

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

**May 6, 2019**

**Present:** Temporary Chairperson Chris Christensen,  
Ron Schneider, Scott Stearns, Holly Tuffenkjian,  
Mark Taylor, Kathy Carroll  
**Absent:** Jerry Wickett  
**Town Counsel:** Jim Gascon of Costello, Cooney, and Fearon (absent)  
**Town Engineer:** Joe Durand of TDK Engineering (absent)  
**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 May 6, 2019.

Scott Stearns made a motion to nominate Chris Christensen as temporary Chairperson of the Planning Board. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

**Laura Hogan, 4241 New Seneca Turnpike – 1 lot subdivision**

A continuation of a public hearing was held for a one (1) lot subdivision located at 4241 New Seneca Turnpike. Per the applicant's written request, Scott Stearns made a motion to adjourn the project until July and Ron Schneider seconded.

The motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

**Jon and Mary Pat Annable, 3360 Smith Hollow Rd – 1 lot subdivision**

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised mailing receipts are on file. The Chair, Chris Christensen, read the OCPB resolution #S-19-25, dated April 24, 2019 into the minutes. Mrs. Annable explained they would like to subdivide the existing house and buildings onto 2.12 acres from the original 16-acre lot. The residual property will continue to be used for farming. The Chair, Chris Christensen, asked if anyone would like to speak in favor or in opposition to the project and there were none. The Annable's were advised there was a five (5) year moratorium on any future subdivision and they had no issues. Town Highway Supervisor, Don McLaughlin had been out to the property and advised there were no issues with a future driveway – there is a farm cut for the residual property. Kathy Carroll made a motion to close the public hearing and Mark Taylor seconded. The motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

Kathy Carroll made a motion to approve the subdivision as a public hearing was held and there was no opposition and it is consistent with other properties in the neighborhood.

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

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Jon and Mary Pat Annable on a one (1) lot subdivision located at 3360 Smith Rd in an Agricultural Zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon April 1, 2019 commencing at 7:00PM, local time, to consider said application at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, determined an unlisted negative SEQR declaration; and

WHEREAS, the Planning Board duly considered the application, maps, data and supporting documents submitted by the applicant as well as all comments and suggestions received at the public hearing; and

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approval on the subdivision know as “Annable Subdivision”, such approval being based on a map made by Jay Holbrook, dated March 8, 2019.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 14, 1988 including, but not limited to:

1. Applicant complies with the Planning Board resolution of February 2, 1987 regarding runoff:  
That in all developments in the Town of Marcellus, the peak runoff flow rate of the discharge from a proposed site after development shall not exceed the peak runoff flow rate that prevailed prior to

- development. In general, this requirement will necessitate the design and construction of detention/retention facilities of various types. The design frequency should be that of a twenty-five-year storm with an overflow facility to handle a one-hundred-year storm with no erosion.
2. Monuments are in place, indicated on the map and inspected and approved by CEO.
  3. Successful drainage plan approved by the Onondaga County Health Department.
  4. Conditions set forth in the OCPB resolution dated April 24, 2019.
  5. Further subdivisions are prohibited and should be noted on the linen map.
  6. Submission of the final linen (2 copies) maps (final map-see subdivision regulations for specifications) which shows monuments, submitted within six (6) months after approval of the preliminary plat as outlined in Sec 303 A.
  7. Timely filing of the approved map as outlined in Section 304, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
  8. No building permits are to be issued until all contingencies are met.

**David Farrell, 4648 Limeledge Rd – 1 lot subdivision**

Mr. Farrell would like to combine two (2) existing lots into one (1). These lots were originally created via a subdivision in 2013. One of the lots has his house and the other is vacant. Hearing no questions from the PB the Chair, Chris Christensen asked everyone to look at SEQR. Kathy Carrol made a motion that the proposed action will not result in any significant adverse environmental impact. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

This project will be sent to a public hearing and OCPB for the June meeting.

**Angela & Nate Tarbell, 4719 Frank Gay Rd – 1 lot subdivision**  
**Jean Shaffer, 4729 Frank Gay Rd – 1 lot subdivision**

The Tarbell's would like to move a lot line 25' from their property and attach it to the Shaffer property. There is a 60' future road ROW (created via subdivision) that divides the two (2) properties – these are considered corner lots. Hearing no questions, the Chair, Chris Christensen asked the Board to review SEQR.

Kathy Carrol made a motion for the Tarbell property at 4719 Frank Gay Rd. that the proposed action will not result in any significant adverse environmental impact. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

Kathy Carrol made a motion for the Shaffer property at 4729 Frank Gay Rd. that the proposed action will not result in any significant adverse environmental impact. Ron Schneider seconded and the motion carried with the following vote:

Chris Christensen – aye  
Ron Schneider – aye  
Holly Tuffenkjian - aye  
Scott Stearns - aye  
Mark Taylor – aye  
Kathy Carroll – aye

These projects will be sent to a public hearing and OCPB for the June meeting.

**B & C Self Storage Solutions, 2388 Lawrence Rd – site plan modification**

Matt Slade, via an email, requested that the project be held over until the June meeting as they still need to send information to TDK Engineering for their review.

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The minutes of the April meeting stand as presented.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter, Secretary