

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

Date: January 4, 2024

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 January 4, 2024, at 6:30pm.

Scott Stearns made a motion to request the Town Board re-appoint Jerry Wickett as Chairperson of the Planning Board for 2024, Kathy Carroll 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 – PRELIMINARY (Continued)

Applicant: Killian Homes
2958 Howlett Hill Rd.
1-lot subdivision

Dave Killian was present representing Killian Homes to continue discussions regarding the subdivision. Mr. Killian owns one (1) lot with approximately 4.11 acres and would like to subdivide to create two (2) building lots. Lot-1 approximately 2.042 acres and lot-2 approximately 2.068 acres. The following was discussed with Mr. Killian:

- The map requires updates to include the stream that connects the two ponds that are located to the East and West of the property. The map should also include the topography of that area.
- The NYDEC environmental resource mapper labels the ponds and stream as freshwater pond and freshwater forested/shrub wetland.
- The deed for the property includes conflicting descriptions with regard to the property line to the North (near the road). The first description states the boundary line is roadside, and the second description states the boundary is to the center of the road. Chris Christensen suggested Mr. Killian submit the abstract to clear up the conflicting descriptions. Town Counsel James Gascon disagreed and stated it is not relevant to the Planning Board and its decision on this subdivision. The map is correct with respect to one description in the deed. The Planning Boards majority agreed the survey showing the property line is roadside is a description in the deed and will be accepted as proposed.

SITE PLAN

Applicant: Marcellus LLC-Mark Welch
4331 Slate Hill Rd
New Site Plan

Guy Donahoe, R.A. was present representing Marcellus LLC-Mark Welch for the site plan application. The following was discussed with Mr. Donahoe:

- Mr. Welch would like to construct a new 50'x 100' storage building to be used to store materials for his construction business. All other existing structures/accessories would remain on site.
- The site is on two separate properties. The business may benefit from a subdivision to combine both properties into one but is not necessary for this site plan approval or the construction of the new building.
- Drainage to the N/NW of the property may be an issue with the addition of this building. A mitigation plan is needed to address any potential drainage issues.
- The site plan does not include the cargo container that is on the property. If Mr. Welch plans to keep the cargo container on site permanently, it will need to be added to the site plan and a special permit application would need to be submitted.
- The truck traffic plan will also need updating if the cargo container is added.

The site plan will be sent to public hearing for February.

PUD REFERRAL

Applicant: Tim & Erica Leubner (Tim's Pumpkin Patch)
2901 Rose Hill Rd

Tim and Erica were present to discuss the ongoing referral. We received a copy of the letter from the applicants Engineer, Rudy Zona, in response to the questions from the Town Engineer's (Richard Aupperle) preliminary review. Town Counsel James Gascon stated Rich Aupperle will review the letter and provide a response. The Town Board approved another 90-day extension for the PUD application review.

DISCUSSION

Chairperson Jerry Wickett asked for discussions about property deeds that have discrepancies/conflicting descriptions as in the case of Mr. Killian's property on Howlett Hill Rd. Town Counsel James Gascon stated if the deed descriptions as in Mr. Killian's case are conflicting, roadside boundary vs middle of the road boundary, it is irrelevant to the Planning Board and its decision on a subdivision application. Any other deviation may be of more significance, but if future applications present a deed with identical wording regarding the road boundary as in Mr. Killian's deed, then it is of no significance to this Board.

MINUTES

Jerry Wickett made a motion to waive the reading of the December minutes and accept as distributed, Scott Stearns 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

Adjournment

Jerry Wickett made a motion to adjourn the meeting 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

The meeting was adjourned at 7:30 PM.

Respectfully submitted,
Joanna Clarke, Secretary