

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

Date: September 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 September 5, 2024, at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING – Subdivision

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

A public hearing was held for a one (1) lot subdivision located at 3904 Rockwell Rd. and 3922 Rockwell Rd. The secretary read the legal notices into the minutes. Jon Bristol was present to discuss both subdivisions. Mr. Bristol explained Ms. Gilmore was transferring .25 acres of land to them so both lots needed lot line adjustments. Chris Christensen noted the Gilmore property on the map is two (2) separate pieces of property per their deeds. Both Gilmore lots on the map should have dark solid lines showing the two separate pieces.

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 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

Kathy Carroll made a motion to approve the Gilmore subdivision as presented as no one spoke in favor or opposition. Chris Christensen seconded subject to; the approval of the Bristol subdivision and the map be corrected with dark solid lines to show the lot is two (2) separate pieces. 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 Karen Gilmore, on a one (1) lot subdivision located at 3904 Rockwell Road in a Residential 1 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon September 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 "Bristol & Gilmore Subdivision," such approval being based on a map made by Paul James Olszewski, P.L.S., PLLC dated August 26, 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 Bristol Subdivision.

Kathy Carroll made a motion to approve the Bristol subdivision as presented as no one spoke in favor or opposition. Chris Christensen seconded subject to the approval of the Gilmore subdivision. 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 Jonathan & Jill Bristol, on a one (1) lot subdivision located at 3922 Rockwell Road in a Residential 1 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon September 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 "Bristol & Gilmore Subdivision," such approval being based on a map made by Paul James Olszewski, P.L.S., PLLC dated August 26, 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 Gilmore Subdivision.

SUBDIVISION – Preliminary

James Mather

4753 Limeledge Rd.

1-Lot

Jim and Andrew Mather were present to discuss the subdivision. Jim Mather stated he wants to subdivide 65.98 acres from his 104.2-acre lot and sell it to his son Andrew. This piece is located East of Limeledge Rd., runs along Glover Rd., and has a separate tax map number. Andrew Mather stated he plans to continue farming the land and eventually build a home. Mr. J Mather understands it's required to show driveway access on final subdivision maps. He plans to create a driveway off of Limeledge Rd. where the farm access is located and is waiting for approval from Onondaga County DOT. Town Counsel James Gascon suggested seeking driveway access from Glover as it's a Town road and may be quicker to obtain if he does not receive a response from the County. Chairman Wickett noted the property owner's names of the lots to the NW of his property are labeled incorrectly.

Chairman Wickett asked the board to review SEQR for both applications. 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. 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

The subdivision will be set for public hearing at the October 7, 2024, meeting.

DISCUSSION – SITE PLAN MODIFICATION

Baltimore Woods Nature Center
4007 Bishop Hill Rd.

Rob Petrie, AIA was present representing Baltimore Woods. Mr. Petrie explained that Baltimore Woods received a grant to expand the nature center building and parking lot. Construction for the project will not begin until the funding is received. In an effort to prepare, they would like to create a gravel staging area North of the building and current parking lot. Eventually that gravel area will be a paved parking area allowing for an additional 32 spaces. This staging area will be in place until next year when summer camps begin. Once camp season starts, the staging area will move to a section South of the building near staff parking. Mr. Petrie stated the goal is to have the gravel staging area in before winter.

Mr. Petrie and Scott Stearns clarified that Whitney-Lash Marshall, Executive Director, is the authorized person to speak on behalf of Baltimore Woods Nature Center. Mr. Petrie stated he would return in October to present more detailed information regarding the gravel area as well as a date when construction will begin.

PUD

Tim's Pumpkin Patch
2901 Rose Hill Rd

Application Extension

Chairman Wickett stated the Town Board extended the application review deadline from November to May and the Planning Board will do the same.

Chairman Wickett made a motion to extend the application review deadline from November 6, 2024, to May 6, 2025. Kathy Carroll 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 August 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

Chris Christensen made a motion to adjourn the meeting 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

The meeting adjourned at 8:10PM.

Respectfully submitted,
Joanna Clarke
Secretary