

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

Date: May 5, 2025

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: TDK Engineering (Absent)

Codes Officer: John Houser

The Planning Board of the Town of Marcellus met in regular session May 5, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

SITE PLAN-NEW

Oliver's Produce – Rob Oliver III

4857 Frank Gay Rd.

Rob and Sawyer Oliver were both present to discuss the site plan application. Mr. Oliver submitted a formal application for construction of a new store, greenhouse, and parking area. The following was discussed with Mr. and Mrs. Oliver:

- The proposal includes a new 40' x 72' building, 100' x 30' greenhouse, and a gravel lot with 42 parking spaces. The new site is approximately 650' from the current store on the same property.
- The building would be used for both sales and storage and includes restroom facilities and a kitchen.
- The County approved the driveway location. Mr. Oliver will need to level the entrance to create the driveway. The driveway and parking area will eventually be paved in the future.
- Septic plans will need to be added to the site plan.
- Mr. Oliver does not believe an acre of land will be disturbed but understands stormwater will need to be addressed. There are drain tiles in the farm fields surrounding the proposed site and any new drainage can be tied into that system.
- Lighting will not affect the neighbors and will be on a timer.
- Projected hours vary seasonally. They are generally open during daylight hours until 6:30 or 7:00pm.
- A sign will most likely be placed on the store but it has not been decided yet.

There was discussion as to the current zoning (R-1) and agricultural operations. Oliver's produce is in the Agricultural District and grows around 75 percent of the products they sell. They do sell some products that are not grown on the farm which makes the operation a country store as opposed to a farm stand. Town Counsel James Gascon stated he would research further the authority the Town

has over farm operations in an Agricultural District with respect to the Agriculture and Markets Law. The Planning Board will wait for Mr. Gascon's findings and proceed accordingly.

PUD – REFERRAL

Tim's Pumpkin Patch

2901 Rose Hill Rd

Extension

Chairman Wickett stated the Town Board extended the deadline to review the PUD application for another six (6) months to November 6, 2025. As such the Planning Board will do the same.

Chairman Wickett made a motion to extend the PUD referral review for an additional six (6) months to November 6, 2025. 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

MINUTES

Chairman Wickett made a motion to waive the reading of the April 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 Wickett made a motion to adjourn the meeting and 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

The meeting adjourned at 7:10 PM.

Respectfully submitted,

Joanna Clarke

Secretary