

TOWN OF MARCELLUS
PLANNING BOARD
22 East Main Street
Marcellus, New York 13108

Date: May 4, 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 May 4, 2026 at 6:30 pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

PUBLIC HEARING - SUBDIVISION

Garrison Gomez

2891 Marietta Rd

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

Public hearings were held for 1-lot subdivisions at 2891 Marietta Road. The Secretary read the legal notices into the minutes. Garrison Gomez was present to continue discussions regarding the subdivisions. Mr. Gomez explained that he owns both properties and would like to re-adjust the lot lines between the two lots. He further clarified that the spring house labeled near the rear of the property does supply water to his residence; however, it is not currently in use, as the home is served by public water. The spring does not serve any neighboring properties. In addition, the NYSEG easement imposes no restrictions other than access to the utility poles.

Chairman Wickett asked if there was anyone who would like to speak in favor or in opposition to the application and there was no opposition. Erica Leubner, 2901 Rose Hill Road, appeared in favor. Kathy Carroll made a motion to close the public hearing and 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 approve the one (1) lot subdivisions for both tax maps, 022.-03-26.0 and 022.-03-27.0, based on the preliminary plan, supporting documentation and public hearing where no one spoke in opposition and one person spoke in favor. 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, application for PRELIMINARY/FINAL PLAT APPROVAL has been duly filed by Garrison Gomez on one (1) lot subdivisions located at 2891 and 2875 Marietta Road, Marietta, in a Residential 1 and Agricultural zone; and

WHEREAS, the Planning Board duly called and held a public hearing thereon May 4, 2026 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 "Gomez Subdivision," such approval being based on a map made by Jeffrey J. Shultz Land Surveying & Mapping PLCC dated April 22, 2026.

BE IT FURTHER RESOLVED that such approval is contingent upon compliance with all regulations set forth in the Marcellus Subdivision Regulations adopted March 09, 2009, 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.

SITE PLAN - Amendment

Marcellus Ambulance Volunteer Emergency Services (MAVES), Inc.

3707 Lee Mulroy Road

Refer to the ZBA notes dated May 4, 2026 for details.

Chris Christensen made a motion to approve the site plan amendment based on the details provided and supporting documentation. 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

DISCUSSION

Deborah and Seth O'Brien

4000 Bishop Hill Rd.

Deborah and Seth O'Brien appeared before the Board to continue discussions from the April meeting regarding 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.

At this time, Mr. O'Brien is not prepared to construct a primary residence and is therefore resubmitting the map as a one-lot subdivision with minor modifications. The only changes to the previously approved map are the lot sizes: Lot 1 will be reduced from 47.350 acres to 44.690 acres, and Lot 2 will increase from 6.419 acres to 9.079 acres.

Mr. O'Brien also acknowledged the five-year moratorium on further subdivisions and stated that he would like the option to seek a waiver in the future if and when he is ready to build a home. He was advised that, for the Board to consider waiving the moratorium, a plan would need to be shown on the final map. The final map should identify the area labeled "reserved for future subdivision," where Mr. O'Brien intends to create a permitted driveway and construct a primary dwelling.

Kathy Carroll made a motion to approve the modified map received April 30, 2026 subject to receiving the final plat that indicates the intended location of the future lot subdivision encompassing the current accessory building and indicating anticipated road cut. Scott Stearns seconded and the motion carried with the following vote:

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

SUBDIVISION – Sketch

Anthony Dubar, Mary DeSantis, Jim Brown & Matt Hood

Abend Point

Anthony Dubar, Mary DeSantis, and Jim Brown appeared before the Board to continue discussions from the April meeting regarding the proposed re-subdivision of the land off of Abend Point. Mr. Dubar requested a waiver of the five-year moratorium, as previously discussed. He submitted a sketch plan proposing the addition of two property owners to the subdivision of land between Abend Point and Route 174. Under the proposal, Mr. Dubar would convey a portion of his land to

Joseph Sacco, 2602 Abend Point, and Mary DeSantis and James Brown would convey portions of their land to Matt Hood, 2628 Abend Point.

Mr. Christensen expressed immediate concerns regarding drainage and private roadway maintenance. The original lot and roadway were under single ownership but would now involve five owners. He stated that, if the re-subdivision were to proceed, the Town Engineer should be consulted regarding drainage issues, particularly given the potential for future accessory buildings or garages on these lots.

Mr. Stearns added that he was concerned about construction on or too close to the roadway and suggested a setback from the roadway right-of-way.

Chairman Wickett stated that, because no new lots were being created, the Board would consider the waiver, and the applicants could proceed with applications for preliminary plat approval. He further stated that the Board would consider the waiver if the applicants and property owners were willing to provide a 20-foot building setback from the interior side of Abend Point. Chairman Wickett clarified that the Board would review these applications as subdivisions, not minor lot line alterations, and that they should be presented together.

MINUTES

Chairman Wickett made a motion to approve the April 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

Chairman Wickett 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 7:35 pm.

Respectfully submitted,
Joanna Clarke,
Secretary