

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

Date: April 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 (Absent)

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, April 4, 2024, at 6:30pm.

PUBLIC HEARINGS – SUBDIVISION *Continued*

Bruce Raymond

2597 Seal Rd

1-lot subdivision

A continuation of a public hearing was held for a one (1) lot subdivision located at 2597 Seal Rd. Bruce Raymond nor any representative was present to discuss the subdivision.

Jerry Wickett made a motion to adjourn the public hearing until the May 6, 2024 meeting. 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 – absent

Holly Tufenkjian – aye

SUBDIVISION

Robert & Jackie Clary

2634 RTE 174 / Abend Pt

Modify Subdivision Map

Robert and Jackie Clary were present to continue discussions regarding their property at RTE 174/Abend Pt. The Clary's own a piece of property on RTE 174 that is divided by Abend Pt. and

would like to construct a home on the North part of the property.

As requested in the March meeting, the Clary's provided a formal letter requesting the driveway cut from RTE 174 and an updated subdivision map. The new map includes the location of the proposed driveway as well as an additional note that allows one driveway cut North of Abend Pt from RTE 174. Additional wording was also added to the notes with respect to future subdivisions. Hearing no questions from the board, Kathy Carroll made a motion to approve the request and accept the modification as presented. Holly Tufenkjian 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 – absent

Holly Tufenkjian – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Robert and Jackie Clary, for a subdivision map modification located at 2634 RTE 174 in a Residential 2 zone; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on a modified subdivision map known as "Abend Tract Section A", such approval being based on a map made by Paul James Olszewski, P.L.S., PLLC dated December 29, 2005.

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. 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.

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

SITE PLAN

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 returned to continue discussions for his site plan application. At the March meeting there were discussions as to whether tax parcel 23-01-15.1 should be included on the site plan and with the use variance granted to tax parcel 23-01-14.1. After review of the documents, it appears there is no clear evidence if 23-01-15.1 should or should not be included with the use variance. That piece of property has been used as boat storage which seems to be the best use of the land. A large part of the lot falls within the flood plain and in the Critical Environmental Zone. The portion of land available to build on would be limited. The wording on the map for tax parcel 23-01-15.1 should be updated to state "outdoor boat storage".

Jerry Wickett made a motion to approve the site plan map dated February 8, 2024 for 2938 Marietta Rd. Chris Christensen 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 – absent

Holly Tufenkjian – aye

WHEREAS, an application has been duly filed requesting FINAL SITE PLAN REVIEW AND APPROVAL for Lando's Property Group, on premises located at 2938 Marietta Road, Marietta, New York in a Residential 1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 235-28 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. Tax parcel 23-01-15.1 remain on the site plan and labeled as “outdoor boat storage”.
2. Any other activity on tax parcel 23-01-15.1 other than outdoor boat storage would need to be approved by the Planning Board.

PUD REFERRAL

Tim & Erica Leubner (Tim’s Pumpkin Patch)

2901 Rose Hill Rd

Deadline Extension

Jerry Wickett stated the Town Board extended the application deadline to November 6, 2024 and the Planning Board will need to do the same.

Jerry Wickett made a motion to extend the expiration date for the Tim’s Pumpkin Patch PUD application review to November 6, 2024. 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 – absent

Holly Tufenkjian – aye

DISCUSSIONS

Jack Scalice and Rich Ghezzi were present and asked the Board to continue discussions from the March meeting regarding an extension to Sage Meadows Drive. Mr. Ghezzi presented an updated map that extends Sage Meadows Dr. with nine (9) additional building lots connected by a cul-de-sac. The lots would be created from the 65.86-acre property North of Sage Meadows Dr. that is accessible from NE Townline Rd. Mr. Ghezzi stated he is in the early stage of planning and wanted to talk with the Planning Board to get an idea if this subdivision would be acceptable before he proceeds with the purchase.

Comments are as follows:

- The addition of nine (9) lots falls within NYS fire code which allows 30 dwellings without an additional access road.
- The original concept plan for Sage Meadows included a connection road which is not included on this map. A connecting road should be in the plan for possible future development of the larger lots.
- Hammerhead turnaround would be preferred over a cul-de-sac.
- Drainage may need to be re-accessed.

- There is a five (5) year moratorium on additional subdivisions.
- The easements and restrictions to the piece of property owned by Niagara Mohawk that bisects the property should be reviewed and taken into consideration when planning around the property.

Jerry Wickett made note to the Board Members to review the items distributed at the beginning of the meeting. 1) Town Engineer's follow-up review for Tim's Pumpkin Patch 2) Proposed changes to the sign ordinance to review and provide feedback at the next meeting 3) Memorandum from Town Counsel James Gascon regarding the steps to follow for amendments to a Comprehensive Plan.

MINUTES

Jerry Wickett made a motion to waive the reading of the March minutes and accept as distributed and corrected, 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 – absent

Holly Tufenkjian – aye

Jerry Wickett made a motion to adjourn the meeting and Ron Schneider 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 – absent

Holly Tufenkjian – aye

The meeting was adjourned at 7:15 PM.

Respectfully submitted,

Joanna Clarke,
Secretary