

**Town of Marcellus Planning Board  
24 East Main Street  
Marcellus, New York 13108**

**March 6, 2017**

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

**Absent:**

**Town Counsel:** James Gascon of Costello, Cooney,

**Town Engineer:** Jason Kantak of TDK Engineering

**Codes Officer:** John Houser

The Planning Board of the Town of Marcellus met in regular session in the Town Hall for the Town of Marcellus, located at 24 E. Main Street, Marcellus, New York, on March 6, 2017.

Robert Oliver resigned his position on the Planning and Zoning Board after the February meeting. Chairperson, Jerry Wickett, thanked Mr. Oliver for his years of service to the Planning and Zoning Board – he had been a member for over 20 years.

Chairperson, Jerry Wickett, then welcomed two (2) new Board members, Scott Stearns and Mark Taylor, to the Planning Board.

**Tuscarora Golf Club – Howlett Hill Road, subdivision/site plan review/special permit**

A continuation of the public hearing was held for a two (2) lot subdivision, site plan review and a special permit to allow the Golf Club to combine the property with the actual golf course and building (located in Town of Camillus) to the existing parking lot across the road and to expand the parking lot (located in the Town of Marcellus). Nick Masterpole from Tuscarora Golf Club was present to represent the project. A letter from Tuscarora Golf Club's attorney, W. Bradley Hunt, Mackenzie Hughes, LLP, dated March 6, 2017, was entered into the minutes. A copy of the letter was given to attorney Edward A. O'Hara III, who is representing John & Carolyn Sammon. New and/or revised drainage study, wetland plan and site development drawings have been submitted and reviewed by Jason Kantak at TDK Engineering.

His summary, dated March 3, 2017, was reviewed along with the following discussion:

- Discharge/runoff has been reflected on the new map
- There is an existing wetland on the south side of the property. The disturbance/grading were adjusted accordingly to minimize impact to the wetland. Erosion control will be needed with weekly inspections during the construction process.
  - The impact was reduced too below the threshold requiring a Nationwide Permit for the United States Army Corps of Engineers. However; a Delineation Report and Wetland Limit Plan will need to be submitted to and approve by the USACE prior too the beginning of construction.
  - The Board is in agreement with TDK that weekly inspection of erosion and sediment control measures is performed and reports be provided to the code enforcement office.
- Infiltration Maintenance – this will be done by the golf course based on visual inspections – maintenance will be done as needed. Mr. Masterpole stated they have an excellent staff of groundskeepers and it would be their responsibility.
- Lighting report was updated and map was updated indicating there will be four (4) poles – not three (3). Nick Masterpole stated they will be used as limitedly as possible. The plan is to be able to turn them on/off manually. The existing light is on a photo sensor and will remain as is.

OCPB resolution modification stated that they applicant needs to install some sort of landscaping or barrier along the front of the proposed parking area to direct pedestrians to a limited road crossing point. Landscaping cannot obstruct vehicle

sight distance and noting can be placed in the County DOT right of way.

- Chris Christensen asked if existing berm on original parking lot was approved by OCPDOT and Nick Masterpole didn't know. Mr. Masterpole stated they would like to place a split rail fence with plantings to guide pedestrians for road crossing. The PB had no issue with the fence but will need to be defined on the final site plan map.
  - Chris Christensen asked if there is a future plan to request additional street crossing of any type (lights/crosswalk/ect) He is not in favor of any type of additional crosswalk from the new parking lot. Nick Masterpole stated they currently have not plans for anything new or to change what exists. Town Attorney, Jim Gascon, advised that this is a County road and he doesn't believe we have any legal authority regarding that issue.
  - Carolyn Sammon, 2884 Howlett Hill Road, is concerned with the safety of the road crossing and how it will be handled.
- The driveway across the road (on the golf course side) is permanently closed – this needs to be indicated on the map. It currently indicates there is a walking path through the grass area.
  - The golf club has no intention of paving the parking lot. The PB historically has had ingress/egress area paved to prevent stones/dirt from being carried out onto the main road. Mr. Masterpole stated they would do this and Jason Kantak advised they will need 23' of apron from the edge for both driveways.
    - John Sammon, 2884 Howlett Hill Road is concerned with toxins, on to neighboring properties, from the paving. Chris Christensen and Rudy Zona from RZ Engineering stated that there have been no findings that this has any effect. This is recommended practice by the DEC.

Hearing no further questions Michelle Bingham made a motion to close the public testimony and the public hearing.

Kathy Carroll seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

The Town Attorney, Jim Gascon will present the resolution for Board approval at the April meeting for Subdivision, Site Plan and Special Permit.

**Vito and Marita Petera, 4439 Lathrop Drive – 1 lot subdivision**  
**Philip and Christine Hofmann, 4445 Lathrop Drive – 1 lot subdivision**

Mrs. Petera advised that they would like to create a two (2) acre lot, from the rear of their property. This newly proposed lot would then be attached to the rear of the Hofmann property. The Hofmann's have also submitted a subdivision application to attach those two (2) acres to their existing lot. The chicken coop shown on the map in the easement right of way has been removed. Jerry Wickett asked the Board to review SEQR for the Petrera property at 4439 Lathrop Drive. Michelle Bingham made a motion that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

Jerry Wickett asked the Board to review SEQR for the Hofmann property at 4445 Lathrop Drive. Michelle Bingham made a motion that the proposed action will not result in any significant adverse environmental impacts. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett – aye  
Michelle Bingham – aye  
Chris Christensen – aye  
Kathy Carroll – aye  
Ron Schneider – aye  
Mark Taylor – aye  
Scott Stearns – aye

This project will be sent to OCPB for review and to a public hearing for the April 3, 2017 meeting.

**William Higgins, 3200 West Seneca Turnpike – 1 lot subdivision**

Mr. Higgins would like to create a new four (4) acre parcel. The existing house and barn will stay with the residual property. The following was discussed:

- There is a wet area to the west of the property but it is not designated as wetlands.
- They have submitted an approved application for an existing driveway on the proposed new lot. There is a question as to whether the driveway to the west of the east of the house would meet NYSDOT requirements for site distance as it is very close to Northeast Townline Rd. Mr. Williams was advised that he should contact the NYSDOT for approval
- The PB had no issue with the width/length ration
- Five (5) year moratorium was discussed
- House and existing building would need to meet setbacks in a Residential 1 zone

Hearing no further questions issues/questions Mr. Higgins will decide if he wants to move forward with the subdivision.

-pg6-PB  
March 6, 2017

The minutes of the February meeting will stand as corrected.

The meeting was adjourned at 9:30 PM

Respectfully submitted,

Karen Cotter  
Secretary