

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

Date: August 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 (Absent)

The Planning Board of the Town of Marcellus met in regular session on August 5, 2024 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING - Subdivision

Donald Streib
4910 Howlett Hill Rd.

1-Lot

A public hearing was held for a one (1) lot subdivision located at 4910 Howlett Hill Rd. The secretary read the legal notice into the minutes. Doug Reith was present representing Donald Streib. Mr. Reith explained the Streib's own around 63 acres and would like to subdivide the property into two lots. Lot-1 with around 56 acres that is currently being used for Agricultural purposes and Lot-2 with around 7 acres that contains the house and barn. The map has been updated with a proposed driveway to lot-1 off Dunbar Woods Rd.

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, M. Taylor, H. Tufenkjian - AYE

Chris Christensen made a motion to approve the subdivision as requested. The subdivision separates the house and barn from the rest of the property and is understood that Lot-1 will continue to be used for Agricultural purposes. The applicants understand that there is limitations on access to Lot-1. Ron Schneider seconded, and the motion carried with the following vote:

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

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Donald Streib, on a one (1) lot subdivision located at 4910 Howlett Hill Road in a Residential 1 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon August 5, 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 "Streib Subdivision," such approval being based on a map made by CNY Land Surveying dated June 23, 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.

SUBDIVISION – Preliminary

Karen Gilmore	Jonathan & Jill Bristol
3904 Rockwell Rd.	3922 Rockwell Rd.
<i>1-Lot</i>	<i>1-Lot</i>

Jon Bristol was present to discuss both subdivisions. Mr. Bristol was authorized to speak on behalf of Karen Gilmore. Mr. Bristol stated they are moving lot lines as Ms. Gilmore is transferring approximately .25 acres of land to them. This piece has been mowed and maintained by Mr. Bristol as well as the previous owner for many years. Mr. Bristol's house and garage are situated at an angle and this piece follows the angle of the house.

The garage as it stands is not in compliance with the side setback. Moving the lot line would bring the garage into compliance as well as allowing enough space for any future projects. Town Counsel James Gascon advised Mr. Bristol that this is the first step and to legally transfer the land, a quick claim deed would need to be done.

Chris Christensen stated that corrective deeds would be needed for the subdivision approval. Mr. Christensen also noted that the dimensions on the survey for the Gilmore property do not match the deed descriptions and suggested the surveyor relook at the deeds/abstracts and correct the dimensions.

Chairman Wickett asked the board to review SEQR for both applications. Part 1 changes on both applications are as follows:

- Question #4 add Forest.
- Change question #9 and #15 from no to YES.

Kathy Carroll made the motion for the Gilmore application 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:

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

Kathy Carroll made the motion for the Bristol application that based on the information and supporting documentation the proposed action will not result in any significant adverse environmental impacts.

Chris Christensen seconded, and the motion carried with the following vote:

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

The subdivisions will be set for public hearing at the September 5, 2024 meeting.

SEPTEMBER MEETING CHANGE

Chairman Wickett made a motion to change the September meeting from Monday September 2 to Thursday September 5, 2024 due to the Labor Day Holiday. Scott Stearns seconded, and the motion carried with the following vote:

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

MINUTES

Chairman Wickett made a motion to waive the reading of the June 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, M. Taylor, H. Tufenkjian - AYE

Chairman Jerry Wickett made a motion to adjourn the meeting and Kathy Carroll seconded. The motion carried with the following vote:

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

The meeting was adjourned at 7:10PM.

Respectfully submitted,
Joanna Clarke
Secretary