

**TOWN OF MARCY  
COUNTY OF ONEIDA  
STATE OF NEW YORK  
REVIEW PANEL  
MAY 4, 2020**

The Town of Marcy Review Panel held a Regular Meeting on Monday, May 4, 2020 at 6:00PM at the Marcy Municipal Building, 8801 Paul Becker Road, Marcy, New York.

**THOSE PRESENT:** Planning Board Chairman Robert Lambe  
Zoning Board of Appeals Chairman Carl A. Annese  
Codes Enforcement Officer Daniel Berkhoudt

Planning Board Chairman Robert Lambe called the Meeting to order at 6:00PM with the Pledge of Allegiance.

**ARTHUR RISUCCI, 6187 Glass Factory Road**

*Building Permit*

Tax Map Number 278.000-2-19.1

**Zoned R-20/Residential 20,000**

Mr. Risucci would like to construct a third accessory building on his property. Codes Enforcement Officer Daniel Berkhoudt noted that Mr. Risucci is allowed a maximum of 1,200 square feet. Mr. Risucci stated that he has an AG use permit and that he would like to store hay. Mr. Risucci stated that he had 1,800 bales of hay last year and that he plans on storing them in order to save on transport costs.

Codes Enforcement Officer Daniel Berkhoudt noted that if Mr. Berkhoudt is using the building strictly for AG storage, he may be able to construct with just a building permit and no action by either Board.

Codes Enforcement Officer Daniel Berkhoudt stated that he will talk with Guy Sassaman of the Oneida County Department of Planning about the AG uses. There may not be a size limit if the building is used only for AG purposes, i.e. no personal storage, including boats, cars, RV's, etc.

Mr. Risucci stated that he would like to construct a 40' x 200' or 60' x 100' accessory building. The proposed building would be 23' in height since it would need 14' doors and 16' trusses. Codes Enforcement Officer Daniel Berkhoudt noted that 30' height is allowed.

Codes Enforcement Officer Daniel Berkhoudt will contact Mr. Risucci once he discusses the guidelines with Guy Sassaman.

**VINCENT SURACE for SUPERIOR CAR WASH, 9447 River Road**

*Area Variance*

Tax Map Number 293.003-2-68

**Zoned MU-G/Mixed Use-General**

Mr. Surace plans on opening his new car wash soon. Mr. Surace has been on PAUSE since March. The technicians that were working on the connections for his car wash were called back to Michigan and are not currently allowed to travel.

Mr. Surace would like to install 345 square foot of signage which would be less than he previously had.

The denied building permit notes that Mr. Surace's existing building is 55' x 80'. Mr. Surace stated that his building is 65' x 115'.

Mr. Surace claims that he received an Area Variance from the Zoning Board of Appeals in 1994 for his signage.

Zoning Board of Appeals Secretary Lori A. Wrobel pulled the Zoning Board of Appeals Minutes from 1993 through 1997. Mr. Surace did not receive an Area Variance for the amount of signage that he thought.

Mr. Surace will attend the Zoning Board of Appeals Meeting this evening.

**JEREMY INMAN, 9669 River Road**

*Site Plan Review*

Tax Map Number 306.000-2-21

**Zoned MU-G/Mixed Use General**

Mr. Inman would like to lease space to Adirondack Compressed Gas, Inc. and have a 6,000 gallon tank placed on his property located on the corner of Maynard Drive and River Road.

The representative from Adirondack Compressed Gas, Inc. stated that they supply medical industrial gases to the Mohawk Valley Health System and that the business will be growing with the construction of the new hospital. This business also supplies to all of the nursing homes in the area.

It was noted that Mr. Inman will still require an Interpretation from the Zoning Board of Appeals.

Mr. Inman stated that he has moved the tank in order to meet the required setbacks.

It was noted that the Review Panel could accept the Site Plan Review while waiting for an Interpretation from the Zoning Board of Appeals.

Planning Board Chairman Robert Lambe asked if Mr. Inman would be fixing up the front of his building. Mr. Inman stated that he would like to fix up the front of his building but he would have to either use the wood that is there or put metal up over the front. Mr. Inman stated that the squirrels have dug holes into the wood that is there.

Review Panel Members agreed that Mr. Inman will be required to put in a new façade as part of this application.

Zoning Board of Appeals Chairman Carl A. Annese stated that the fence that will be installed will need to have slats in it for privacy purposes.

It was noted that a barrier will be installed – attached in pieces and interlocked.

This application will be conditioned upon one (1) tank. It was noted that this one (1) tank will fill 15,000 – 20,000 tanks per month.

The Zoning Board of Appeals will review and determine if the warehouse is an accessory use.

Paul Mancuso of Octagon Engineering stated that this is classified as warehouse and storage. Zoning Board of Appeals Chairman Carl A. Annese noted that gas is not listed as storage.

Codes Enforcement Officer Daniel Berkhoudt made a motion to accept the Site Plan Review to add Adirondack Compressed Gas to the existing business located at 9675 River Road, and to schedule a Public Hearing once the Zoning Board of Appeals has made their Interpretation of the Unified Development Code; seconded by Zoning Board of Appeals Chairman Carl A. Annese.

All Members Voting: Aye

Having no further business, Planning Board Chairman Robert Lambe made a motion to adjourn the meeting at 6:56PM; seconded by Codes Enforcement Officer Daniel Berkhoudt.

All Members Voting: Aye

Respectfully submitted,

Lori A. Wrobel  
Review Panel Secretary  
May 14, 2020