

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

Date: **October 7, 2024**

Present: Kathy Carroll, Chris Christensen, Ron Schneider, Scott Stearns, Holly Tufenkjian

Absent: Chairperson Jerry Wickett, Mark Taylor

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 on October 7, 2024 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

Chris Christensen made a motion to appoint Scott Stearns as temporary Chairman for this meeting. Ron Schneider seconded and the motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

PUBLIC HEARING – Subdivision

James Mather

4753 Limeledge Road

1-Lot

A public hearing was held for a one (1) lot subdivision located at 4753 Limeledge Road. The secretary read the legal notice into the minutes. Jim Mather was present to discuss the subdivision. Mr. Mather stated he wants to subdivide 65.98 acres from his 104.2-acre lot to sell to his son. The 65.98 acre lot is a separate lot with a separate tax map number, but included on the deed with the rest of the property. A new deed for this piece will be created once the subdivision is approved. Mr. Mather is still waiting for approval from Onondaga County DOT for the driveway. The driveway location has been marked off and is located on Limeledge Road across from the driveway to his home.

Chairman Stearns asked if there was anyone who would like to speak in favor or in opposition to the subdivision approval and there was none. Nina and Jerry Wickett of 4829 Limeledge Road sent a letter stating they have been long-time friends and neighbors of the Mathers and fully support the approval of the subdivision. Chris Christensen made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

Kathy Carroll made a motion to approve the subdivision as presented as no one spoke in opposition and we received a letter of support. Ron Schneider seconded and the motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE
J. Wickett, M. Taylor – Absent

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by James Mather, on a one (1) lot subdivision located at 4753 Limeledge Road in a Residential 1 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon October 7, 2024, 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 "Mather Subdivision," such approval being based on a map made by David W. Bush P.E. & L.S, PLLC dated August 30, 2018.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988, including, but not limited to:

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. Submission of the final 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.
4. 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.
5. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.

SUBDIVISION – Preliminary

Koloski Family Trust	Pat Koloski
2768 W. Seneca Tpk.	2756 W. Seneca Tpk.
<i>1-Lot</i>	<i>1-Lot</i>

Peter Koloski was present and given permission to discuss the subdivision applications for both lots. Mr. Koloski stated they are moving lot lines, removing land from his father's lot at 2768 W. Seneca Tpk and adding it to his brother's lot at 2756 W. Seneca Tpk. This lot line adjustment leaves 1.719 acres with his father's home that would eventually be sold. Chris Christensen noted that Pat Koloski may need to have his site plan for Hillside Gardens relooked at depending on the plans for his property at 2756 W. Seneca Tpk.

Chairman Stearns asked the Board to review SEQR for both applications. Part 1 changes are as follows:

- Change question #13A from yes to NO
- #15 from no to YES.

Kathy Carroll made the motion for Patrick Koloski 2756 W. Seneca Tpk 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:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

Kathy Carroll made the motion for Koloski Family Trust 2768 W. Seneca Tpk 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:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

Chris Christensen made a motion to send both subdivisions for public hearing at the November 4, 2024 meeting. Ron Schneider seconded and the motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

SITE PLAN MODIFICATION

Baltimore Woods Nature Center

4007 Bishop Hill Road

Whitney G. Lash-Marshall Executive Director of Baltimore Woods, Rob Petrie Architect, and Chris Corfield of Whelan & Curry were all present to continue discussions on site plan modifications for Baltimore Woods. Ms. Lash-Marshall stated the first priority is to double the current parking lot as discussed last month. They will eventually expand the nature center with two additions once grant funding is received. Mr. Corfield stated the intent is to complete the prep work for the parking lots to the North this year and return with detailed plans for the buildings and a storm water pollution prevention plan (SWPPP). Codes Officer John Houser stated he has no concerns with moving forward with the gravel and prep work and feels a SWPPP is not needed at this point.

SEQR was submitted with the application. Chairman Stearns asked the Board to review the SEQR application. Part 1 changes are as follows:

- #15 from no to YES.

Kathy Carroll 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:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

Approval is not needed for the gravel area and prep work as the Codes Officer will monitor the installation. Once the grant funding is received and they are ready to begin construction of the buildings, a public hearing will be set for the site plan changes. At that time the detailed building plans and SWPPP should be submitted.

MINUTES

Kathy Carroll made a motion to waive the reading of the September minutes and accept as distributed, Holly Tufenkjian seconded. The motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

Kathy Carroll made a motion to adjourn the meeting and Chris Christensen seconded. The motion carried with the following vote:

K. Carroll, C. Christensen, R. Schneider, S. Stearns, H. Tufenkjian – AYE

J. Wickett, M. Taylor - Absent

The meeting adjourned at 7:55 PM.

Respectfully submitted,
Joanna Clarke
Secretary