

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

Date: April 6, 2026

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

Board Members Absent: Holly Tufenkjian

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 April 6, 2026 at 6:30 pm 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

Garrison Gomez was present to discuss the applications. Mr. Gomez explained that he owns both properties and would like to re-adjust the lot lines between the two lots. The following was discussed:

- The parcel containing the residence currently consists of 44.3 acres, while the vacant parcel contains 1.28 acres. Under the proposed lot line adjustment, the parcel with the residence would be reduced to 19.6 acres, and the vacant parcel would increase to 25.9 acres. Upon completion of the subdivision, Mr. Gomez intends to sell the parcel with the residence and may construct a new home on the vacant parcel.
- Mr. Gomez inquired whether the applications would be considered a minor lot alteration. Given the complexity of the land and the fact that Mr. Gomez is removing a large portion of land from the parcel with the residence and adding it to the vacant parcel, the Board considers this a traditional subdivision.

- The reason for the proposed shape of the lots is that Mr. Gomez would like to keep both lots touching the Lyons Club lot to the North, with the option to purchase the property if and when the Lyons Club decides to sell. Mr. Gomez inquired about the five-year moratorium on subdivisions if he were to buy the land. Chairman Wickett stated the Lyons Club's only option is to sell to a neighboring property and, if and when that happens, the Board may consider working around the five-year moratorium because of the unique situation with the lot layout.
- The existing driveway on the empty lot was approved at the time it was created, and Mr. Gomez recently verified the approval with the State.
- The Federal Wetland boundary was identified using the Onondaga County GIS mapping, and the Critical Environmental Area (CEA) boundary was taken from the Marcellus Zoning Map. There was discussion regarding the CEA designation shown on the Town of Marcellus Zoning Map and if it appropriately extends past Nine Mile Creek as shown on the survey. Mr. Gomez will follow up with his surveyor regarding the Federal Wetland area and if it should be designated on the survey.
- It was noted that the lot with the home has two driveways and that, under the current code, only one driveway is allowed per lot. Mr. Gomez stated the driveways existed long before he purchased the property and that he uses both for sight-line safety reasons. Town Counsel James Gascon noted that it is the responsibility of the Codes Officer to determine whether there is a code violation, and this issue should not prohibit approval of the subdivision.

Chairman Wickett asked the Board to review SEQR part 1 for both applications. The following changes were noted on each:

- Question #2 – change from no to YES and add Onondaga County
- Question #3c – change to 45.5 acres
- Question #13a – change from no to YES
- Question #15 – change from no to YES and add Bats

Kathy Carroll made a motion for tax map 022.-03-26.0 and 022.-03-27.0 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 – AYE
H. Tufenkjian - Absent

The applications will move to public hearing for the May meeting.

SUBDIVISION – Sketch

James Brown & Matt Hood

2632 & 2628 Abend Point

Matt Hood appeared before the Board to request a waiver of the five-year moratorium to permit a minor lot line adjustment between his property and James Brown's property. Mr. Brown's lot on Abend Point was created under a three-lot subdivision approved October 6, 2025, from land

between Abend Point and Route 174 owned by Jackie Clary. The lots were sold and added to the existing Abend Point lots of Dubar, DeSantis, and Brown. Mr. Hood stated he had become aware of the transaction after the applications were submitted and that he would have participated had he known earlier. Mr. Brown stated he is willing to convey a portion of his recently acquired land to Mr. Hood.

Chris Christensen summarized challenges associated with the lot, including potential drainage concerns. The Board discussed neighboring property owners and the possibility of additional requests for waivers of the five-year moratorium. The Board agreed that, given the short time between the original approval and Mr. Hood's request, an application for an additional subdivision may proceed.

DISCUSSION

Deborah and Seth O'Brien

4000 Bishop Hill Rd.

Deborah and Seth O'Brien appeared before the Board to discuss a previously approved one-lot subdivision granted on December 1, 2025. The final maps have not yet been signed or filed, as Ms. O'Brien would like to modify the map. The approved subdivision created one lot containing the residence and a second lot containing the gravel pit and an accessory building. Mr. O'Brien requested the Board consider further subdividing the property to separate the accessory building from the gravel pit, creating a third lot. The accessory building was approved by Special Permit for use in conjunction with the mining operation. It was noted that, in order to separate the accessory building from the mine, a principal dwelling would be required on the same lot as the accessory building. Considerable discussion took place related to the construction options and ideas for dividing the lots. The O'Briens will consult with their surveyor and return to the Board if they decide to proceed with an amendment to the previously approved subdivision.

MINUTES

Scott Stearns made a motion to approve the March minutes as written, and Kathy Carroll seconded. The motion carried with the following vote:

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

H. Tufenkjian - Absent

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

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

H. Tufenkjian - Absent

The meeting adjourned at 8:30 pm.

Respectfully submitted,
Joanna Clarke,
Secretary