

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

**May 3, 2021**

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

**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 May 3, 2021.

### **PRELIMINARY SUBDIVISION -**

#### **Laurie Kratz, 2603 Seal Rd. – 1 lot subdivision**

Per an email, dated April 6, 2021, Laurie Kratz, 2603 Seal Rd. submitted a request asking that her subdivision be placed on hold as she wants to rethink her project.

### **SITE PLAN – Discussion**

#### **Fritz Estlinbaum, Lee Mulroy Rd. – Storage for Marine Construction**

Mr. Estlinbaum advised, per a phone call, that he will not be ready to move forward with his project for several months.

### **SUBDIVISION – Discussion**

#### **John and Beth Cusick, 2489 Masters Rd – 1 lot**

John Cusick advised the PB that he would like to subdivide his property and create one (1) new building lot. The following was discussed:

- Each lot would have the necessary 150' of road frontage
- one (1) lot will have six (6) acres and another five (5) acres.

- Each parcel would require a separate driveway and approval would be needed from OCDOT and Town of Marcellus
- He was advised any unposted road would have a speed limit of 55mph
- An easement would be required to go across the driveway
- Since constructing his house, the Zoning regulations have changed regarding the LI zone – no new residential houses are allowed in the LI zone
- The first 500’ of his property is located in the R1 zone and any new home construction would need to be located in that zone
- There may be an issue with wetlands – we will need to see if they are located on the federal wetland maps
- Discussion regarding rezoning some areas from LI to R1. However, the Board thinks that should be looked at when the Comprehensive Plan is being reviewed

## **DISCUSSION –**

### **Book Exhibit and Fritz Estlinbaum, 3703 Lee Mulroy Rd – site plan**

Mark Taylor recused himself from any and all discussion and vote on any part of the project. Scott McClurg was present and the following was discussed:

- Discussion regarding drainage easement
  - Estlinbaum shows drainage and where it is going – it does not go onto the Maves property.
  - No need for easement on Maves property but will need it for Estlinbaum parcel
- Road maintenance agreement needed – who maintains road for all the parcels
  - It is to Maves advantage for driveway agreement
- Stormwater facility maintenance agreement needs to be submitted and included in site plan
- Maintenance for driveway and drainage agreement covers for all three (3) businesses – all four (4) parties should sign. This agreement will be sent from Scott McClurg’s attorney to the Town Attorney.
- There will be an electric easement – pole not on property line. It gets to Maves then stops

- Stormwater manager needs access to maintain the property two (2) times a year
- All utilities for all parcels will be underground

Book Exhibit parcel –

- Underground gas location needs to be on final site plan
- Easement off of pole goes underground
- Underground utilities need to be located on final site plan map

Jerry Wickett made a motion to correct the resolution approved at the May meeting

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Section 22 is now Section 26 and this does not apply to the project. Also, the request for ZBA advisory is not required on this project. The secretary, Karen Cotter will correct the May 3, 2021 minutes. Chris Christen 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

### **MINUTES -**

Jerry Wickett made a made a motion to waive the reading of the May minutes and accept as distributed. 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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Jerry Wickett made a motion to adjourn the Planning Board meeting and Scott Stearns seconded. 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

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter  
Secretary