

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

**Date:** November 3, 2025

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

**Board Members Absent:** Kathy Carroll

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

**Town Engineer:** TDK Engineering (Absent)

**Codes Officer:** John Houser

The Planning Board of the Town of Marcellus met in regular session November 3, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

**PUBLIC HEARING – SUBDIVISION**

**Abasee Properties – Andrew Aupperle**

**4959 Limeledge Road**

***1-lot***

A public hearing was held for a one (1) lot subdivision at 4959 Limeledge Road. The secretary read the legal notice into the minutes. Andrew Aupperle was present to continue discussions regarding the subdivision application. Mr. Aupperle is subdividing 1.729 acres from his lot to create a second building lot. This subdivision will bring the lot line to the Town boundary leaving Mr. Aupperle with two (2) lots in Marcellus, and one (1) lot in Camillus. As requested, the site distance for the driveway was added to the final map. There was some discussion as to the speed limit in that area and when the 30mph transitions to 40mph. Mr. Aupperle's proposed driveway would meet site distance at either speed. Chris Christensen reiterated the discussions from the October meeting regarding the lot in Camillus and the water district.

Chairman Wickett asked if there was anyone who would like to speak in favor or in opposition to the application and there was none. Ron Schneider made a motion to close the public hearing and Scott Stearns seconded. The motion carried with the following vote:

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

K. Carroll - Absent

Holly Tufenkjian made a motion to approve the one (1) lot subdivision for 4959 Limeledge Road, based on the final plat, supporting documentation, and public hearing where no one spoke in favor or against. Ron Schneider seconded and the motion carried with the following vote:  
J. Wickett, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE  
K. Carroll - Absent

**WHEREAS**, application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Abasee Properties, Andrew Aupperle on a one (1) lot subdivision located at 4959 Limeledge Road, Marcellus, in a Residential 1 zone; and

**WHEREAS**, the Planning Board duly called and held a public hearing thereon November 3, 2025 commencing at 6:30 PM, 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, map, data, and supporting documents submitted by the applicant 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 approval on the subdivision known as "A. Aupperle Subdivision," such approval being based on a map made by CNY Land Surveying dated September 15, 2025.

**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. 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.

**SUBDIVISION – Preliminary**

**Andrew Kratz**

**3867 Slate Hill Rd.**

***1-lot (tax map 16.0-01-17 & 16.0-01-16)***

Andrew Kratz was present to discuss the subdivision application. Mr. Kratz owns two (2) lots that are adjacent to each other and is requesting to combine into one (1). The driveway access is on one lot and the house is on the second lot. Chris Christensen reviewed the abstract and confirmed the lots are indeed separate lots. The application will be considered a Minor Lot Alteration.

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

- Question #9 & 10 – blank, should be YES.
- Question #11 – blank, should be NO.
- Question #15 – change from no the YES.

Holly Tufenkjian made a motion that based on the information and supporting documentation, the proposed action will not result in any significant adverse environmental impacts. Scott Stearns seconded and the motion carried with the following votes:

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

K. Carroll - Absent

The application meets the criteria for a Minor Lot Alteration and as such a public hearing is not required. Holly Tufenkjian made a motion to approve the Minor Lot Alteration for 3867 Slate Hill Road, based on the final map and supporting documentation. Ron Schneider seconded and the motion carried with the following vote:

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

K. Carroll - Absent

**WHEREAS**, application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Andrew Kratz on a Minor Lot Alteration located at 3867 Slate Hill Road, Marcellus, in a Residential 1 zone; and

**WHEREAS**, the Planning Board duly called and held a public hearing thereon November 3, 2025 commencing at 6:30 PM, 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, map, data, and supporting documents submitted by the applicant 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 approval on the Minor Lot Alteration known as "Andrew Kratz Consolidation Subdivision," such approval being based on a map made by Cottrell Land Surveyors, P.C. dated December 6, 2024.

**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. Submission of the final (2 copies) maps (final map-see subdivision regulations for specifications) as outlined in Sec 205-12.
4. Timely filing of the approved map as outlined in Section 205-12, and submission of the receipt, or copy thereof, to the Town Clerk's office.
5. No building permits are to be issued until maps are filed with the County and/or all contingencies are met.

### **SUBDIVISION – Preliminary**

**Deborah O'Brien**

**4000 Bishop Hill Rd.**

#### ***1-lot***

Deborah and Seth O'Brien and Doug Reith of CNY Land Surveyors were all present to discuss the application. Ms. O'Brien owns approximately 54 acres of land which includes an active quarry, pole barn, and house. Ms. O'Brien would like to subdivide the home with 6.419 acres (lot 1) from the parcel, leaving the quarry and pole barn with 47.350 acres (lot 2).

There was much discussion as to the mining operation. Chris Christensen questioned the land that was included in the original mining permit. The original base map included the area where the house is located and is available to mine, however, it's not included in the area that is actively mined. The active permit expires 03/01/2027 and at the time of renewal the O'Brien's will remove the subdivided lot with the home (lot 1) from the mining boundary. Although it's not required by the Town, the O'Brien's intention with this subdivision is to create a residential lot with no mining rights.

The lot has two (2) driveway cuts from the road, one (1) to access the home and one (1) to access the mine/pole barn. On the property there is direct access via a gravel road between the mine, pole barn, and home. Once the subdivision is complete and lot 1 is sold, a berm will be placed at the end of the gravel road to block access between the two (2) lots.

Easements for the electricity and water may need to be created once lot 1 is sold.

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

- Question #2 – add Onondaga County

- Question #11 – change from yes to NO.
- Question #15 – add bats.

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

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

The subdivision will move to public hearing for the December 1, 2025 meeting.

### **MINUTES**

Chairman Wickett made a motion to approve the October minutes as written, Ron Schneider seconded. The motion carried with the following vote:

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

Chairman Wickett made a motion to adjourn the meeting and Ron Schneider seconded. The motion carried with the following vote:

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

The meeting adjourned at 7:15 PM.

Respectfully submitted,  
Joanna Clarke  
Secretary