

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

February 6, 2012

Present: Chairperson Jerry Wickett, Chris Christensen, David Peatfield,
Kathy Carroll, Robert Oliver
Absent: Bob Ciota, Michelle Bingham
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 February 6, 2012.

Jerry Harkness, 3774 Lee Mulroy Road – 1 lot subdivision

Chris White was present to represent the project. They would like to create a new lot that will be subdivided to Ultimate Goal. Jerry Wickett advised that he had spoken to Scott Freeman, Ultimate Goal's landscape architect, and advised that the subdivision needs to be done simultaneously. The following was discussed:

- There was discussion regarding drainage for the new lot and the residual parcel.
- Lot 2B has already had some grading work done on it and we want to make sure there are no issues with the wetlands near the property.
- Lot 2B has slight slope – they must show contours.
- Where will the water be sent from lot 2A?
- What is the agreement on the roadway with the lot in the front? Who maintains and plows – how will that be handled with the internal properties
- The swale with the bridge probably will not be needed. How will you get to the rear property – for example what if there is an emergency?
- Overflow parking is located where lot 2A now is – we need to see the new location for the overflow.
- With the changes there will be a low impact with traffic issues.
- Will an easement be needed for emergency vehicles to get to rear lot
- Verbiage for road way – more than one owner sharing common road – how do we handle that – example – who replaces blacktop. Jim Gason will advise.
- What will be done with the signage
- Wetland boundary needs to be added to maps
- Lots need to be relabeled so there is no more A and B lots

Jerry Wickett advised that they would be happy to set up a meeting with Ultimate Goal prior to the March Planning Board Meeting

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The January minutes stand as distributed.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Karen Cotter
Secretary