

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

January 4, 2021

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

Absent:

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

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 Marcellus Town Hall for the Town of Marcellus, located at 24 East Main St. Marcellus, New York, on January 4, 2021.

SUBDIVISIONS

Ryan and Nichelle Agricola, 2635 and 2637 West Seneca Turnpike – 1 lot

A public hearing was held for a one (1) lot subdivision. The secretary, Karen Cotter, read the legal notice into the minutes and advised that the certified receipts are on file. Mr. Agricola advised that they would like to remove a piece of property from their large parcel and attach it to the original Davis parcel that they have purchased. This piece will then have the original house demolished and a new home will be constructed. The new driveway will come off of the existing 60' road right of way and the new house will sit back further from the road than the original due to safety concerns. A new map has been submitted with the requested corrections. The Chair, Jerry Wickett, read the OCPB resolution, #S-20-65, dated December 16, 2020 into the minutes. He then asked if anyone would like to speak in favor or in opposition to the project and there were none. Hearing no further questions Jerry Wickett made a motion to close the public hearing and Ron Schneider seconded.

The motion was carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Mark Taylor -aye
Chris Christensen – aye

Kathy Carroll made a motion to approve the subdivision as presented as a public hearing was held and there was no opposition; the project is moving a lot line and not creating a new lot; and the subdivision map was submitted with the requested corrections. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Mark Taylor -aye
Chris Christensen – aye

WHEREAS, an application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Ryan Agricola on a one (1) lot subdivision located at 2635 and 2637 West Seneca Turnpike, in a Residential 1 zone and;

WHEREAS, the Planning Board duly called and held a public hearing thereon January 4, 2021 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 "Agricola/Davis Subdivision", such approval being based on a map made by Doug Reith, CNY Land Surveying, dated November 16, 2020 and revised on December 30, 2020.

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. Successful drainage plan approved by the Onondaga County Health Department.
3. Conditions set forth in the OCPB resolution dated December 16, 2020
4. Further subdivisions are prohibited and should be noted on the linen map.
5. 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.
6. 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.
7. No building permits are to be issued until all contingencies are met.

Scott Hafler 2532 Platt Rd. and Jim Carlton 2534 Platt Rd.

Jim Carlton submitted a plan for a one lot subdivision that will move less than a half-acre of property from Scott Hafler's property to Jim Carlton's property. This project is moving a lot line and no new lots will be created.

Mr. Carlton understands that he could not get a driveway off of Lee Mulroy and he has no intention to do anything with the additional property other than to make his existing residential lot larger.

Scott Hafler, 2532 Platt Rd. - The Chair, Jerry Wickett, asked the Board to review SEQR on the Hafler subdivision. Kathy Carroll made a motion that based on the information and analysis and supporting documentation the proposed action will not result in any significant environmental impacts.

Jim Carlton, 2534 Platt Rd - The Chair, Jerry Wickett, asked the Board to review SEQR on the Carlton subdivision. Kathy Carroll made a motion that based on the information and analysis and supporting documentation the proposed action will not result in any significant environmental impacts.

These projects will be sent to OCPB for review and to a public hearing in February.

SITE PLAN -

Combined Book Exhibit, 3703 Lee Mulroy Rd

Scott McClurg requested the project be removed from the agenda as they have not submitted all the appropriate paperwork. He asked to be placed on the February agenda.

MINUTES -

Jerry Wickett made a made a motion to waive the reading of the December minutes and accept as corrected. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett - aye
Ron Schneider – aye
Holly Tuffenkjian - aye
Scott Stearns - aye
Mark Taylor -aye
Chris Christensen – aye

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The meeting was adjourned at 8:00 PM

Respectfully submitted,

Karen Cotter
Secretary