

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

March 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 March 6, 2023

DISCUSSION –

Lewis Loudermilk, 4663 Limeledge Rd – 1 lot subdivision

A public hearing was held for a one (1) lot subdivision and special permit for a 36’ X 56’ accessory building. The secretary, Karen Cotter, read the legal notices into the minutes. Guy Donahoe, Architect, was present to represent the project. He advised that the applicant would like to construct a 36’ X 56’ accessory building to replace a smaller building that fell down during a storm. Mr. Donahoe advised he had notified the neighboring property owner’s daughter to discuss the subdivision issue. The owners, Mr. & Mrs. Joe DeCapio Sr., are both ill and unable to make any decisions on this property. The daughter was going to contact their attorney to see how/what they should do to take care of this issue. Mr. Donahoe advised that he would handle the subdivision for them if they wanted to subdivide along with the Loudermilk’s. He is still waiting for their response. The Planning Board is satisfied that the Loudermilk’s have done all they can to rectify the situation and will move forward with subdividing their two (2) lots to become one (1). The Town Attorney, Jim Gascon, was asked to send a letter to the DeCapio’s to see if we could rectify their subdivision issues. Mr. Donahoe will submit corrected subdivision maps at the April meeting. The Board cannot make a decision regarding the special permit until the subdivision is corrected and approved.

Jerry Wickett made a motion to adjourn the public hearings for both the subdivision and special permit. 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 – aye

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

Andrew Meyers and Doug Kless, owners, were present to discuss the subdivision issues and modification of their existing special permit. Jerry Wickett asked Mr. Gascon if a letter was sent to the neighboring property regarding the illegal subdivision between the two parcels? Mr. Gascon advised that he had not sent that letter out and he would do so, but we could move forward with the modification request. The subdivision discussion will be placed on hold temporarily until the letter is sent and a response is received from the property owner. See ZBA minutes for the special permit modification public hearing and discussion.

MINUTES –

Jerry Wickett made a motion to waive the reading of the February 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 – aye

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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 – aye

The meeting was adjourned 8:30 PM
Respectfully submitted,

Karen Cotter
Secretary