

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

**Date:** April 7, 2025

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

**Absent:**

**Town Counsel:** Jeffrey Eaton of Costello, Cooney, and Fearon

**Town Engineer:** TDK Engineering (Absent)

**Codes Officer:** John Houser

The Planning Board of the Town of Marcellus met in regular session April 7, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

**SITE PLAN-SKETCH**

Steven Frank / Les Raymond

3722 Bishop Hill Rd.

Steven Frank and Les Raymond were both present to discuss possible permitted uses on the property at 3722 Bishop Hill Rd. Mr. Frank is the real estate agent representing Mr. Raymond. Approximately 26 acres of the property is zoned L-1 and contains a barn, parking area, and unoccupied house. The barn has been renovated and was previously used as commercial space. Mr. Raymond is interested in leasing the property long term to be used as a venue that will host mainly weddings as well as any larger events. In the future, Mr. Raymond would like to add a brewery. At this time Mr. Raymond plans for the events to be hosted inside the barn on the top level during daytime hours. Any food or drinks would be brought in as the building does not contain kitchen facilities. The unoccupied house that is on the property will be demolished and removed. Chris Christensen advised to verify the water district and make sure the building would be compliant to host events as well as regulations if activities are held outdoors.

**DISCUSSION**

Minor Lot Alterations. The Planning office has received questions as to why the Town does not recognize and follow the minor lot alterations guideline in the Subdivision regulations – Chapter 205-12. Onondaga County and The Town of Marcellus entered into an agreement on August 26, 2022 exempting lot line adjustments from County Planning review. Prior to this, all Planning items were reviewed by Onondaga County Planning. Since the reviews are exempt from County Planning review, Chairman Wickett stated the Planning Board could consider subdivision applications under the Minor Lot Alteration guideline and apply the regulations as written.

## **MINUTES**

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

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

Chairman 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 adjourned at 7:20 PM.

Respectfully submitted,  
Joanna Clarke  
Secretary