

Town of Marcellus
PLANNING BOARD
22 East Main Street
Marcellus, New York 13108

Date: November 6, 2023

Present: Chairperson Jerry Wickett, Chris Christensen, Mark Taylor, Ron Schneider, Holly Tufenkjian, Scott Stearns, Kathy Carroll

Absent:

Town Counsel: James Gascon of Costello, Cooney, and Fearon

Town Engineer: Joe Durand of TDK Engineering (Absent)

Codes Officer: John Houser

The Planning Board of the Town of Marcellus met in regular session in the Marcellus Town Hall for the Town of Marcellus, located at 22 East Main St. Marcellus, New York, on November 6, 2023 at 6:30pm.

Public Hearing

Robert Oliver
4857 Frank Gay Rd.
1 lot subdivision

A public hearing was held for a one (1) lot subdivision located at 4857 Frank Gay Rd. The secretary Joanna Clarke read the legal notice into the minutes. Robert Oliver was present to discuss his one (1) lot subdivision. Mr. Oliver would like to subdivide approximately two (2) acres from his 104-acre lot to use as a building lot. Chris Christensen noted the wording on the map, 100' offset from stream, should be updated to include Critical Environmental Area. Mr. Oliver confirmed he has no plans for future subdivisions in the next five (5) years.

The Chair, Jerry Wickett, asked if there was anyone who would like to speak in favor or in opposition to the subdivision approval and there was none. We received a note from Fred Estlinbaum, 2776 Falls Rd, stating he has no objection to the proposal.

Kathy Carroll made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye

Chris Christensen – aye

Mark Taylor – aye

Ron Schneider – aye

Holly Tufenkjian – aye

Scott Stearns – aye

Kathy Carroll – aye

Subdivision Resolution

Kathy Carroll made a motion to approve the subdivision as presented as no one spoke against and we received a letter of support from the neighbor. Chris Christensen seconded, subject to having the map updated with the Critical Environmental boundary. Kathy Carroll agreed, the motion carried with the following vote:

Jerry Wickett – aye

Ron Schneider – aye

Scott Stearns – aye

Chris Christensen – aye

Holly Tufenkjian – aye

Kathy Carroll – aye

Mark Taylor – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Robert Oliver Jr., on a one (1) lot subdivision located at 4857 Frank Gay Rd., in a Residential 1 zone.

WHEREAS, the Planning Board duly called and held a public hearing thereon November 6, 2023, commencing at 6:30 PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision known as "Oliver Farms LLC Part II", such approval being based on a map made by Paul James Olszewski, P.L.S., PLLC dated October 11, 2023.

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:

That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five-year storm with an overflow facility to handle a one-hundred-year storm with no erosion.

2. Successful drainage plan approved by the Onondaga County Health Department.

3. Further subdivisions are prohibited and should be noted on the mylar map.

4. Submission of the final linen/mylar (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 205-10;A.

5. Timely filing of the approved map as outlined in Section 205-11, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.

6. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.
7. The final map is updated to include the wording Critical Environmental Area and indicates the boundary area.

Anthony Dubar
2930 Marietta Rd.
1 lot subdivision

A public hearing was held for a one (1) lot subdivision located at 2930 Marietta Rd. The secretary Joanna Clarke read the legal notice into the minutes. Anthony Dubar was present to discuss the subdivision. Mr. Dubar explained that he would like to subdivide his 4.17-acre lot into two (2) lots, each containing around two (2) acres.

The Chair, Jerry Wickett, asked if there was anyone who would like to speak in favor or in opposition to the subdivision approval. Tom Brooks, 2953 Rte 174, asked if the lots were residential and what the plans were for both lots. Mr. Wickett confirmed both lots would be residential lots and could be used for anything allowed within the residential zone regulations. Mr. Dubar stated he plans to sell one lot (labeled as lot-2 on the map) as a residential building lot and plans to keep one lot (labeled as lot-1 on the map) and continue using it as storage.

Scott Stearns made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye	Ron Schneider – aye	Scott Stearns – aye
Chris Christensen – aye	Holly Tufenkjian – aye	Kathy Carroll – aye
Mark Taylor – aye		

Subdivision Resolution

Kathy Carroll made a motion to approve the subdivision as presented as no one spoke in favor or against. Both lots are Residential-1 lots. Lot-1 will remain with Mr. Dubar and the red metal building will be used for storage only. Lot-2 will be sold as a building lot. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye	Ron Schneider – aye	Scott Stearns – aye
Chris Christensen – aye	Holly Tufenkjian – aye	Kathy Carroll – aye
Mark Taylor – aye		

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Anthony Dubar, on a one (1) lot subdivision located at 2930 Marietta Rd., in a Residential 1 zone.

WHEREAS, the Planning Board duly called and held a public hearing thereon November 6, 2023, commencing at 6:30 PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision known as "Lando 1", such approval being based on a map made by Jeffrey J. Schultz Land Surveying & Mapping PLLC dated August 20, 2023.

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:

That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five-year storm with an overflow facility to handle a one-hundred-year storm with no erosion.

2. Successful drainage plan approved by the Onondaga County Health Department.

3. Further subdivisions are prohibited and should be noted on the mylar map.

4. Submission of the final linen/mylar (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 205-10;A.

5. Timely filing of the approved map as outlined in Section 205-11, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.

6. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.

7. Both lots are residential, and the use of these lots must comply with the residential use regulations.

Discussion

Anthony Dubar
2938 Marietta Rd.

Site Plan – Precision Marine

Anthony Dubar was present to discuss site plans for the Precision Marine business. The following was discussed with Mr. Dubar:

- Meeting minutes from December 2, 2019 and August 1, 2022 were reviewed and it was determined that the Town did request a site plan for this business, but never received one.
- A formal site plan is required and should include the criteria listed in the regulations.
- Deeds from the adjacent properties owned by Mr. Dubar will be required to determine the appropriate boundaries for this lot and business.
- Town Council James Gascon referred to the wording in the December 2, 2019 meeting minutes and advised to allow time for Mr. Dubar to prepare and submit a formal site plan. Jerry Wickett suggested Mr. Dubar return with a site plan for the February 5, 2024 and Mr. Dubar agreed.

Minutes

Jerry Wickett made a motion to table the approval of the minutes from the October 2, 2023 meeting to the December 4, 2023 meeting. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye	Ron Schneider – aye	Scott Stearns – aye
Chris Christensen – aye	Holly Tufenkjian – aye	Kathy Carroll – aye
Mark Taylor – aye		

Students from Marcellus Senior Highschool were present to observe the meeting: B. Moses, M. Makhlouf, and M. Ferrera.

Adjourn

Jerry Wickett made a motion to adjourn the meeting and Ron Schneider seconded. The motion carried with the following vote:

Jerry Wickett – aye	Ron Schneider – aye	Scott Stearns – aye
Chris Christensen – aye	Holly Tufenkjian – aye	Kathy Carroll – aye
Mark Taylor – aye		

The meeting was adjourned at 6:50 PM.

Respectfully submitted,

Joanna Clarke
Secretary