

**Town of Marcellus Planning Board  
24 East Main Street  
Marcellus, New York 13108**

**July 7, 2011**

**Present:** Chairperson Jerry Wickett, Bob Ciota, Chris Christensen, David Peatfield  
**Absent:** Michelle Bingham, Kathy Carroll, Robert Oliver  
**Town Counsel:** James Gascon of Costello, Cooney, Fearon  
**Town Engineer:** Jeffery Nadge of Barton & Loguidice (absent)  
**Codes Officer:** William Reagan

The Planning Board of the Town of Marcellus met in regular session in the Town Hall for the Town of Marcellus, located at 24 E. Main Street, Marcellus, New York, on July 7, 2011.

**Everett & Karen Allington, Northeast Townline Road – 3 lot subdivision**

Bill Lang was present to discuss the project. The applicant has 32 acres and would like to create four lots. He has not spoken to OCDOT to get site distance. They would reserve a 30' easement at the rear of the property to allow for a future road off of Rustlers. Jim Gascon advised that he is not sure that can be done in the creation of this subdivision. Chris Christensen stated that it has always been the intention of the PB to reserve road right of ways to create interconnecting roads throughout the town. Mr. Gascon will research this further and present his findings to the Board at the August meeting. There was discussion as to how to keep driveway cuts to a minimum. There was also discussion regarding what the drainage issues could be with this property and the property behind this proposed subdivision. This project will be placed on the August agenda for additional discussion.

**ExpressMart, Pleasant Valley Road – site plan modification**

Patrick Hyde was present to discuss placing an 8' X 10' shed on the property as well as an ice machine. They have also moved CO2 tank from inside the building and will place it permanently outside. Mr. Hyde explained that they recently remodeled the inside of the building and there is not room for the tank inside. The ice machine will be on the corner of the building and the bait machine will stay where it is currently located. The shed will store a snow blower, weed eater and similar items that use to be kept inside or offsite. There are no current plans for the carwash. Jerry Wickett made a motion to approve the modification based on the info submitted but they must transfer the changes onto the original site plan map. Dave Peatfield seconded and the motion carried with the following vote:

Chris Christensen – aye  
Bob Ciota – aye  
Jerry Wickett – aye  
David Peatfield – aye

WHEREAS, an application has been duly filed requesting MODIFICATION OF SITE PLAN REVIEW AND APPROVAL for ExpressMart – REROB, LLC, on premises located at 2545 Pleasant Valley Road, Marcellus, New York in an B1 district; and

WHEREAS, all Planning Board members had due notice of said meeting, and that pursuant to Section 94 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place thereof was duly given as required by law; and

WHEREAS, the Planning Board, is required to issue an advisory recommendation to the ZBA pursuant to Section 22 of the Marcellus Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Town of Marcellus hereby makes the following findings and recommendations to the Zoning Board of Appeals:

1. All stipulations from the original site plan approval apply to the modification
2. Applicant must submit the approved changes onto the original site plan map
3. Applicant must apply for building permit that grants permission to construct the shed

#### **Ken Phillips, 2483 Masters Road – Site Plan**

A site plan application was submitted to allow a firewood processing business at his residence in a light industrial zone. Mr. Phillips has submitted a new map indicating that he will now construct a 60' X 100' building – two (2) different locations have been proposed. The following was also discussed:

- The \* indicated on the newly submitted narrative means that it may not be done everyday
- No outdoor lighting
- No onsite retail sales
- The trucks will enter the driveway, drive along the underground pipe line and stack the wood in the area indicated on map
- The bulk wood area is where the leftover shredding and mulch will be placed
- The log form is a where the logs will be placed before processing
- The proposed building will be located at either location A or B – there will be only one (1) newly constructed building
- It takes approximately 10 – 15 minutes to unload a truck of logs
- The load is 40' wide and 50' to 60' high
- The processing goes as follows:
  1. The wood is pulled from the log form
  2. Goes through the processor and then placed into stack piles
  3. The processed logs are moved by bobcat or loaded onto truck and moved by truck
- The mulch and scrap and sawdust is usually given away every few months
- The stake trucks selling wood make approximately three (3) trips daily

- The conveyor is used to help load the wood onto the trucks
- They would screen around the areas indicated on the map with trees or possibly chain link fence
- The trees were cleared along the pipeline area because the pipeline company asked that they be removed and they will be placing stone along that area.
- The building will have electricity and be used to store all equipment on site (when not in use nothing will be outside the building) they currently have the following (not all are stored on this site):
  1. 2 skidder's
  2. 6 bobcats
  3. 5 pickup trucks
  4. 1 dump truck
  5. Possibly purchase a 10 wheel truck
- There are no plans to modify the existing driveway
  - Chris Christensen is concerned about what gets put out into the road and asked if the applicant would have an issue with black topping part of the driveway – the applicant advised he would have no issue with that
- Dumpster is used for household trash
- Ken Phillips owns the property with the residence located on it
- The legal business address is 164 Tennyson Ave, Syracuse
- An average truck load would be 10-15 face cord of wood
- The business would operated from late March through early December
- Jerry Wickett went and listened to the sound of the processor. There was additional discussion regarding mitigating the sounds of not just the processor but all the equipment – including the machines with back up alarms
- They would not be able to move the business any further back as it is very wet in that part of the property
- Discussion regarding sawdust/dust and how far it blows off site
- Discussion regarding transporting trees from other sites into Marcellus and what type of precautions can be taken to mitigate transferring insects and disease – DEC has regulations that must be followed
- No fuel storage on site

Jerry Wickett asked everyone to look at SEQR. Bob Ciota made a motion for an unlisted negative declaration and Chris Christensen seconded. This project will be sent OCPB and to a public hearing. Mr. Wickett advised a letter has been received from the neighbors with concerns regarding this project.

-pg4-PB  
July 7, 2011

The minutes of the June meeting stand as distributed with clarifications made at the July meeting regarding the Phillips project

The meeting was adjourned at 10:00 PM

Respectfully submitted,

Karen Cotter  
Secretary