

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

Date: **October 6, 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 (Absent)

Codes Officer: John Houser

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

PUBLIC HEARING - SUBDIVISIONS

Darlene (Jackie) Clary	Anthony Dubar	Dean & Mary DeSantis	James Brown
2634 State RT. 174	2614 Abend Pt.	2620 Abend Pt.	2632 Abend Pt.
3-lot	1-lot	1-lot	1-lot

Public hearings were held for a three (3) lot subdivision at 2634 State RT. 174 and one (1) lot subdivisions at 2614, 2620, and 2632 Abend Point. The secretary read the legal notices into the minutes. All of the applicants were present, and Anthony Dubar spoke on behalf of the group. Mr. Dubar explained that Ms. Clary was subdividing three (3) lots from her land that's between Abend Point and Route 174. Those lots will then be added to Dubars, DeSantis', and Browns current lot on Abend Point. The following was discussed:

- Drainage pipes were added to the survey. The maintenance of those pipes will be the responsibility of the owner of the land where those pipes are located.
- The applicants understand Abend Point is a right of way for the rest of the lots along that private road and will be maintained as such.
- Any future changes to the landscape of the three (3) created lots which includes clearing, grading, or construction may require a stormwater plan.

Chairman Wickett asked if there was anyone who would like to speak in favor or in opposition to the applications. Kathy Powell and Maureen Moosbrugger from 2586 Abend Point, and Matthew Hood from 2628 Abend Point had questions that Mr. Dubar addressed directly.

Scott Stearns made a motion to close the public hearing and 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 asked the Board to review SEQR part 1 on behalf of all four (4) properties. The following changes were noted for each application:

- Question #11 change from yes to NO
- Question #15 change from no to YES

Kathy Carroll made motions for Darlene Clary 2634 State RT. 174, Anthony Dubar 2614 Abend Point, Dean and Mary DeSantis 2620 Abend Point, and James Brown 2632 Abend Point, that based on the information and supporting documentation, the proposed actions will not result in any significant adverse environmental impacts. Ron Schneider seconded and the motions carried with the following votes:

J. Wickett, K. Carroll, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE

Kathy Carroll made motions to approve the three (3) lot subdivision for Darlene Clary 2634 State RT. 174, one (1) lot for Anthony Dubar 2614 Abend Point, one (1) lot for Dean and Mary DeSantis 2620 Abend Point, and a one (1) lot for James Brown 2632 Abend Point. A public hearing was held and no one spoke in favor or against and all subdivisions are contingent on the approval of each as presented. Ron Schneider seconded and the motion carried with the following vote:

J. Wickett, K. Carroll, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE

WHEREAS, applications for PRELIMINARY/FINAL PLAT APPROVAL have been duly filed by Darlene Clary on a three (3) lot subdivision located at 2634 State Route 174, by Anthony Dubar on a one (1) lot subdivision located at 2614 Abend Point, by Dean & Mary DeSantis on a one (1) lot subdivision located at 2620 Abend Point, and by James Brown on a one (1) lot subdivision located at 2632 Abend Point, all in a Residential 2 zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon October 6, 2025 commencing at 6:30 PM, local time, to consider said applications 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 applications, maps, data and supporting documents submitted by the applicants as well as all comments and suggestions received at the public hearing;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby grants preliminary/final plat approvals on the subdivisions known as "Clary Subdivision," such approvals being based on a map made by Jeffrey J. Schultz Land Surveying & Mapping PLLC dated September 25, 2025.

BE IT FURTHER RESOLVED that such approvals are 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. Submission of the final (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 205-10;A.
4. Timely filing of the approved map as outlined in Section 205-11, and submission of the receipt, or copy thereof, to the Town Clerk's office within sixty days of the Planning Board final approval.
5. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.
6. Each subdivision application is contingent on each other as presented.

SUBDIVISION – Preliminary

Abasee Properties – Andrew Aupperle

4959 Limeledge Road

1-lot

Andrew Aupperle was present representing Abasee Properties to discuss the application. This lot by deed encompasses 4959 Limeledge which is in the Town of Marcellus and 4963 Limeledge which is in the Town of Camillus. This subdivision will create another lot of 1.729 acres and bring the lot line to the Town boundary, leaving Mr. Aupperle with two (2) lots in Marcellus, and one (1) lot in Camillus. Mr. Aupperle spoke with Code Officer Gregg Humphrey with the Town of Camillus who stated that since the lot in the Town of Camillus already exists with a separate tax map number, and the proposed new lot will end at the Town line, there would be no concerns on their end. This subdivision involves land that is solely in the Town of Marcellus. As a requirement of this subdivision process, a notification will be sent to the Town of Camillus for the public hearing. Mr. Aupperle understands the lot in Camillus is not in the water district. The proposed driveway location indicated on the map was measured and meets site distance requirements. Mr. Aupperle will have the surveyor add the information to the survey.

Chairman Wickett asked the Board to review SEQR. The following changes were noted:

- Question #6 - blank, should be YES.
- Question #9 & #15– change no to YES

Kathy Carroll made a motion that based on the information and supporting documentation, the proposed actions will not result in any significant adverse environmental impacts. Ron Schneider seconded and the motion carried with the following votes:

J. Wickett, K. Carroll, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE

The subdivision will move to public hearing for the November 3, 2025 meeting.

MINUTES

Chairman Wickett made a motion to approve the September minutes as written, 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

Kathy Carroll made a motion to adjourn the meeting and 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

The meeting adjourned at 7:25 PM.

Respectfully submitted,

Joanna Clarke

Secretary