

**SPECIAL MEETING OF THE  
VILLAGE OF MARCELLUS  
HELD AT THE VILLAGE HALL  
ON JULY 28, 2014**

**PRESENT:** John P. Curtin, Mayor    See List  
Patrick W. Cox , Trustee

Sara N. Tallman, Trustee

**ABSENT:** Attorney Brown

Mayor Curtin asked for a motion to open the public hearing. The motion was made Trustee Tallman, seconded by Trustee Cox. The public hearing was opened at 7:11 p.m.

Village Clerk Dawn O'Hara read the legal notice of the public hearing to those in attendance.

Trustee Tallman explained that the purpose of the hearing was to receive public input regarding Local Law No. 3 of 2014 – Amend the Zoning Law, Chapter 250 of the Village Code.

Local Law #3 will create the Paul Street Residential Planned Development District, as called for in Article IX of Chapter 250 – Zoning.

Trustee Tallman mentioned that at the April 28, 2014 Meeting of the Village Board, Brian Ciota and Scott McClurg provided the Board of Trustees of the Village of Marcellus with a Concept Plan for a proposed development of the property at 8 Paul Street. The Board approved a resolution approving the conceptual plan and authorizing the Village Planning Board to review these plans to report back to the Board of Trustees its recommendations for development of the site.

The Planning Board submitted its report to the Board of Trustees and suggested that a Local Law be passed which will amend the Zoning Law and create a Planned Development District, as called for in Article IX of Chapter 250 – Zoning, allowing McClurg and Associates to redevelop the existing 6.5 acre parcel at Paul Street (the former lumber yard) into a residential development consisting of approximately 47 lots. The new buildings on the proposed lots will be comprised of single family homes, duplexes, triplexes and four-plexes as shown on a sketch plan prepared and presented to the Planning Board and Board of Trustees.

The plan for the new development includes tearing down all of the existing structures on the property and creating a new Village street that connects to Paul Street. The new street, along with the access driveways, will allow circulation throughout the development as well as access to all of the garages without making the garages a focal point of the properties.

The different buildings in the plan will result in some variety in size, style and price range, attracting a mixture of buyers to help create a multi-generational neighborhood.

The layout of the development is designed with a density consistent with a Village setting while also allowing green spaces for the homeowners. In addition to the plan having Village sidewalks, Village lighting, public water and sewer, it will also have a connection to the new Creek Walk and such cultural sites as the Marcellus Free Library and the home of the Marcellus Historical Society, the Steadman House.

In order to create the space for the plan and allow each home to be sold as a single family fee simple lot, the zoning needs to be modified to allow for the dimensions and setbacks as shown on the sketch plan and hence this public hearing on amending the Zoning Law and the creation of a Planning Development District at 8 Paul Street.

Mayor Curtin asked if there were any comments or questions from the public. A resident asked if there would be a single access road into the development off of Paul Street. Scott McClurg, who was present at the hearing, confirmed that the new road would be a single access road off of Paul Street. Mayor Curtin wanted residents to know that because the Village had been so diligent in preventing leakage into the Village Sewer System, the NYSDEC confirmed that the Village Sewer System will be able to tolerate the sewer capacity of the new development. In addition, Scott McClurg mentioned that low water flow devices will be installed in all of the units. After hearing no additional comments or questions from the public, Mayor Curtin asked for a motion to close the public hearing. Trustee Tallman made the motion. The motion was seconded by Trustee Cox. All board members voted aye and the motion to close the hearing was carried.

Meeting was adjourned at 7:19 p.m.