

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

Date: July 7, 2025

Present: Chairperson Jerry Wickett, K. Carroll, Chris Christensen, Scott Stearns, Mark Taylor

Absent: Ron Schneider, Holly Tufenkjian

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 July 7, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

SITE PLAN - MODIFICATION

Marietta Metal Fab – Jeffrey Unger
2590 Pleasant Valley Road

Jeffrey Unger was present to discuss the site plan modification. Mr. Unger stated he would like to add a 60' x 80' pole barn for additional storage. The building would have six (6) overhead doors and be accessed from the West side. Any drainage flow would point towards the front and discharge in the openings in the bedrock on the East side of the property. There is no culvert or catch basin for his property. The catch basin noted on the survey is located on the adjacent property and used for the neighbors drainage. It was noted that if the discharge no longer drained through the limestone bedrock, Mr. Unger would need to make modifications to maintain proper drainage. Mr. Unger will move all stored equipment on the property to the new building.

Chairman Wickett stated the modification is minor and does not require a public hearing. Kathy Carroll made a motion to waive the public hearing and Mark Taylor seconded. The motion carried with the following vote:

J. Wickett, K. Carroll, C. Christensen, S. Stearns, M. Taylor – AYE

R. Schneider, H. Tufenkjian - Absent

Chairman Wickett asked the Board to review SEQR. Part 1 change as follow:

- #14 left blank - the suburban box was selected.

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. Mark Taylor seconded, and the motion carried with the following vote:

J. Wickett, K. Carroll, C. Christensen, S. Stearns, M. Taylor – AYE

R. Schneider, H. Tufenkjian - Absent

Kathy Carroll made a motion to approve the site plan modification as submitted. Mark Taylor seconded, the motion carried with the following vote:

J. Wickett, K. Carroll, C. Christensen, S. Stearns, M. Taylor – AYE

R. Schneider, H. Tufenkjian - Absent

SITE PLAN

Oliver's Produce – Robby Oliver

4857 Frank Gay Road

Robby Oliver was present to continue discussions from the May 5, 2025 meeting regarding his site plan application. Town Counsel James Gascon completed his research regarding the authority the Town has with respect to the Agriculture and Markets Law. Mr. Gascon concluded that the Town has the right to review the project from a health, safety and welfare point of view. The Planning Board can request a site plan to review such things as parking, drainage and lighting and should not overly restrict Mr. Oliver's plan. The review process is not as robust as a typical site plan review. Mr. Gascon stated according to AG and Markets, Mr. Oliver has a right to build and operate his store.

Based on the findings from Mr. Gascon, the Board and Mr. Oliver continued discussions regarding the drainage and the proposed location of the building. The driveway location poses challenges with ingress and egress because of the hills and large culvert along the road. Mr. Oliver may consider a different location on the property that would eliminate the challenges. Drainage will be tied into the tiles already existing on the farm, and the lot is large enough to absorb any runoff without affecting neighboring properties. At this point no other application is needed and Mr. Oliver will work with the Code Officer on the health, safety, and welfare piece of the site and building and move forward from there.

DISCUSSION – SUBDIVISION

Dubar, Clary, DeSantis & Brown

2634 Route 174

Anthony Dubar and Jackie Clary were present for the discussion. Mr. Dubar stated he was representing himself, the Desantis', and the Browns who all own lake front property off of Abend Point. Abend Point is a 30' right away for all of the lots on the lake and Mr. Dubar stated all of their deeds include the 30' right away language. They are working together to purchase part of Ms. Clary's land – approximately 8.8 acres that is between Abend Point and Route 174. The plan is to subdivide that piece off of Ms. Clary's property and divide it into 3 parcels. Those parcels would then be added on to each of their properties. They all understand that there is a 5-year moratorium on subdivisions and have no future plans to subdivide to sell as building lots. Mr.

Dubar inquired if this would be considered minor lot alterations. Chairman Wickett stated since a lot is being created from Ms. Clary's property then subdivided again to create three (3) separate parcels, this would not be considered a minor lot alteration. The Town would need four (4) applications, and the Board does not see any issues with Mr. Dubar proceeding with what he has proposed.

MINUTES

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

J. Wickett, K. Carroll, C. Christensen, S. Stearns, M. Taylor – AYE

R. Schneider, H. Tufenkjian - Absent

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, S. Stearns, M. Taylor – AYE

R. Schneider, H. Tufenkjian - Absent

The meeting adjourned at 7:55 PM.

Respectfully submitted,
Joanna Clarke
Secretary