

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

Date: August 3, 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 August 3, 2026 at 6:30 pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

PUBLIC HEARING - SUBDIVISIONS

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.

Public hearings were held for one-lot subdivisions at 2614, 2602, 2632, 2620, and 2628 Abend Point. The Secretary read the legal notices into the minutes. 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.

Chris Christensen noted that the entire parcel has only two point-discharge locations, while the remaining stormwater runoff occurs as sheet flow. He stated that any future development should account for potential drainage issues.

Chairman Wickett asked whether anyone wished to speak in favor of or in opposition to the applications; no one did. Kathy Carroll moved to close the public hearing, 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

Kathy Carroll made separate motions to approve the one-lot subdivisions at 2614, 2602, 2620, 2632, and 2628 Abend Point. No one spoke in favor of or in opposition to the applications.

Approval of the subdivision at 2614 Abend Point is contingent upon approval of the subdivision at 2602 Abend Point, and approvals for 2620 and 2632 Abend Point are contingent upon approval of the subdivision at 2628 Abend Point. Chris Christensen seconded the motion for 2614 Abend Point; Ron Schneider seconded the motions for 2602, 2632, 2620, and 2628 Abend Point. All motions carried with the following votes:

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

WHEREAS, applications for PRELIMINARY/FINAL PLAT APPROVALS have been duly filed by Anthony Dubar for a one (1) lot subdivision located at 2614 Abend Point, Joseph Sacco for a one (1) lot subdivision located at 2602 Abend Point, James Brown for a one (1) lot subdivision located at 2632 Abend Point, Dean & Mary DeSantis for a one (1) lot subdivision located at 2620 Abend Point, and Matthew Hood for a one (1) lot subdivision located at 2628 Abend Point, all in a Residential 2 zone; and

WHEREAS, the Planning Board duly called and held public hearings thereon on August 3, 2026, commencing at 6:30 PM, local time, to consider said applications, at which time and place all persons desiring to be heard were duly heard; and

WHEREAS, the Planning Board, as lead agency, issued unlisted negative SEQR declarations; and

WHEREAS, the Planning Board duly considered the applications, map, data, and supporting documents submitted by the applicants 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 approvals on the subdivisions known as "Dubar Subdivision and Hood Subdivisions," such approvals being based on a map made by Jeffrey J. Schultz Land Surveying & Mapping PLLC labeled ABEND TRACT SECTION "A" AMENDED NO. 2 dated July 21, 2026;

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. The applicant shall comply 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.
6. Subdivision approval for 2614 Abend Point is contingent on approval of 2602 Abend Point, and approval for 2632 and 2620 Abend Point are contingent on approval of 2628 Abend Point.

PUBLIC HEARING - SUBDIVISION

Tim Fey / Noah & Tackenzie Hunt

2542 Otisco Valley Rd.

1-lot

A public hearing was held regarding a one-lot subdivision at 2542 Otisco Valley Road. The Secretary read the legal notice into the minutes. Noah and Tackenzie Hunt and Tim Fey appeared before the Board to continue discussions of the proposed subdivision. Mr. Fey proposes to subdivide approximately 37.76 acres from his property in the Town of Marcellus and convey the parcel to Noah and Tackenzie Hunt. Mr. Fey confirmed the permitted mining boundary and all mining activities will remain in lot 1 and does not spill over into the proposed lot 2.

Chairman Wickett asked if there was anyone who wished to speak in favor or opposition and there was none. Kathy Carroll made a motion to close the public hearing, 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

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

- Question #3a and #3b change no to YES
- Question #6 change no to YES
- Question #9 change no to YES

Kathy Carroll made a motion that, based on the information and supporting documentation, the proposed action would not result in any significant adverse environmental impacts. 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

Kathy Carroll made a motion to approve the subdivision application, noting that no one had spoken in favor of or in opposition to the application and that approval had been received from the Town of Otisco. Mark Taylor seconded the motion, and it carried with the following vote:

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

SEPTEMBER MEETING

Kathy Carroll made a motion to change the September Planning Board meeting from Monday September 7, 2026 to Thursday September 10, 2026 due to the Labor Day holiday. Ron Schenider seconded and the motion carried with the following vote:

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

MINUTES

Chairman Wickett made a motion to approve the July minutes as written, 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

Scott Stearns 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