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

Date: **September 10, 2026**

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

Board Members Absent: Kathy Carroll

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 September 10, 2026 at 6:30 pm in the Marcellus Town Hall located at 22 East Main Street, Marcellus, New York.

SUBDIVISION-Preliminary
James Shields
2584 Abend Pt.
1-lot
James Shields was present to discuss the preliminary subdivision application for 2584 Abend Point. Mr. Shields explained that he purchased the blue-line property from OCWA, which is located in front of his existing lot, and would like to formally combine the two parcels. Chris Christensen asked whether the shed currently located on the former OCWA property had been permitted. Mr. Shields stated that he had not obtained a building permit and would follow up with the Code Officer to obtain one. Mr. Christensen also noted the OCWA restrictions contained in the deed as part of the sale.

Chairman Wickett asked the Board to review SEQR short form with the following changes noted:

- Question # 21 second box should be checked "NO"

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

The subdivision will move to public hearing for the October meeting.

SUBDIVISION-Discussion

Joe Durand

4185 South Street Rd.

Joe and Rosalie Durand were present for the discussion. Their property in the Town runs parallel to the rear lot lines of eight properties along Baltimore Ridge Road in the Village. Mr. Durand stated that they are offering to sell a portion of their property to each owner, allowing the owners to extend their lots by 100 feet. At this time, six of the eight neighbors have agreed, and the Durands are working out the details with the remaining two. The Village-Town boundary would not change because the land would remain within the Town and be maintained as separate tax parcels. Mr. Durand stated that language would be added to the deeds prohibiting the lots from being sold independently, as the Town cannot create landlocked parcels. Chairman Wickett advised the application would be considered as lot line adjustments.

SUBDIVISION-Discussion

Deborah & Seth O'Brien

4000 Bishop Hill Rd.

Seth O'Brien appeared before the Board to discuss expanding the area identified as "future lot" on the subdivision final plat approved May 4, 2026. The subdivision included a reserved section from the quarry for a future residential lot. Mr. O'Brien explained that he would like to use the existing quarry driveway as the residential driveway for this lot and incorporate the snowmobile trail into the property. The Board reviewed the quarry reclamation map and noted that the proposed area would be excluded from the mining permit renewal. There would also be sufficient sight distance to create a new driveway for the quarry. Mr. O'Brien will proceed with submitting a subdivision application with the new proposed area.

SUBDIVISION-Discussion

Jean Byrne

3251 & 3225 Rose Hill Rd.

No one appeared for the discussion.

MINUTES

Chairman Wickett made a motion to approve the August minutes as written, Ron Schneider seconded. The motion carried with the following vote:
J. Wickett, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE
K. Carroll – Absent

Chairman Wickett made a motion to adjourn the meeting and Chris Christensen seconded. The motion carried with the following vote:
J. Wickett, C. Christensen, R. Schneider, S. Stearns, M. Taylor, H. Tufenkjian – AYE
K. Carroll – Absent

The meeting adjourned at 7:10 pm.

Respectfully submitted,
Joanna Clarke, Secretary