

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

Date: **February 5, 2024**

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

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 February 5, 2024, at 6:30pm.

SUBDIVISION – PRELIMINARY

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 lot with approximately 4.11 acres and would like to subdivide to create two building lots. Mr. Killian submitted a new map that included the stream on his property as well as the Army Corp of Engineer wetland designation. The septic plans are almost complete and will be added to the final map before the next meeting.

The Chairperson, Jerry Wickett, asked the board to review SEQR. Part 1 changes are as follows:

- Change question #2, #13a, and #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. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

The subdivision will be scheduled for public hearing at the March 4, 2024 meeting.

Applicant: Marcellus NY Holdings / Kless Myers Golf Club
2814 W. Seneca Tpk
1-lot subdivision

Alan Olmstead with Canaan Realty representing Marcellus Holdings, Andrew Myers and Bill Kless representing Kless Myers Golf were all present to continue discussions from the April 3, 2023, and September 7, 2023 meetings. The following was discussed:

- The map was updated to include contours and the drainage swale on the Western part of lot 2.
- The 1.4 acre “tail” piece on the South part of lot 2 is being transferred to the golf course. This will leave lot 2 with 8.93 acres and an acceptable lot shape.
- Mr. Olmstead plans to sell lot 2 as one piece of property. NYS DOT approved driveway access from W. Seneca Tpk.
- Chris Christensen noted that any future plans for development of more than one home would require drainage plans and would require access from the golf course driveway/parking lot.
- Jerry Wickett stated drainage plans and roadway access would be addressed if and when future plans were received. Those issues should not be addressed with this subdivision. There is a 5-year moratorium on subdivisions and should be noted with the sale of this property.
- The updated map for Kless Myers Golf Club will be added to their site plan/special use permit file as 8.93 acres (lot 2) is being removed. This map will be the document used for their current site plan/special use permit.

The Chairperson, Jerry Wickett, asked the board to review SEQR for Kless Myers Golf Club. Part 1 changes are as follows:

- Change question #2 and #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. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

The Chairperson, Jerry Wickett, asked the board to review SEQR for Marcellus NY Holding LLC. Part 1 changes are as follows:

- Change question #2 and #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. Scott Stearns seconded, and the motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

The subdivisions will be scheduled for public hearing at the March 4, 2024 meeting.

Applicant: Bruce Raymond
2597 Seal Rd
1-lot subdivision

Bruce Raymond was present to discuss his 1-lot subdivision. Mr. Raymond would like to subdivide 2.83 acres from his lot to create a building lot.

Mr. Raymond petitioned NYS to reduce the speed limit from 55mph to allow for site distance for a driveway. NYS DOT approved the petition and reduced the speed limit to 30 mph. The Town of Marcellus DOT approved the application for a driveway and will approve the location.

Contours (include water streams if located), the proposed driveway location on lot 2, and the driveway location on lot 1 should all be added to the final map.

The Chairperson, Jerry Wickett, asked the board to review SEQR. Part 1 changes are as follows:

- Change question #2 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. Holly Tufenkjian seconded, and the motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

SITE PLAN

Applicant: Lando's Property Group – Anthony Dubar
Precision Marine
2938 Marietta Rd
Site Plan - New

Anthony Dubar was present representing Lando's Property Group. Mr. Dubar is submitting an as-built site plan at the request of the Planning Board. The following was discussed with Mr. Dubar:

- The outdoor storage labeled on the map refers to the long-term storage of boats. The other boats that are in areas not labeled storage are boats that were either dropped off, waiting on repair, waiting for pickup, or old boats that need to be removed.
- Mr. Dubar continues to clean up the property and will eventually have all of the old boats removed.
- Mr. Dubar will update the map to distinguish between long term and short-term storage as well as proposed storage and a proposed fence. Any illegible information noted on the map will be cleaned up as well.
- The site plan includes four different tax parcel id numbers/properties that are owned by Mr. Dubar. Chris Christensen noted the deed/abstract submitted does not include all of the properties that are part of this site plan. All of the abstracts are needed to accurately define the parcels that should be included with the use variance.
- OCWA owns land that runs through Mr. Dubar's properties. Mr. Dubar stated he has been in contact with OCWA and they are working together to maintain OCWA's access. There is an OCWA access driveway that bisects the property and Mr. Dubar plans to run cable across the access points and post signs to prevent unauthorized access.
- Codes Officer John Houser suggested Mr. Dubar check with him before installing any permanent signs to ensure they follow our current regulations.

MINUTES

Jerry Wickett made a motion to waive the reading of the January minutes and accept as distributed, Scott Stearns seconded. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

Adjournment

Jerry Wickett made a motion to adjourn the meeting and Scott Stearns seconded. The motion carried with the following vote:

Jerry Wickett – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Scott Stearns – aye

Mark Taylor – aye

Holly Tufenkjian – aye

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Joanna Clarke

Secretary