

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

Date: August 4, 2025

Present: Chairperson Jerry Wickett, K. Carroll, Chris Christensen, Ron Schneider, Scott Stearns, Mark Taylor, and Holly Tufenkjian

Absent:

Town Counsel: James Gascon of Costello, Cooney, and Fearon

Town Engineer: Joe Durand of TDK Engineering

Codes Officer: John Houser

The Planning Board of the Town of Marcellus met in regular session August 4, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

SITE PLAN - MODIFICATION

Tim's Pumpkin Patch – Tim & Erica Leubner
2901 Rose Hill Rd.

Tim and Erica Leubner and Rudy Zona representing RZ Engineering were all present to continue discussions for the site plan modification. Town Engineer Joe Durand of TDK was also present to discuss the engineering report. The following was discussed:

- Mr. Durand summarized their findings and stated based on the documentation and discussions with the Leubner's and RZ Engineering, the application/site plan is all in order with a few items needing attention.

An updated survey is being completed and will include accurate lot lines from the subdivision approved in 2022 showing the property as 35.82 ± acres. The survey will also include the shared access easement that includes the parking lot to the North. The property is family owned and allows shared use for parking and/or agricultural purposes.

The DOT issued four (4) driveway permits with specific conditions that were added to the site plan and a copy of the SWPPP should be provided to the DOT for their consideration.

The SWPPP is acceptable and adequately address' stormwater as well as erosion and sediment control and will be handled appropriately.

The septic system design package should be incorporated into the SEQR form as well as a few other administrative items that Mr. Durand brought to RZ's attention.

Mr. Durand concluded these minor items needed should not hold up any decisions on this site plan as they are more administrative in nature and should be included in the final documents for the Town's files. From TDK's perspective it's a straightforward application and does not see any problems moving forward.

- Chris Christensen noted that the Northern most driveway is approved for a right turn entrance only for vehicles traveling South. It's not approved for an entrance for vehicles traveling North or for an exit. Mr. Leubner is aware of the conditions for each driveway and will handle the traffic flow according to those conditions.
- It was suggested trees/shrubs be planted along the Northern boundary of the parking lot to help shield the lot from the neighbors.
- The amount of footage from blacktop to gravel should be considered with the amount of traffic entering in and out of the property.
- The narrative should be updated to remove the outdoor concert information since the Town has a specific law pertaining to outdoor concerts. A separate special permit application should be submitted for outdoor concerts.
- The outdoor stage for the music events will be three sided and surrounded by hay bales to help shield noise. The music/sound will be pointed towards the back field in the Southwest part of the property. The stage will stay in the space indicated on the site plan but will be movable to allow for storage when not in use. The special permit application should include all of this information.
- There was discussion on differentiating between an outdoor concert and music as part of agritourism. Outdoor concerts are specifically defined as; *Music event, open to the general public and/or for compensation, conducted outdoors and consisting of amplified music or music made with three or more instruments, including voices.*
Music that does not fit this definition is not considered an outdoor concert.

Final survey, updated site plan narrative, updated SEQR, and a separate special permit application for outdoor concerts should all be submitted. Public hearings will be scheduled for September.

SEPTEMBER MEETING

Scott Stearns made a motion to change the September meeting from Monday September 1, 2025 to Thursday September 4, 2025 due to the Labor Day Holiday. Kathy Carroll 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 July 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 7:45 PM.

Respectfully submitted, Joanna Clarke