

**Town of Marcellus Planning Board
24 East Main Street
Marcellus, New York 13108**

February 6, 2023

Present: Chairperson Jerry Wickett, Holly Tufenkjian, Ron Schneider,
Mark Taylor, Scott Stearns, Chris Christensen
Absent: Kathy Carroll
Town Counsel: James Gascon of Costello, Cooney, and Fearon
Town Engineer: Shan O’Conner of TDK Engineering
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 February 6, 2023

DISCUSSION –

Lewis Loudermilk, 4663 Limeledge Rd – 1 lot subdivision

Guy Donahoe, Architect, was present to represent the project. He advised the applicant would like to construct a 36’ X 56’ accessory building to replace a smaller building. However when they came to the ZBA office they found that there may be a subdivision issue. The submitted deed shows the house and current accessory building are on two (2) separate deeds – they will need to combine the lots together in order to construct the new accessory building. Chris Christensen stated he believes the property was purchased in 1982 but that deed was not submitted. The lots were sold and created without benefit of subdivision. Mr. Donahoe will contact the owners to get a copy of the 1982 deed. Jerry Wickett advised they could only have one (1) driveway per parcel and if the lots are combined they will need to remove a driveway. Mr. Wickett advised he had spoken to the Loudermilk’s and they will remove the Stump Rd. driveway. The Board chose to move forward with both projects and Jerry Wickett asked to review part 2 of SEQR. Question 4 was changed to rural & agricultural, question 14 changed to suburban and agricultural and question 15 changed to yes. Scott Stearns made the motion that based on the information and supporting documentation the proposed action will not result in any significant adverse environmental impacts.

Ron Schneider seconded, and the motion carried with the following vote:

Jerry Wickett – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Chris Christensen – aye
Mark Taylor – aye
Kathy Carroll – absent

Jerry Wickett advised Mr. Donahoe that subdivision maps need to be submitted. Mr. Wickett made a motion to send this project to a public hearing at the March meeting. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Chris Christensen – aye
Mark Taylor – aye
Kathy Carroll – absent

Marcellus Golf Course, 2814 W. Seneca Turnpike – 1 lot subdivision
Special permit modification

Andrew Meyers and Doug Kless, owners, were present to discuss the modification of their existing special permit. When Mark Clark owned the property he sold approximately ten (10) acres without benefit of subdivision. There was discussion as to whether this would fall under a hardship clause and if the Planning Board chooses to move forward with what has been presented. There was additional discussion as to how to handle the illegal subdivision among the PB, Town Attorney and property owners. Jerry Wickett stated a letter should be sent, from the Town Attorney, to the owner of the 10 acres advising that he has an illegal subdivision. Jim Gascon advised that he will send a letter to the owner. The current owners would like to expand the current use to allow golf simulators as well as have the restaurant open during the winter months.

The Board would like to see additional information regarding hours, a parking plan and what additional events would be held on site. Chris Christensen advised they need more details for what they are proposing.

Mr. Meyers advised he would put a plan together and submit it to the PB/ZBA prior to the next meeting.

William Viet, 2179 Otisco Valley Rd – 1 lot subdivision
CEA Special Permit

The following discussion was held regarding the one (1) lot subdivision and special permit for the CEA:

- Completed subdivision maps need to be submitted to include the OCWA information and additional ownership information on the neighboring properties.
 - **Maps to include existing contours with contours onto neighboring lots, location of prior septic system that was an easement onto current lot, location of current utilities on lot, dimensions of sheds from property lines and existing permitted docks.**
- The PB reiterated that the neighbors properties need to be protected from drainage run off.
- Mr. Viet has no issues with the January 4, 2023 project review letter from TDK Engineering.
- There is concern with the septic changes as well as the drainage ditch and culvert
- Who will maintain the long term maintenance of the outlet– the applicant or the County
- Impervious surface will change and alter a lot more than rain
- The channel design will need to look different than what is shown in the design
- A Unified grading plan needs to be submitted as well as more details on all the plans submitted
- Particularly house to the south – applicant needs to be aware of not having run off going onto their neighbor’s property – we need more defined drainage information
- Long form SEQR needs to be completed and submitted

Jerry Wickett advised the applicant to be aware of the deadlines for submittals and Mr. Viet stated he understood what the PB is looking for and will make the necessary deadlines.

MINUTES –

Jerry Wickett made a motion to waive the reading of the January minutes and accept as distributed. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Chris Christensen – aye
Mark Taylor – aye
Kathy Carroll – absent

Jerry Wickett made a motion to adjourn the Planning Board meeting and Scott Stearns seconded. The motion carried with the following vote:

Jerry Wickett – aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Chris Christensen – aye
Mark Taylor – aye
Kathy Carroll – absent

The meeting was adjourned 8:30 PM
Respectfully submitted,

Karen Cotter
Secretary

**Corrected at the March 6, 2023 meeting*