

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

**Date:** June 2, 2025

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

**Absent:** Kathy Carroll

**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 June 2, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

**SUBDIVISIONS – PRELIMINARY**

**Elizabeth Powers (f.k.a. Fabisiak)**  
**3765 Rockwell Rd.**  
**(018.-04-07.3, 018.-04-07.1, 018.-05-03.0)**  
**1-lot**

**Ralph & Sue Rozelle**  
**3767 Rockwell Rd.**  
**(018.-04-06.0)**  
**1-lot**

**Linh Loftus**  
**3763 Rockwell Rd.**  
**(018.-04-07.2)**  
**1-lot**

All applicants and Pat Kilmartin were present to discuss the applications. Mr. Kilmartin appeared for Kurt Stroman who is the attorney representing the applicants. Mr. Kilmartin presented a letter from Mr. Stroman explaining the history and details of the lots and the proposed new property lines. Mr. Kilmartin believes these should be considered minor lot alterations as they are adjacent lots with property line adjustments. Mr. Kilmartin stated these applications should correct any previous land transfers that were done without subdivision approval from the Town.

The following is narrative taken from Mr. Stroman's letter summarizing the applications followed by discussions pertaining to each lot:

1. *The first, identified as the Fabisiak/Rozelle Subdivision seeks to adjust lot lines to allow for the consolidation of the area identified as Lot #2, which is 3.12 acre parcel with 3767 Rockwell Road, TM#018.-04-06.0. The new combined lot would have an area of 5.14 acres and would not create a non-conforming lot or require any new roads, curb cuts driveways, building lots or infrastructure improvements.*
2. *The second, identified as the Fabisiak/Loftus Subdivision seeks to adjust lot lines to allow for the consolidation of the area identified as Lot #3, which is a 2.91 acre parcel with 3763 Rockwell Road, TM#018.-04-07.2. The new combined lot would have an area of 4.25 acres and would not create a non-conforming lot or require any new roads, curb cuts driveways, building lots or infrastructure improvements.*
3. *The third, identified as the Fabisiak Lot Consolidation seeks to merge and consolidate all of the remaining acreage located on the north side of Rockwell Road with 3765 Rockwell Road, TM #018.-04-07.3. The new combined lot would have an area of 32.97 acres and would not create a non-conforming lot or require any new roads, curb cuts driveways, building lots or infrastructure improvements.*

- This includes the 33.96-acre vacant lot identified by TM# 018.-04-07.1 and the 3.51-acre lot with the house TM# 018.-04-07.3. These lots were illegally subdivided. The Town does not recognize these as two separate lots.
  - Chris Christensen noted when applications are presented with larger pieces of land, the Planning Board will consider future development plans. This includes future road access, topography, and contour lines that should be included on the final plat.
4. *Finally, the applicants are requesting that if the Board deems it necessary to do so, that Board formally recognize 3750 Rockwell Road, Tax Map #018.-05-03.0 as the separate and independent tax parcel as it has been treated as such for over twenty years. This recognition will allow for the unimpeded transfer from the Estate of Mike Fabisiak to Ralph Rozelle. This recognition does not require the creation of new lots or the adjustment of any property lines and does not create a non-conforming lot or require any new roads, curb cuts driveways, building lots or infrastructure improvements.*
- This property is located South of Rockwell Rd. This lot was illegally subdivided as well and is recognized by the Town as part of 3765 Rockwell Rd TM# 018.-04-07.1. A formal application will need to be submitted to legally subdivide this lot. The final plat should include a driveway/road access designation.

Chris Christensen believes these are not minor lot alterations as two of the lots were identified as illegally subdivided and requires more than minor lot line adjustments. Town Counsel James Gascon agreed these should be treated as subdivision applications.

Chairman Wickett stated based on these factors and the fact these applications are stemming for one larger piece of land, all of the applications will be treated as subdivisions. The following should be submitted to continue:

- An application to formally subdivide 3750 Rockwell Rd TM# 018.-05-03.0 from TM #018.-04-07.1 will need to be completed. The final plat should include driveway access.
- All of the lots with buildings should include the building dimensions and setbacks from the property lines.
- The dimensions of Rockwell Road and the right of way.
- Topography and access from the road should be included for future subdivision plans for the 27.73-acre lot TM# 018.-04-07.1 (lot 1).

## **MINUTES**

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

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

K. Carroll - Absent

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

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

K. Carroll - Absent

The meeting adjourned at 7:45 PM.

Respectfully submitted,  
Joanna Clarke  
Secretary