

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

Date: December 2, 2024

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

Absent: Chairperson Jerry Wickett

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 December 2, 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, M. Taylor, H. Tufenkjian – AYE

J. Wickett - Absent

SUBDIVISION – Sketch Plan

Peter Dean

4059 New Seneca Tpke.

1-Lot

Peter Dean was present to discuss subdividing his 22-acre lot. Mr. Dean would like to subdivide his home with 5 acres into one (1) lot and the remaining 17 acres into two (2) lots. Mr. Dean plans to keep the parcels in the family and has no desire to sell or develop the vacant land. Mr. Dean was informed that he would first need to decide on how many parcels and then obtain site distance for driveways to each parcel. A licensed surveyor should be able to work with Mr. Dean to plan out the parcels and provide site distance for the driveways.

SITE PLAN MODIFICATION

Sunset Ridge Golf Club

2814 W. Seneca Tpk.

Driving Range Barrier

No representative from Sunset Ridge was present to discuss the special permit modification. There was much discussion regarding the height of the poles and whether they should be higher than the 36' proposed by the golf course. Per discussions it was decided that Sunset Ridge should submit additional information with regard to industry standards for the height of the poles and netting size. Town Counsel James Gascon will send a letter requesting the information.

MINUTES

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

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

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

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

The meeting adjourned at 7:30 PM.

Respectfully submitted,
Joanna Clarke