

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

Date: November 4, 2024

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

Absent: 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 November 4, 2024, at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING – Subdivision

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

A public hearing was held for a one (1) lot subdivision located at 2756 and 2768 West Seneca Turnpike. The secretary read both legal notices into the minutes. Pat Koloski was present to speak on behalf of both subdivisions. Mr. Koloski explained they are rearranging lot lines between his property 2756 W. Seneca Tpk. and his father's property 2768 W. Seneca Tpk. Eventually his father's lot which is handled by the family trust will be sold.

Chairman Wickett asked if there was anyone who would like to speak in favor or in opposition to the subdivision approval and there was none. Scott Stearns made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

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

Kathy Carroll made a motion to approve the subdivision for Patrick Koloski for 2756 West Seneca Turnpike as presented as a public hearing was held and no one spoke in favor or opposition. Approval is contingent on the approval of the Koloski Family Trust application. Chris Christensen seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Patrick Koloski, on a one (1) lot subdivision located at 2756 West Seneca Turnpike in a Residential 1

zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon November 4, 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 "Koloski Tract Amended," such approval being based on a map made by CNY land Surveying dated September 16, 2024.

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.
6. Contingent on the approval of the Koloski Family Trust subdivision application for 2768 West Seneca Turnpike, Marcellus.

Kathy Carroll made a motion to approve the subdivision for the Koloski Family Trust for 2768 West Seneca Turnpike as presented as a public hearing was held and no one spoke in favor or opposition. Approval is contingent on the approval of the Patrick Koloski subdivision application. Ron Schneider seconded and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Koloski Family Trust, on a one (1) lot subdivision located at 2768 West Seneca Turnpike in a

Residential 1 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon November 4, 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 "Koloski Tract Amended," such approval being based on a map made by CNY land Surveying dated September 16, 2024.

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:
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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.
6. Contingent on the approval of the Patrick Koloski subdivision application for 2756 West Seneca Turnpike.

SITE PLAN MODIFICATION

Sunset Ridge Golf Club

2814 W. Seneca Tpk.

Driving Range Barrier

No representative from Sunset Ridge was present to discuss the site plan modification. Chairman Wickett made a motion to move the application review to the December 2, 2024, meeting. Scott Stearns seconded and the motion carried with the following vote:

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

M. Taylor - Absent

MINUTES

Chairman Wickett made a motion to waive the reading of the October minutes and accept as distributed, Ron Schneider seconded. The motion carried with the following vote:

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

M. Taylor - Absent

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

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

M. Taylor - Absent

The meeting adjourned at 7:00 pm.

Respectfully submitted,

Joanna Clarke