

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

**Date:** January 6, 2025

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

**Absent:** Kathy Carroll

**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 January 6, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

**SUBDIVISION – Sketch Plan**

Mark Brenneman

4241 New Seneca Tpke.

*1-Lot*

Mark Brenneman was present to discuss subdividing one (1) lot from his 22-acre lot. Mr. Brenneman's plan is to subdivide one (1) acre from the south end of his property for his son to build a home. Mr. Brenneman understands he has a Critical Environmental Area (CEA) and Federal Wetlands to the West and South of his property and would need to adhere to the setback requirements for that area. The Board does not see an issue with obtaining a driveway permit for the area proposed. There was discussion as to whether the proposed lot has enough space to build a home and install septic being so close to the CEA. Codes Officer John Houser suggested he measure the area and provide feedback before Mr. Brenneman contacts the land surveying company and proceeds with the subdivision process.

**SITE PLAN – Modification**

Tim's Pumpkin Patch – Tim and Erica Leubner

2901 Rose Hill Rd.

Tim and Erica were both present to discuss the application. The following was discussed with the Leubners:

- This application includes construction of a new building for a brewery known as the brew barn, adding a 20' x 40' deck to their existing main barn, and building a 20' x 45' stage. The rest of the proposals shown on the site plan map are for future plans and are not included in this application.
- The 60' x 60' pavilion shown on the site plan that is adjacent to the brew barn will be used for shelter. The structure will have a roof and be open on all sides. The 20' x 40' future tent is labeled for use of a temporary tent that would be used for special events only. The future rest rooms is labeled for permanent restroom facilities. All of these are future plans and are not included in this application.

- The 20' x 45' stage consists of a platform only. The Leubners would place large straw barrels around the back and sides to help minimize the sound level. Chairman Wickett stated the stage could be built and used for purposes not related to concerts until such a law is passed by the Town Board.
- The brew barn was designed to allow around 100 people. The brewing equipment and storage of materials will be inside the brew barn. Mr. Leubner stated the equipment will brew about 490 gallons per batch. The anticipated months of operation would be April-December.
- The main barn with the addition of the 20' x 40' deck would be used as a tasting area. The deck would be elevated over the goat area.
- The Leubners will consult with their engineer to verify what buildings will use the proposed septic leach field that is West of the future pavilion.
- The walkways between the buildings will be gravel. The area in front of the handicap parking will be concrete. Ms. Leubner noted that the entire parking area North of the brew barn is handicap accessible.
- There was much discussion regarding the proposed access easement between the Leubner's property and the Leumaple Lane Dairy Farm lot to the North. The Leubner's stated they have a 50-year lease agreement to use the front part of the property for parking. Mr. Leubner is part owner of the property, and the proposed access easement is to allow access to farm the back part of the property. The added parking on this lot will be reviewed as part of this application as it's not shown on their current site plan.
- The neighbor to the North of the parking lot planted a couple rows of pine trees to shield some of the activity and noise from the parking lot.
- Chairman Wickett stated the application/maps/SWPPP will need to be reviewed by our engineer and the final plans will need to be reviewed by the County before a decision can be made.

### **MINUTES**

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

J. Wickett, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE

C. Christensen – Not Voting

K. Carroll - Absent

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

J. Wickett, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE

C. Christensen – Not Voting

K. Carroll - Absent

The meeting adjourned at 7:35 PM.

Respectfully submitted,

Joanna Clarke

Secretary