

RESOLUTION
VILLAGE OF MARCELLUS PLANNING BOARD
BALTIMORE RIDGE SUBDIVISION
REGARDING ONONDAGA COUNTY PLANNING BOARD COMMENTS
DATED – MARCH 10, 2021 – CASE NO. S-21-12

April 21, 2021

At the regular meeting of the Planning Board of the Village of Marcellus, Onondaga County, New York held at Saint Francis Xavier Parish Hall, 1 West Main Street, Marcellus, New York, on April 21, 2021, at 7:00pm prevailing time:

The meeting was called to order by Chairperson Peter Chapman, and upon roll call, the following were present:

Peter Chapman	Chair
Gabriel Lutwin	Member
Theresa LaMarre	Member
Richelle Schettine	Member
Jill Bristol	Member
Hugh White	Alternate

The following Resolution was offered by Jill Bristol, who moved for its adoption, seconded by Theresa LaMarre, to wit:

WHEREAS, the Onondaga County Planning Board made the following comment regarding the Roche Subdivision and Applicant, Camex Realty: Comment #1 – **“The Village is encouraged to require sidewalks along all lot frontages and connecting to South Street.”**

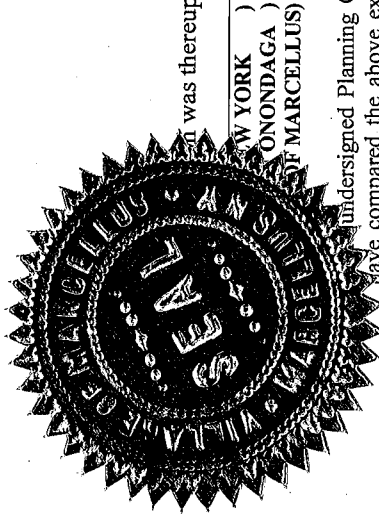
NOW, THEREFORE, BE IT RESOLVED, that the Village of Marcellus Planning Board notes that the Village has sidewalks in much of the Village and its desire is to continue to promote a walkable community. To ensure continuity of the sidewalks located throughout the Village, it would be a costly endeavor to extend from the current sidewalks through the existing neighborhood, and into the new development, a cost that would fall to the municipality. However, since there are no sidewalks in the adjacent existing development, the Village Planning Board will not require them as part of this development as is and has been the case in the Wilson Tract since the first house was constructed in 1945. In addition, potential sidewalk installation in the future might be considered, perhaps from the increased tax revenue that is expected from the project. Also, the Village line ends at the property at #47 South Street, and extending new sidewalk on the west side of South Street would mean negotiating with the Town to install such. Finally, while the Village Planning Board has indicated that sidewalks will not be required as part of this development, it would like provisions for their installation in the future. To facilitate the future installation of sidewalks, a 5' wide leveled off area within the right of way should be shown on the grading plans, and within this, a 5' wide future sidewalk should be dotted in, for both sides of the road; and

WHEREAS, the Onondaga County Planning Board made the following comment regarding the Roche Subdivision and Applicant, Camex Realty: Comment #2 – **“The Village is encouraged to consider having all vehicles access come from Dunlap Avenue and Baker Road with only pedestrian access to South Street Road.”**

THEREFORE, BE IT FURTHER RESOLVED, that the Village of Marcellus Planning Board notes that the CEO contacted the Department of State Division of Building Standards and Codes (DBSC) and was told that even though the new portion of the development (24 new units) does not exceed 30, the total number of (56 + 24) 80 units in the development far exceeds the 30 units allowed without a second FAAR (Fire Apparatus Access Road). The second access road is needed in case one access road for any reason becomes unusable. This requirement is not surprising and it will be constructed to village standards. In addition, it might also be maintained as a “creek walk” style access road to South Street. Also, the 1978 Covenant calls for the extension of Baker and Dunlap as well as the construction of a new access road from South Street. That is why there already are paved extensions into the new development.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Peter Chapman	Voting Aye
Gabriel Lutwin	Voting Aye
Theresa LaMarre	Voting Aye
Richelle Schettine	Voting Aye
Jill Bristol	Voting Aye
Hugh White	Voting Aye



_____ was thereupon declared duly adopted.

NEW YORK)
ONONDAGA)
OF MARCELLUS)

Undersigned Planning Clerk of the Village of Marcellus, Onondaga County, New York, do hereby certify, that I have compared the above extract of the minutes of the meeting of the Planning Board of said Village, including the resolution contained therein with the original thereof filed in my office at Marcellus, Onondaga County, New York, and that the same is a true and correct copy of said original and the whole thereof.

I FURTHER CERTIFY that all members of the Planning Board had due notice of the meeting at which said resolution was adopted. **IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed the seal of the Village of Marcellus this 26th day of April, 2021.

Charley A. Abbott, Planning Clerk