

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

Date: July 6, 2026

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

Board Members Absent: Kathy Carroll
Holly Tufenkjian

Town Counsel: James Gascon of Costello, Cooney, and Fearon
Town Engineer: TDK Engineering (Absent)
Codes Officer: John Houser (Absent)

The Planning Board of the Town of Marcellus met in regular session July 6, 2026 at 6:30 pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

SUBDIVISIONS – PRELIMINARY

Anthony Dubar	Joseph Sacco	
2614 Abend Pt.	2602 Abend Pt.	
James Brown	Dean & Mary DeSantis	Matthew Hood
2632 Abend Pt.	2620 Abend Pt.	2628 Abend Pt.

The applicants returned to continue discussion from the May meeting regarding proposed lot line adjustments on Abend Point. Applications and the preliminary survey have been submitted. Anthony Dubar proposes to convey 0.94 acres to be added to Joseph Sacco's lot, and James Brown and Dean and Mary DeSantis propose to convey 1.68 acres to be added to Matthew Hood's lot. The following items were discussed:

- Mr. Christensen reiterated the five-year moratorium on subdivisions for any current applicants who intend to purchase the OCWA property located along the lake shore of their properties.
- The statement on the current survey indicating that "permits are required before any future clearing, grading, or construction on all lots" was discussed, and the Board agreed that the language should be clarified and revised. Mr. Christensen requested that "filling" also be included. Code Officer John Houser was absent and will be consulted regarding the final wording.

- Mr. Christensen noted the two drainage pipes located along Abend Point and discussed responsibility for their maintenance.

Chairman Wickett asked the Board to review SEQR part 1 for all five (5) applications. The following changes were noted on each:

- Question #2 – change from no to YES and add Onondaga County.
- Question #11 – change from yes to NO and add private septic.
- Question #15 – change from no to YES and add bats.

Scott Stearns made motions for 2614 Abend Point, 2602 Abend Point, 2632 Abend Point, 2620 Abend Point, and 2628 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, C. Christensen, R. Schneider, S. Stearns, M. Taylor – AYE

K. Carroll, H. Tufenkjian – Absent

The subdivisions will move to public hearing at the August 3, 2026 meeting.

SUBDIVISION – SKETCH

Tim Fey / Noah & Tackenzie Hunt

2542 Otisco Valley Rd.

1-lot

Noah and Tackenzie Hunt appeared before the Board to discuss a proposed one-lot subdivision at 2542 Otisco Valley Road. The property is currently held under one deed and is located within both the Town of Otisco and the Town of Marcellus. The following items were discussed:

- The parcel is proposed to be divided into two parcels, with one portion located in the Town of Otisco and the other portion located in the Town of Marcellus.
- The proposed parcel within the Town of Marcellus consists of approximately 37.76 acres, will be subdivided from the quarry property, and will be accessed by a private driveway.
- Mr. Hunt stated that the area to be subdivided is not within the permitted mining area. Mr. Christensen advised that the mining boundary should be verified and documented.
- The parcel is proposed to be used for recreational purposes.
- The Town of Otisco has received all required information, and the survey is currently in the approval process with that Town.
- It was noted that the East side property line overlaps with the adjacent property owners. It was suggested that Mr. Hunt consult with his attorney per note number 7 on the survey.
- The Board agreed to move this to public hearing for the August 3rd meeting.

DISCUSSION – SUBDIVISION

Brian Ramsden

3025 Marble Road

Brian Ramsden was present to discuss a proposed one-lot subdivision at 3025 Marble Road. Mr. Ramsden owns approximately 44 acres and proposes to subdivide a five-acre parcel for his daughter. Mr. Ramsden's lot spans between Marble Road, Schuyler Road, and Slate Hill Road. The proposed lot would be located along Schuyler Road and would provide a buffer between the proposed residence and the existing residence on Marble Road. The Board reviewed the proposal and indicated that it did not identify any concerns with Mr. Ramsden proceeding with the subdivision application.

DISCUSSION

Chairman Wickett received two emails from the Town Board asking the Planning Board to form a committee to advise on Data Centers and Battery Energy Storage Systems. Mr. Gascon suggested the Board refer the subjects to the Comprehensive Plan Committee.

Chairman Wickett formally referred the Data Centers and Battery Energy Storage Systems to the Comprehensive Plan Committee for review and recommendations.

MINUTES

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

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

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

K. Carroll, H. Tufenkjian – Absent

The meeting adjourned at 7:35 pm.

Respectfully submitted,
Joanna Clarke, Secretary