

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

**Date:** March 2, 2026

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

**Board Members Absent:**

**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 March 2, 2026 at 6:30pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

**SUBDIVISION – SKETCH**

**Garrison Gomez**

**2891 Marietta Rd**

**Tax map 022.-03-26.0 – 1 lot, Tax map 022.-03-27.0 – 1 lot**

No representative was present to discuss the sketch plan.

Chris Christensen raised a question regarding the federally regulated wetland stream noted on the survey. Codes Officer John Houser explained that this information can be verified through Onondaga County’s GIS system and noted that he appreciated the inclusion of the wetland area as there are restrictions to consider around that area.

**DISCUSSIONS**

Mr. Christensen inquired as to the subdivision applications presented to the Board at the June 2, 2025 meeting for Powers (Fabiziak), Rozelle, and Loftus at 3765 Rockwell Road. During that discussion it was discovered that Mr. Fabiziak sold part of his land to Mr. Rozelle without the benefit of a subdivision. Town Counsel James Gascon will send a letter regarding the illegal subdivision to both parties involved in the sale.

There was discussion regarding the OCWA property along Otisco Lake. Several property owners have purchased, or are in the process of purchasing, adjacent OCWA lakefront parcels. As part of these transactions, OCWA requires homeowners to merge the newly acquired land into their existing tax parcels. Questions have arisen as to whether the Town should require a formal subdivision to complete this process. The Board reached a consensus that, unless permits are required, a formal subdivision may not be necessary at the time of purchase.

### **MINUTES**

Chairman Wickett made a motion to approve the February minutes as written, 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 made a motion to adjourn the meeting and Kathy Carroll 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 6:55pm.

Respectfully submitted,  
Joanna Clarke,  
Secretary