

1 STATE OF NEW YORK: VILLAGE OF MARCELLUS:

2 COUNTY OF ONONDAGA: VILLAGE PLANNING BOARD:

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4 In the Matter of:

5 **BALTIMORE RIDGE, a Proposed subdivision** PUBLIC HEARING
6 **and development**, of a 20-acre parcel
7 located south of Baker Road and
8 Dunlap Avenue, Village of Marcellus, NY.

9 **Camex Realty,**
10 Applicant.

11 -----
12 The above-matter conducted before the Village of
13 Marcellus Planning Board, held at the St. Francis Xavier
14 Parish Hall, 1 West Main Street, Marcellus, New York,
15 13108, on **Wednesday, March 3, 2021 at 7:00 p.m.**

16 VILLAGE PLANNING BOARD MEMBERS present:

17 EDWARD CARLSON, Acting Chairman,
18 and Board members:
19 THERESA LAMARRE, PETE CHAPMAN,
20 GABE LUTWIN, JILL BRISTOL,
21 RICHELLE SCHETTINE

22 Village Clerk: Charnley Abbott
23 Board Attorney: Jeff Brown, Esq.

24 APPEARING FOR Applicant: BY: PAUL CAPPUCCILLI
25 (Camex Realty, LLC) 605 West Genesee Street
Syracuse, New York

Project Engineer: James Trasher, Clough Harbor
Project employees: Kurt Stroman, Michael Cappuccilli

Also present for the Village:

Village Mayor: James Curtin
Village Engineer: Jim Oberst, MRB Group
Code Official: Bill Reagan
Trustee: Jack Murphy
Trustee: Tim Manahan

Reported By:
Patrick J. Reagan, CSR
Court Reporter

- Public Hearing - 3/3/21 -

1 (The following occurred at 7:05 p.m.):

2 CHAIRMAN CARLSON: All right. Everybody, could I
3 have your attention? We are going to get started. First
4 thing we are going to do is it to have everybody stand for
5 the Pledge of Allegiance. There is no flag.

6 (After Pledge of Allegiance, the following occurred:)

7 CHAIRMAN CARLSON: My name is Ed Carlson. I am
8 going to call the meeting to order. I am going to make a
9 motion to open the public hearing. Is there a second?

10 BOARD MEMBER LUTWIN: Second.

11 CHAIRMAN CARLSON: All in favor?

12 (Unanimous Board vote.)

13 CHAIRMAN CARLSON: The Village Clerk will please
14 read the Public Notice to those in attendance.

15 THE CLERK: Please take Notice: A Public Hearing
16 will be held by the Village of Marcellus Planning Board, 6
17 Slocombe Ave., Marcellus, New York, 13108, on March 3rd
18 2021 at 7:00 p.m. at the St. Francis Xavier Parish Hall,
19 located at 1 West Main Street, Marcellus, New York,
20 regarding the proposed subdivision and development of
21 Baltimore Ridge, a 20-acre parcel located south of Baker
22 Road and Dunlap Avenue. This meeting is open for in-person
23 public attendance. And masks are required, and social
24 distance policies are in effect. This meeting is also
25 available to Zoom for those unable to attend in-person.

- Clerk -

1 The meeting information will also be available to those
2 unable to attend. Sorry. Meeting information is available
3 at VillageofMarcellus.com. All interested parties will
4 have the opportunity to be heard at the scheduled hearing.
5 Copies of supporting documents are on file at the office of
6 the Village Clerk. Anyone on Zoom meeting, please put your
7 mute on if you are not commenting. Thank you.

8 CHAIRMAN CARLSON: I am now going to introduce
9 the mayor, John Curtin, who is going to make some comments.

10 MAYOR JOHN CURTIN: Just a little background on
11 the Baltimore Ridge project. The Planning Board met on
12 September 16th 2020, and listened to a developer regarding
13 the development of the Roche Property, about 20 acres on
14 the south end of the Village, which property was annexed to
15 the Village in 1978 for the purpose of development.

16 Since 1978, plans have come and gone. Parties
17 have lost interest or passed away. And recently, Linda
18 Roche has contracted with the developer who is interested
19 in development of the property to include approximately 24
20 new residential lots, building quality homes, as well as
21 preserving the natural beauty of the land.

22 The proposed subdivision off South Street will be
23 called "Baltimore Ridge." It would be accessed from South
24 Street as well as from Dunlap Ave. and Baker Road. Sewers
25 follow natural flow and would hook up to existing

- Mayor Curtin -

1 conditions, as would water. The developer would need
2 subdivision site plan approval. Will need to file a full
3 environmental assessment form as well. The Planning Board
4 will be the lead agency. The Village engineers will need
5 to review the complete plans.

6 There are a number of issues that have to be
7 addressed, including surface water runoff, site grading on
8 individual lots, road construction, utilities, sidewalks,
9 curbing, and lighting -- among others. The Planning Board
10 has scheduled a public hearing at St. Francis Hall to
11 accommodate an expected to be a larger than normal crowd to
12 allow for discussion of the project. By clicking on the
13 Village website, members of the community will be able to
14 review the concept and the design that is being proposed
15 for the project, as well as review minutes from both
16 earlier public Planning Board meetings.

17 The Board realizes that some individuals are
18 opposed to the growth of the Village of Marcellus, as some
19 were when the property was annexed back in 1978. However,
20 residents should also be allowed to aware that growth is
21 inevitable, and that a municipality can best protect the
22 interests of its citizens by insuring that the development
23 is done in an orderly, beneficial manner. It is this type
24 of involvement that is proposed for the Village, and by
25 working together we will be able to preserve the integrity

- Curtin -

1 and character of the Village. Thank you. I refer back to
2 the Chair.

3 CHAIRMAN CARLSON: The policy of the Planning
4 Board is to consider land subdivision plats as part of a
5 plan for orderly, efficient and economical development of
6 the Village. This means that the land to be subdivided
7 shall be of such character that it can be used safely for
8 building purposes without danger to the health, or peril
9 from fire, flood or other menace; that proper provisions
10 shall be made for drainage, water supply, sewerage and
11 other needed improvements; that all proposed lots shall be
12 so laid out and of such size as to be in harmony with the
13 development pattern of the neighboring properties; that the
14 proposed streets shall compose a convenient system of
15 traffic flow; and shall be of such width, grade and
16 location as to accommodate the prospective traffic, to
17 facilitate fire protection and to provide access of
18 fire-fighting equipment to buildings; and that proper
19 provisions shall be made for open spaces for parks and
20 playgrounds.

21 The procedure in filing the subdivision
22 application. Submission. There was a discussion by the
23 Planning Board. There was a study of the Sketch Plan.
24 There was a submission of the preliminary plat subdivision
25 which included an application fee. This application fee

- Carlson -

1 has been paid. This has been done. Ten copies of the
2 preliminary plat were presented to the Village Clerk.

3 Tonight's public hearing has been advertised in a
4 local newspaper prior to submission of the preliminary
5 plat. After discussion of the proposed subdivision and an
6 opportunity for public comment, the hearing will be
7 adjourned and then reconvened at a later date to be
8 announced.

9 The developer and his duly authorized
10 representatives are in attendance at this meeting of the
11 Planning Board to discuss the plat.

12 Tonight, the Planning Board shall study the
13 practicability of the preliminary plat, taking into
14 consideration the requirements of the community and the
15 best use of the land to be subdivided. It should be noted
16 that before action is taken on the preliminary plat, such
17 plat must be referred to the Onondaga County Planning Board
18 for review and report in accordance with Section 230 of the
19 General Municipal Law. This submission has been done.

20 The Onondaga County Planning Board, at its next
21 meeting on March 10th 2021, will review and report on its
22 approval, conditional approval, or disapproval of the
23 proposed subdivision. The Village Planning Board shall not
24 act contrary to any County recommendation for conditional
25 approval or disapproval of the subdivision except by a vote

- Carlson -

1 of a majority-plus-one of all its members.

2 Right now I would like to introduce the
3 developers, have them introduce themselves, and go over
4 your presentation.

5 MR. PAUL CAPPUCILLI: Thank you, Mr. Chairman.
6 I have a few remarks I would like to make. Give you a
7 little history of our company, who we are. And also a
8 brief history of any future plans for the 20-acre parcel.

9 My name is Paul Cappuccilli. I am a
10 second-generation member of Camex Realty, LLC, the
11 developing company that will be developing in the Village's
12 long-anticipated and desired Baltimore Ridge subdivision.

13 Accompanying me tonight are two third-generation
14 members of our development team: Kurt Stroman; and my son
15 Michael Cappuccilli; as well as our engineer James Thrasher
16 of CHA Companies.

17 Our development company was founded 75 years ago
18 by my father and uncles: Peter, Rocco and Alfred
19 Cappuccilli after returning home from World War II and
20 finding a need to build communities that provide housing
21 for the thousands of central New Yorkers seeking a
22 brighter, secure, and now more peaceful future around the
23 home and the family.

24 Almost fifty years ago I joined my father and
25 uncles in their building and development business. And in

- Cappuccilli -

1 these past 75 years we have worked diligently and proudly
2 building communities and homes for thousands of families in
3 and around Central New York. Now I say "proudly" because
4 it has always been our objective and belief to build
5 communities that we ourselves would be proud to live in or
6 adjacent to. And over the years, all of us have done
7 exactly that. We have lived in the communities we have
8 developed. We know of no other way to develop, and we are
9 committed to doing the same here with Baltimore Ridge.

10 We have a very long resume of communities that we
11 have developed in a multitude of municipalities. From
12 Village Green in the Town of Van Buren, which is a 2,500
13 home planned unit development and the first privately built
14 owned and operated sewage treatment facility in all of New
15 York State. We have also developed residential projects in
16 Auburn, Skaneateles, Fulton, Oswego, Baldwinsville,
17 Syracuse, DeWitt -- and more recently, we developed a
18 19-acre, 48-lot Westshire subdivision on Ike Dixon Road in
19 your neighboring Town of Camillus. We encourage you to
20 take a drive through Westshire. Talk to Camillus officials
21 and see how we performed in developing a very similar sized
22 parcel of land that also had all of the pre-development
23 concerns of drainage, traffic and the like that many of you
24 understandably have expressed for Baltimore Ridge. We are
25 proud to proclaim that our standing and reputation in all

- Cappuccilli -

1 the municipalities that we have performed is second to
2 none.

3 Now a little bit about this land, its history and
4 future. This 20-acre parcel known as Baltimore Ridge was
5 annexed into the Village over 40 years ago with the
6 expressed purpose of continuing the Village of Marcellus'
7 southerly expansion of its residential community in and
8 around the Flower Lane, Wilson Drive neighborhoods. As we
9 all know, such development from the very beginning of the
10 Village's existence is essential to providing a tax base
11 needed to support and sustain Village services and
12 operations.

13 Additionally, new developments such as Baltimore
14 Ridge will contribute significantly to the tax base and
15 ultimately lower everyone's taxes as the increased tax base
16 will far outstrip the Village's cost to maintain the
17 infrastructure of the completed development.

18 It is also historically proven that such a
19 development will increase the value of the surrounding
20 residential homes. And probably most importantly, it will
21 provide the opportunity for more children and grandchildren
22 of Village residents to reside here where they grew up or
23 close to their parents and grandparents.

24 We are quite simply facilitating the completion
25 of the Village's southerly residential neighborhood that

- Cappuccilli -

1 the Village trustees envisioned for the past 43 years, and
2 we are committed to doing so in a manner that will enhance
3 your community.

4 We are also committed to listening to all your
5 concerns, input and observations, and will thoughtfully
6 consider all reasonable and fact-based input that could
7 positively contribute to the project's enhancement for all
8 concerned.

9 As you might expect, a cost benefit analysis and
10 the project's overall economic viability are factors when
11 considering any design changes or enhancements beyond all
12 the required and necessary engineering that will ensure a
13 safe, and pleasant result for Baltimore Ridge residents,
14 neighboring property owners, and the greater Marcellus
15 community.

16 We, together with your Planning Board and your
17 engineers, are committed to insuring that Baltimore Ridge
18 will be positive and enrich enhancement to your Village and
19 Town.

20 I thank you for your time, and look forward to
21 hearing all of your input. And I would like to turn it
22 over now to our engineer Mr. James Trasher. Thank you.
23 Mr. Trasher?

24 MR. TRASHER: Good evening. James Trasher -- is
25 it okay if I remove my mask? Otherwise, you won't hear --

- Trasher -

1 from CHA Companies.

2 We are the project engineers, as Paul said, for
3 the proposed project that we are -- New York State 174,
4 Baker, Dunlap and the 19.9 acres of land that we are
5 looking to develop on the piece of property.

6 Our proposal is to have a curb cut on this State
7 Route 174. It should be noted in this area, the Village
8 owns the road up to a point here in the Village. Onondaga
9 County actually owns this section of road, and New York
10 State owns the roadway further to the south. So we will be
11 working with Onondaga County curb cut, and we provided
12 information to the Town engineer, the Village engineer,
13 based on comments we received from their engineering and
14 Planning department.

15 So, the proposed curb cut in this location. And
16 then extension of Dunlap and Baker, with a cul de sac at
17 the base of the hill. The development would be consisting
18 of 24 single-family lots with water, sewer, drainage, gas
19 and electric all extended. Our initial desire is to extend
20 sanitary sewer off of Baker and provide laterals to each of
21 the lots. We also have the capability of doing that off of
22 State Street --

23 UNIDENTIFIED VOICE: South Street.

24 MR. TRASHER: -- South Street, sorry, in this
25 location. Storm water management will be located in this

- Trasher -

1 area, as part of the process and the preliminary plat
2 process with the Planning Board, its initial road layout,
3 preliminary layout. So water, sewer, drainage.

4 Then once a preliminary plan is approved, we go
5 through drainage, and contract drawings that will be
6 approved by the Village Board. But based of the proximity
7 and the time this plan has sat, we have advanced some of
8 those initial construction drawings. In terms of grading
9 and drainage, you're not going to be able to see it from
10 back there, but I will just explain: Storm water
11 management ponds in this area. The hill generally grades
12 from west to east; and north to south. We would collect
13 all the storm water within the road right-of-way. Bring
14 it, and manage it, and treat it, and then outlet it
15 approximately in this location.

16 We would provide rear yard swales along the
17 adjoining properties. And as we develop the lots within
18 our development, we would also capture the storm water
19 directly to the underground storm water system and directly
20 to the storm water management facility.

21 Sanitary sewers, as I said, will come off of
22 Baker, typically 8-inch in size, with 6-inch laterals that
23 would be extended to the edge of the right-of-way.

24 Water. We have worked with Onondaga County Water
25 Authority. They have water, and adequate water in this

- Trasher -

1 area. They would look at looping our system so we would
2 have a connection off of South, and then tie-in also to
3 Dunlap and Baker. So if there is ever an issue with the
4 water main, they can feed and back-feed through the
5 proposed development.

6 So, we probably understand that, you know, all
7 these concerns that when you extend a road, but in the
8 previous development, when Baker and Dunlap were initially
9 constructed, they were extended to the adjacent property.
10 And then through requests of the Planning Board, this is
11 why this -- our initial presentation that we made for the
12 Planning Board, we had, you know, two connections and a cul
13 de sac. And we really didn't look at coming out to the
14 road. But based on the Mayor, and the Planning Board, we
15 re-implemented this connection point and looked for these
16 two connections.

17 The County DOT has requested a trip generation
18 analysis. That's not a traffic study where you're going
19 out and doing counts. It's making and taking, you know,
20 information based on known data and how many a.m. and p.m.
21 trips would happen from a proposed development. Most
22 likely, most of these folks would utilize this access point
23 to leave the property. These really become more convenient
24 if they have a friend who lives on Dunlap. Instead of
25 coming out onto South and up and back in and over, you have

- Trasher -

1 these connection points for them.

2 So that's the general overview of what we are
3 proposing to do here. We will continue to work storm water
4 management reports and required information from that the
5 County DOT is looking for.

6 As part of the process, we had to reach out to
7 the New York State Office of Park, Recreation and Historic
8 Preservation because of an historic structure down the
9 road. They came back with "no impact" on this project.

10 So we provided a long form for the SEQR process.
11 Previously, we provided the short form but because this is
12 a Type I action, we supplemented our application with that
13 information.

14 Now we are really just looking for comments. We
15 have had two rounds of comments from the Planning Board.
16 We will take your comments tonight, and then we will
17 address them. We like, at public hearing, we like to sit
18 back and listen to what you have, and really try not to
19 debate because we like to take everything thoughtfully in
20 and figure out what the best way to accomplish the
21 Village's goals and the neighbors' goals. So we look
22 forward to hearing that. And I turn it back over to the
23 Board.

24 CHAIRMAN CARLSON: Just a couple more
25 record-keeping things, and then we will definitely get into

- Carlson -

1 the comments. Right now I am going to turn it over to the
2 Village engineer and the Village attorney, Jim Oberst and
3 Jeff Brown, to talk about the SEQR action.

4 MR. OBERST: I will start. I am Jim Oberst with
5 the MRB group. We are representing the Village as the
6 Village engineer in this project. We will be doing the
7 technical review of the plans and also all the
8 environmental issues which are covered further under the
9 term SEQR, that's State Environmental Quality Review Act.
10 So, we will be taking a look at the issues of drainage,
11 utilities, any species or plants or animals that may be
12 endangered that are on this property. Overall grading.
13 And our job is to do a technical review to make sure that
14 the concerns of the Village residents are heard, and that
15 the plans are in general conformance with any Village
16 requirements or regulatory requirements.

17 We have done an initial review of the plans. We
18 submitted a letter to the Village on February 23rd. And as
19 part of that, we made an assessment that this would be a
20 Type I action. We did get concurrence from the Village
21 attorney.

22 So as part of this SEQR process, as they
23 mentioned, they did submit the long form. We got that
24 today. The next step in the process would be for the
25 Village Planning Board to declare their intent to be the

- Oberst -

1 lead agency for SEQR. And once that occurs, there will be
2 a 30-day period for any involved agencies that may want to
3 challenge that. We don't expect that they will. So, more
4 than likely it would be the Village Planning Board meeting
5 SEQR for this project. Jeff, if you want to add to that?

6 ATTORNEY JEFF BROWN: No. So just to be clear,
7 on the environmental, there are multiple steps, okay?
8 No. 1, is the Planning Board declaring its intent to be
9 lead agency. Other agencies giving feedback to that
10 declaration of intent. Once we get that feedback, then the
11 Board will come together again to declare that they are
12 lead agency, most likely, and to proceed with the analysis.

13 So I just wanted to let everybody know the
14 environmental analysis is very thorough, especially now
15 that we are doing a long form assessment. And we are doing
16 coordinated review with multiple other agencies involved.

17 So, with the fact that we have received the long
18 form environmental assessment, it is most likely the intent
19 of the Board to declare itself desirous of being the lead
20 agency. So again, the intent to be lead agency at its next
21 meeting on March 17th. So again, that would start the
22 process. So we are having it here today.

23 At the March 17th meeting, this Board would most
24 likely declare its intent to be the lead agency. And then
25 the 30-day coordinating process will begin at that point.

- Carlson -

1 CHAIRMAN CARLSON: Tonight's meeting is being
2 transcribed. Any comments from the public must begin by
3 having the speaker provide his or her name and address.
4 Please keep in mind that not all questions can be answered
5 tonight, but will be addressed later as more information is
6 available. The answers will also be posted on the Village
7 website including all number of letters submitted to the
8 Village office. All of them will be entered into the
9 record of this meeting. And there are several that the
10 Clerk will now read.

11 THE CLERK: Hi. As of four o'clock this
12 afternoon, there were ten submissions to the Village from
13 both the Town residents and Village residents. Every
14 submission was forwarded to the Village Board, the Planning
15 Board, the developers, our code officials, and the
16 engineers prior to the hearing, as they are received. I
17 will record all of the submissions in the minutes of this
18 hearing. And they will be on file at the Village office
19 for anybody that requests a copy.

20 The Village Board chose two letters for me to
21 read out loud. Several people did ask to have their
22 letters read into the record but many of them were very
23 similar.

24 So, the first one is from Betsy Whitmore of 1
25 Dunlap Avenue. She says: (Reading:) "To the Mayor,

- (Letter) - Whitmore -

1 Trustees, Village Clerk, etc., I write this as both a
2 resident of the Village's Wilson tract and as a realtor. I
3 am strongly against the planned development's access
4 through Baker and Dunlap. If access were granted to this
5 development just from South Street, I would not oppose the
6 proposal so strongly.

7 "Please consider the following. What New York
8 State Real Estate law grants owners of real property:
9 Restrictions on Ownership Rights in Real Property. In
10 addition to limitations on the use of your property that
11 are proposed by zoning laws and building codes, other
12 limitations may be created by laws enacted by government
13 and traditions that have the force of law ("common law").
14 For example, no owner may use his property to create a
15 nuisance for his neighbors. A nuisance under common law
16 occurs "when an owner uses his property to interfere with
17 the use and enjoyment of his neighbors' properties -- such
18 as making unreasonable excessive noise, or conducting
19 activities that carry with them the risk of an explosion or
20 a release of dangerous chemicals."

21 "The amount of cars coming in and going from a
22 development of 25 homes would certainly be a "nuisance" to
23 all the current residents. One of the greatest selling
24 points of our neighborhood, unlike any other in the
25 Village, is its closed circle. The neighborhood children

- (Letter) - Whitmore -

1 are free and relatively safe using, as they do, the street
2 to roller blade, skateboard, ride bikes, walk, and in
3 general just play. Also, there are large number of daily
4 walkers in our neighborhood, most of whom don't even live
5 in the Wilson tract. They come here because it's a great
6 place to walk and it's quiet and safe. I fear that we
7 would lose their wonderful trait with this additional
8 traffic.

9 "Again, entrance from South Street only, not
10 opposed.

11 "I don't understand the logic behind why Baker
12 Road and Dunlap Avenue are being considered access roads to
13 the proposed development. It certainly can't be for
14 emergency vehicles, as Wilson Road, (Baker, Dunlap,
15 Hillside), Flower Lane, Park Street, Chrisler Street, Paul
16 Street, Bradley Street and Academy Green have no multiple
17 access roads. So it's clearly not needed in a proposed
18 development.

19 "My other concern is for the five houses, three
20 on Hillside, one on Dunlap, one on Baker whose property
21 will be the most affected, whose properties will no longer
22 be wooded but will have a house right in the back or side
23 yard. Something I am sure they didn't envision when they
24 purchased. Their resale values will be hurt the most.
25 Perhaps this effect could be limited by reducing the number

- (Letter) - Whitmore -

1 of lots by three or four and leaving a wide, maybe 30-foot
2 area of the natural woods. Again, this could safeguard
3 resale values somewhat.

4 "I have concerns on what this proposed
5 development's effect will be on the property taxes, most
6 specifically the already-high Village tax.

7 "My last major concern is our Village's sewer
8 system. We hear and are reminded all the time about how
9 over-taxed the system is. It's brought up in almost every
10 newsletter. And the sewer rates seem to be skyrocketing.
11 Why would the Village government and Village residents
12 think it would be a good idea to add another 25 or so
13 houses to a system already under stress? Have there been
14 anywhere studies on the effect of this development on our
15 current sewer capacity?

16 "I understand the desire for increased Village
17 revenue. But, won't whatever additional revenue this
18 produces just equal the services the development will
19 require? I am not sure how this would truly, financially
20 benefit the Village.

21 "Thank you for consideration. I assume my letter
22 will be read at the public hearing March 3rd and made part
23 of the Village record. Yours truly, Betsy Whitmore."

24 The second one that we are going to read was from
25 Shawn Gillen-Caryl, which I saw -- do you mind if we waive

- (Letter) - Gillen-Caryl -

1 the reading of that since I saw?

2 MS. S. GILLEN-CARYL: Yes, I prefer you read it.

3 THE CLERK: Do you want me to read it? This one
4 is Shawn Gillen-Caryl, 14 Dunlap. (Reading:) "I am
5 writing regarding the proposed Baltimore Ridge development.
6 My family lives on 14 Dunlap Ave. And we are strongly
7 against the planned development with access through Dunlap
8 Ave. The reason we purchased our home on Dunlap Ave. was
9 because it was at the end of a circle, so our daughter and
10 other children in the neighborhood could play without the
11 worry of traffic.

12 "Additionally, we wanted a quiet street to live
13 on with little noise -- with little traffic noise. We were
14 told the property at the end of the block could never be
15 developed as the water and sewer system in the Village of
16 Marcellus could not support any more homes. We are
17 constantly receiving mail about the sewer system being
18 over-stressed which has caused the amount we pay for sewer
19 and trash to rise dramatically since we purchased our home.

20 "Furthermore, I don't want to see my home's
21 resale value decrease due to new home construction. We
22 have spent years taking care of our home, so the value
23 would increase, only to see this happen, and values plunge,
24 as buyers would only be interested in new construction and
25 not our homes.

- (Letter) - Gillen-Caryl -

1 "The taxes we pay in the Village of Marcellus are
2 extremely high in comparison to neighboring communities.
3 The tax revenue that the Village would receive would not
4 offset the decrease in our home values, or the additional
5 services that would be needed to support a new development.

6 "In my opinion, a better benefit to the Village
7 would be to renovate the abandoned gas station and
8 soon-to-be Town Hall, so there aren't dilapidated and empty
9 buildings that hinder some purchases and businesses
10 opening.

11 "Lastly, the number of homes being considered for
12 this development is too high, as the size of the lots are
13 extremely small. The amount of land between the Hillside
14 residents and the new development is not nearly large
15 enough; it should be a minimum of 40 feet to help preserve
16 their privacy.

17 "I believe this project was in the works for a
18 long time, and the residents it affects were never even
19 taken into consideration.

20 "This letter is to be read into the record at the
21 public hearing on March 3rd 2021. Sincerely, Shawn
22 Gillen-Caryl."

23 CHAIRMAN CARLSON: We are going to have the Mayor
24 and the Board address these letters.

25 MAYOR CURTIN: Well, there is a lot of thought

- Curtin (Rebuttal) -

1 that I am not going to respond to because I don't have the
2 engineering expertise. But I do have the expertise on
3 taxes. And one of the questions was asked in both letters
4 was the effect on property tax revenue. Well, from the
5 Village's perspective, we are compiling the numbers. We
6 should be able to explain the tax revenue that will be
7 generated upon full development. There is no doubt that
8 this will introduce new revenue to the Village, and would
9 substantially increase -- increase rather than decrease --
10 the value of neighboring properties. The assessment of the
11 Village could go up as much as ten million dollars.

12 Another one was: Will the project cause taxes in
13 the Village, already very high, to increase? Well, Village
14 property taxes have not increased since 2016. Since 2016,
15 the tax has been \$6.85 per thousand. Compared with other
16 villages in the County, the tax in Marcellus Village is
17 relatively low. In Baldwinsville, it's \$7.52 per thousand.
18 Nearby Camillus, it's \$7.36 per thousand. In Jordan, it's
19 \$8.01 per thousand. In Liverpool, it's \$12.45 per
20 thousand. In Minoa -- which is probably the best
21 comparable -- it's \$9.23 per thousand. And I could go on.

22 Nearby Skaneateles has a very low tax rate of
23 \$3.12 per thousand but that could be attributed to the fact
24 that the assessed property valuation in Skaneateles is
25 almost \$500 million, while in Marcellus it's \$87 million,

- Curtin (Rebuttal) -

1 or five times that of Marcellus.

2 This project would help to maintain the tax rate
3 as it is, as well as enable the Village to perhaps maintain
4 and upgrade its infrastructure without raising taxes
5 substantially or going into debt by borrowing for projects.

6 Another question that was repetitive in a lot of
7 the letters was: Isn't the Village sewer system overtaxed,
8 as we are reminded all the time in every single newsletter?
9 First of all, I have written the newsletter since 1995, and
10 the last time I talked about the over-taxed system was
11 about 2007. So first, the sewer system is not over-taxed.
12 Particularly since it was upgraded in 2013, with a major
13 reconstruction and relining of the sanitary sewer system.
14 This was a \$700 thousand project for which the Village was
15 able to obtain, through the generous contribution of our
16 attorney, a New York State grant.

17 In addition, in 2013-14, the Village began a sump
18 pump inspection program which was extremely effective in
19 reducing non-sewage in-flow into the Village treatment
20 plant. Because of these two projects, the Village
21 treatment plant's capacity has increased significantly. It
22 will easily absorb not only the sewage generated from this
23 project but from future development that might occur in the
24 Village. The issue of an over-taxed sewer system has not
25 been mentioned in any Village newsletter.

- Curtin (Rebuttal) -

1 And what has been a subject of concern in every
2 newsletter in recent years, which has caused sewer rates to
3 rise considerably -- and sewer rates are not a tax -- was
4 the mandate by New York State DEC, that was a mandate, an
5 order by the State to reduce the level of phosphorous from
6 the treatment's effluent. That was an order by the State
7 of New York. Although we fought it for a number of years,
8 we were forced to upgrade the plant to the tune of \$8
9 million; \$6 million of which we were able to obtain in
10 grants. By law, it is only from the sewer rates that
11 treatment plant upgrades can be funded. The Village sewer
12 rate, which is not a tax again, it's a rate charge like
13 NYSEG, is still lower than almost every other treatment
14 plant in the County, including Metro.

15 Finally, the issue about privacy in the
16 neighborhood -- that is, a "closed circle" -- which offers
17 a quiet and safe community for residents, kids,
18 pedestrians. In a Village, such as Marcellus, homes are
19 usually smaller in size. Privacy can be a concern for
20 many, unlike those who live beyond the Village in the Town.
21 The Village Comprehensive Plan confirms that all new
22 development will respect and complement existing
23 surroundings by encouraging targeted types of development
24 to locate in preferred neighborhoods in and around the
25 Village, and ensuring that street and pathway connections

- Curtin (Rebuttal) -

1 will link existing Village neighborhoods. Eliminating dead
2 end streets, by looping them with adjacent roads, should be
3 a goal. New development adjacent to existing neighborhoods
4 should be tied to the Village by a system of street,
5 bicycle, sidewalk and pedestrian ways. Such facilities
6 would be established as new development occurs and, in the
7 existing areas, as funding becomes available.

8 The entire Village might be looped with
9 sidewalks. And priority should be given to the
10 installation of sidewalks in those areas of the Village
11 where they are conspicuous by their absence.

12 A number of streets in the Village are dead
13 ended. However, older maps in the Village originally did
14 not call for dead end streets. For example, Highland Drive
15 was supposed to extend south all the way to Reed Street.
16 And Second Street was supposed to connect with Kelly Ave.
17 Chrisler and Paul Streets led to what was once the upper
18 mill. And then in the future these sidewalks behind
19 Bradley Street could be connected with the new Creekwalk.

20 As for Academy Green, that's a private driveway.
21 It is not a Village Street.

22 I have a lot of other answers but I will defer to
23 the engineers. Thank you.

24 CHAIRMAN CARLSON: Okay. Now we are going to
25 open up the public questions and comments. Those who wish

- Carlson -

1 to speak, have signed up. And the Chair will recognize
2 each speaker who will then proceed to the designated area
3 which is this blue "X." Provide your name, address and if
4 you're from an organization, if any. We are going to hold
5 it to a three-minute limit to remarks. You cannot yield
6 any of your remaining time to any other speaker. Keep in
7 mind that not all questions can be answered tonight. They
8 will be addressed later as more information is available.

9 And so, Charnley, this is the list? Bob Dean?

10 BOB DEAN: Yes. Could I speak from the map?

11 THE CLERK: Yes. The point is, you have to be on
12 camera. We have to have you on camera.

13 CHAIRMAN CARLSON: To be to the map?

14 THE CLERK: You're good. I will move the camera.

15 MR. DEAN: My name is Robert Dean. I live in
16 this house right here. And I have -- we have some
17 concerns. I have walked these lots forever. I remember
18 going up and seeing the kids all drinking right up here,
19 the promontory right here. I've picked up beer cans there.

20 In any event, what I noticed up here is this land
21 here all drains -- a lot of this stuff, it drains down
22 between Tom Brown's house and our house. Again, all these
23 lots right here drain into our yard. And these lots over
24 here kind of drain like this. There is a swale that comes
25 down. A lot of water enters here and goes this way. And a

- R. Dean -

1 lot of water comes right by this edge, and then comes over
2 and drains down back of Audrey's house. My concern was,
3 from the maps I have, was how the heck are they are going
4 to get this water that naturally drains northeast, to drain
5 southeast?

6 I did talk to Paul last night. And he said that
7 they were planning on having these drains in these streets
8 somehow go south -- when the natural lay of the land goes
9 north.

10 And the back of these properties here, there is a
11 provision for a right-of-way here for like a drain. These
12 back yards will drain into our yard. But this is like a
13 little valley, it's created on the right-of-way that
14 assumably is going to drain in this direction, down to the
15 southeast section. But I don't know how much, I don't know
16 how they are ever going to get enough slope in this to have
17 this water drain that way.

18 My concern is that our yard is going to be
19 flooded by the changes in the system, some type. And so we
20 need like a really detailed contour map of how the drainage
21 is going to work.

22 The other thing I am concerned about is in our
23 property line, here we have old growth of maple and cherry
24 trees, right along this south edge. And the way they have
25 designed this road, and I will let my wife talk about this

- R. Dean -

1 a little bit later, but it comes straight in right through
2 a little drumlin, right here. It's going to, they are
3 going to have to excavate out the bottom of the drumlin.
4 There is a second drumlin right here on our property. They
5 are going to have to have excavate right through it. The
6 natural way this valley flows, the entrance to the road,
7 would be here, if it went to the lowest point. And the
8 drive-way would come up through here and kind of curve
9 around like this. I think it would be very -- right this
10 way.

11 In any event, we are concerned about the
12 undermining of our major trees here on the top of this
13 grade. Because I think this grade right here is going to
14 have to be cut very, very steep.

15 The only other thing I could say -- tell me when
16 the three minutes is up?

17 CHAIRMAN CARLSON: It's up.

18 MR. DEAN: It's up? Thank you.

19 CHAIRMAN CARLSON: Address the drainage and old
20 growth forestry?

21 MR. TRASHER: So honestly, I would like to hear
22 all the public comments. This is a time where we listen to
23 the public comments and then we can respond. Our whole
24 deal as it relates, I will just use this, for storm water,
25 if people are speaking about it for the rest of the night.

- Trasher -

1 Here is pre- versus post- development. We understand that
2 we can't negatively impact the adjoining properties. You
3 live there. We have an engineer who lives adjacent to us
4 on the other side. So, we take that very strongly.

5 You know, New York State under the SPDES.
6 Requirements, pre- versus post-, you can't exceed, you have
7 to use storm water quality. There are things we can do
8 with drainage.

9 We understand the trees as well. I will take in
10 everyone's comments. Then at the end, we can give
11 information. But we also will, based on all, everyone's
12 comments, will be updating our plans, working with the
13 Board, working with the MRB group in satisfying their
14 concerns along with all yours because he is taking notes on
15 what we need to do as we move through the process, so.

16 CHAIRMAN CARLSON: Okay. We can do that. We
17 will take notes on the questions that are asked, make sure
18 all are answered. Ginny Calvert?

19 VIRGINIA CALVERT-DEAN: Hi. I am Ginny Calvert;
20 I am with Bob. And I grew up on Flower Lane. My parents
21 built a house there in 1955. And I am a beneficiary of the
22 development of the houses in our Village. And I lived here
23 my whole life.

24 So I understand that from the Covenant that's
25 before you, in 1978, that there was always the intention to

- V. Calvert-Dean -

1 develop that land and to extend Baker and Dunlap to do
2 that. That's part of the Covenant to develop that land --
3 that to bail out of that.

4 Our major concern is for the environmental impact
5 and the atmosphere there. We love our woods. And they are
6 not calling it "Baltimore Ridge" for nothing. I mean,
7 that's a play on our natural resource that we have, and my
8 father helped develop it years ago.

9 So, you know, if you park your car, and go down
10 Platt Road, go down Hall, and come up Parsons Drive and
11 park your car at that stop sign and look at the lay of the
12 land there, you will cry. That those two little drumlins
13 will be taken out for this. So my plea is that the
14 engineers figure out a way to drain this property that
15 doesn't require that huge storm water wastewater basin.

16 I had at least one -- one indicated to me that
17 there are questions about who is going to be responsible
18 for operating and maintaining that? Who is going to pay
19 for it? Is it the whole Village? Is it just that
20 development? And you know, is there a way to keep the
21 storm water control more local for the lots themselves?
22 You know, I am not an engineer. I don't know these things.
23 But it seems to me that maybe elongating that basin, and
24 allowing the road to take the natural contour. You know,
25 the appeal of this subdivision from South Street will be

- V. Calvert-Dean -

1 just so enhanced by keeping the road the way it is. And
2 people will love to drive in there. They will love to go
3 home. They will. It will be a real benefit to our
4 community, I think. We don't need the sides of that road
5 to look like the Thruway. I mean, you know, it's just I
6 saw the word "riprap." And well, how loving could that be?

7 And those are my concerns. We did send a letter
8 to the Village and those people will read that. We are
9 concerned for the trees. We are concerned for the
10 drumlins. And also for, you know, Joe Durand who is having
11 that basin right next to his property. He can't help that
12 happening.

13 CHAIRMAN CARLSON: Time, Ginny.

14 MS. CALVERT DEAN: Thank you very much.

15 CHAIRMAN CARLSON: Thank you. Peg Shields, or is
16 it Bob?

17 MR. ROBERT SHIELDS: Bob.

18 CHAIRMAN CARLSON: "Mr. Peg Shields."

19 MR. SHIELDS: Thank you. She gave me the right to
20 speak, which is so unusual.

21 The thing that I heard the Mayor talk about
22 "looping," but my point of view is that I see no reason for
23 extending Baker and Dunlap. They can stay dead-ends as
24 they are. Then the development could come in and come back
25 out and be self-contained. So I don't see the need for

- R. Shields -

1 that little looping. And we like it the way it is, I
2 guess.

3 The water issues, everybody is going to address
4 that for sure. I saw the report in 1978 showing what that
5 property was like. I know that Pat Kapusanski told me when
6 any water went to the back yard, in back of his place, and
7 tried to drill holes to find out where the water level was,
8 it was sometimes less than two feet. So I think, there is
9 a serious problem about the water, the runoff there.
10 Everybody in the Wilson tract has had water problems.

11 Let's see. The preservation of the trees. We
12 like that tree line that goes up the edge of the property
13 on the north boundary of the proposed development. And so
14 I would say we ought to move, we ought to change the zoning
15 for the houses that are adjacent to that to be 20 or 30
16 feet instead of 12 feet from their side yard.

17 The lot sizes. The lot sizes that are small lots
18 next to Tom Brown's lot, you could put three lots in there.
19 They would be the same size as adjacent lots, in both
20 directions.

21 And the sidewalk issues are interesting. I think
22 there ought to be sidewalks on South Street to get up to
23 the new plan so when people walk out of the new
24 development, they have got sidewalks and a way to get to
25 the Village. That's it.

- W. Sherman -

1 CHAIRMAN CARLSON: Thanks, Bob. Wendy Sherman?
2 Hi, Wendy.

3 MS. WENDY SHERMAN: Hi. Thank you very much for
4 being here this evening. I appreciate your talking to us
5 and making your presentation. My name is Wendy Sherman. I
6 live on 7 Bradley Street. My dad was not able to be here
7 tonight. He owns a house on the corner of Baker and
8 Wilson, and so I am representing him this evening.

9 I guess there is some recurring things here.
10 One, we talked about drainage. I know you heard that a
11 lot. But you should be aware, and probably you are, it's
12 not just the surface water that will be impacted by having
13 more impervious area. There are springs in the hill there.
14 And on the coldest night of the year, you could walk out
15 along Baker and when you walk by those grates, you will
16 hear water running. So it is a significant issue.

17 And my concern is, my understanding is that
18 you're going to develop the area and prepare for the lots
19 to be built but you're not going to build the houses
20 yourself, is that correct?

21 MR. TRASHER: Correct.

22 MS. SHERMAN: My concern is that whoever builds
23 their house first, sort of makes some decisions about
24 drainage that will impact their neighbors. And that could
25 have an adverse -- when everybody starts passing it

- W. Sherman -

1 downhill, that could have adverse effects.

2 I am also concerned about the fact that if there
3 is any limit to developing that large property at the end
4 of the cul de sac. I understand that because of the size
5 of it or the topography, it seems unlikely to be developed.
6 But that doesn't mean it won't be developed. And I am
7 wondering if there some in way to put some clause into it
8 that that "cannot be further subdivided in the future"?
9 And I think that would be very important to do.

10 Bob mentioned the sidewalks. There is a sidewalk
11 that extends down South Street. It would be nice if it was
12 connected to the development. And that if there were
13 sidewalks in the development, and that if there was a
14 sidewalk that was put in, it's going to go through Baker
15 and Dunlap, that we have a sidewalk that goes around the
16 "ring road." We do have a lot of people -- and again, I
17 live on Bradley Street. I used to walk my dog up there all
18 the time when my parents moved there. And it's a very
19 popular walking trail for people. And there is a lot of
20 small children and pets and such.

21 And that also brings up another issue about
22 signage. Is that if that connection is made, there is
23 going to need to be some changes to the signage as far as
24 stop signs on the corners. There may need to be adjustment
25 to the speed limit. There may be need for potentially

- W. Sherman -

1 speed bumps or you know what do you call it, speed -- [sic]
2 which is sort of elevated areas that are instead of a speed
3 bump.

4 And again, just mention to the Mayor, it's not a
5 dead end. It is a ring road. And there is a lot of
6 enjoyment that the community as a whole and the neighbors
7 would get from that. And so we would, you know, really
8 like to see that -- is that connection to Dunlap and Baker,
9 I think that is one of our main concerns which the
10 people -- and I think those are my comments.

11 CHAIRMAN CARLSON: Thanks, Wendy. Thank you very
12 much.

13 Viola Darling? Hi, Viola.

14 MS. VIOLA DARLING: I will limit my -- my concern
15 is there are already 46 homes on the Wilson tract. You're
16 going to add traffic from 20 or 25 more homes on Baker and
17 Dunlap which goes onto Wilson. We already have a lot of
18 traffic on our circle, on our loop. And I think that the
19 street already is in very poor condition. They threw some
20 asphalt on it a few years ago. And it only increased the
21 undulation of the road. Which is good in some ways.
22 People can't go 50 miles an hour on it. But it still isn't
23 going to tolerate an extra amount of traffic on that
24 street.

25 And also, I am still concerned about the sewer

- V. Darling -

1 plant. I know that the Mayor said it's mostly the
2 chemicals that are going into it. But I don't see how that
3 system is going to accommodate more homes without more
4 costs to us. We are already paying a hundred dollars every
5 three months for sewers. It's only going to increase even
6 more. That's all I could, that's all I could say.

7 CHAIRMAN CARLSON: Thank you. Mary Beth Fish?

8 MS. MB FISH: I wrote a letter.

9 THE CLERK: Did you want us to?

10 MS. MB FISH: Do you want me to read that letter?

11 THE CLERK: Done. Somehow the comment, sign-up
12 sheet got passed around. I think it was mistaken for a
13 sign-up. So if your name is called and you don't want to
14 speak and you're somehow on this list, my apologies.

15 CHAIRMAN CARLSON: We will move on. Wendy
16 Sherman -- no, we just had. Brian Novitsky? Hi, Brian.

17 MR. BRIAN NOVITSKY: Hello. How is everyone?

18 CHAIRMAN CARLSON: Good.

19 MR. NOVITSKY: A lot of my questions, I have
20 questions and comments all in one spot. A lot of the
21 questions have already been answered, major questions.
22 That your environmental impact study, my question on that
23 is: Are we going to have an independent person do it, that
24 way it is unbiased? And then who is going to pay for that?
25 That's a big one.

- Novitsky -

1 But, real big one, why are we entering a contract
2 that was signed 43 years ago -- and the Village entered
3 into a contract 43 years ago? A lot has changed since
4 then. So we need to reconsider that. Maybe put it to a
5 vote to all the Village residents. I don't know. That's
6 one thing.

7 I am hearing that the biggest reason why we are
8 doing this is to increase revenue for the Village. Sadly,
9 it's not the government's job to make money. It's the
10 government's job to operate within the budget that they
11 have. So let's consider some consolidations. Look for
12 more grant money. Maybe cut back on places.
13 Consolidation, cutbacks probably go hand-in-hand.

14 Water pressure. I live up on Wilson, 2320
15 Wilson. Water pressure there is horrible. With the
16 increased housing there, what's it going to do with the
17 water pressure? It's got to affect fire fighting
18 abilities. That's huge. Having been a victim of a house
19 fire, you're going to want water pressure. Okay. That's
20 big.

21 Why is the Village entering into a contract with
22 a private citizen? How did we find this developer? Did we
23 vet them? Did we put out requests for proposals? Because
24 right now, they have a seat at the table. So it looks like
25 the Village is entering into a contract with them. Whether

- Novitsky -

1 you are or you aren't, you're giving the impression -- how
2 did we vet this? We did it 43 years ago. And again,
3 different times. We need to do it again.

4 What else have we got? I am trying to hit some
5 of the high points. Okay. 23 lots. I am sorry. Lot 23.
6 Why is that significantly larger than the others? You talk
7 about harmony. Okay. All the lots are going to be in
8 harmony. Lot 23 is really big. Not the same as the
9 others. So, I am questioning why that is. Okay, I have my
10 sneaky suspicion. You talk about it's going to bring, it's
11 going to open up to families to bring their children or
12 grandchildren back there. Okay. That's 23 people -- 23
13 families. I see a lot more here today. I am sure there is
14 a lot more that are opposing this. I lost my spot.

15 Are there any codes that we don't know about,
16 that we haven't looked at that the developer needs to abide
17 by? I don't know. Okay.

18 Is there anything that we are missing? Is there
19 anything that we need to look for? I heard some underwater
20 drainage. There are a lot of springs up there. There is a
21 lot of, there is a lot of underwater springs or underground
22 springs. So what are we missing? What are we looking at?
23 And we are talking about, we talked about drainage. Huge
24 thing about drainage. They are going to treat water
25 somehow? However they are going to treat it and they are

- Novitsky -

1 going to send it where? I don't know where it's going to
2 go. What impact is that going to have on Nine Mile?
3 That's a world renown stream and creek running through
4 there. You have got people coming from all over going
5 there. So, what's the effect to Nine Mile? That might be
6 answered in the environmental impact?

7 CHAIRMAN CARLSON: Time, Brian.

8 MR. NOVITSKY: Time?

9 CHAIRMAN CARLSON: Yes. Thank you.

10 John Bromka? Hi, John.

11 MR. JOHN BROMKA: Thank you. My wife Sondra and
12 I live on 36 South Street which also borders on Baker Road.
13 So, we have been enjoying walking around these various
14 places and we have explored in the woods there. We would
15 be sorry to see them go. But in some way, that this
16 development could be done in such a way that it opens up
17 walking possibilities. If the Baker Road and Dunlap Ave.
18 do not continue onto the new road, perhaps that walking
19 right-of-ways could be made for those places.

20 Also, it would be great to see somehow walking
21 access to Baltimore Woods from this whole lot, I suppose,
22 to follow the existing property lines, and make narrow
23 right-of-ways there, like it was done with the Creekwalk.
24 That would be an enhancement.

25 Also, traffic zones. That has been addressed, I

- Bromka -

1 guess, to lower the traffic zone for the access road to
2 South Street. And I would like to reiterate that this is a
3 great idea, curbing that access road to follow the natural
4 contours of the land. Thank you.

5 CHAIRMAN CARLSON: Thank you. Thanks, John. Joe
6 Durand?

7 MR. JOE DURAND: Hi. Joe Durand, 4185 South
8 Street.

9 CHAIRMAN CARLSON: Hi, Joe.

10 MR. DURAND: How are you doing, guys? So, some
11 of you have heard, my property is immediately to the south
12 of the property that would be developed. And as much as I
13 don't like to see the change, as much as I don't like to
14 see the change, I have a -- piece of that property over the
15 years, it's private property, it's zoned right. It's a
16 good looking development. And it was not too long time ago
17 between, even by today's standards, if you look at what was
18 set up, that was good planning going on.

19 Now Paul Cappuccilli is a local guy. This is not
20 an inexpensive subdivision. There is a lot of money laid
21 out. It's not like it fills up over a year or two. It's
22 going to take years. It's a lot of outlay. When you take
23 these developments, and you have, you know, someone that
24 wants to put in an investment in this community. When was
25 the last time you had a subdivision like this?

- Durand -

1 If your community doesn't continue to grow, it
2 dies. It withers. So it's just like downtown. Everything
3 else. You have got to keep it, you know, you have got to
4 reinvest in it. You have got to keep it vital.

5 Paul has put a lot of money in this. He has got
6 a very good engineering firm. I was concerned with that,
7 who they were going to retain. He has put in a lot of
8 money into Clough Harbor. These guys are also municipal
9 engineers. Town of Salina -- probably couple other ones.
10 They are not, you know, slouches in development. So we
11 can't, we shouldn't expect: "We didn't know anything about
12 water pressure; we didn't know about drainage; we didn't
13 know about traffic." These guys know how to do this. They
14 also have Ianuzzi and Roman surveyors, top notch surveying
15 company. My point is, they are the best in the lot to do
16 this property. I have seen his work. I have been involved
17 with him in the years past. And it's quality stuff. So, I
18 think, if you give it a chance.

19 In my future, there are going to be ten houses
20 against my property line. Do you want to see that road
21 come out on South Street? No, I would rather have it go
22 through your neighborhood. But you know what? It's the
23 right thing to do. You're having those houses in there.
24 You have already got enough development in there. Through
25 the codes, and their evaluation, it's a safety issue. So

- Durand -

1 now he has got to extend 800 feet of road with no houses on
2 it, to provide safety for that community. Again, it's a
3 big investment.

4 The other thing about the drainage, it's very
5 rare that you get a site that's as nice as this that has
6 great soil conditions. I have been there 25 years. It's
7 type A soil. It perks like a bastard. It's great soil.
8 So what that does, when you want to protect Nine Mile
9 Creek, the storm water management requirement's that you go
10 in, you have to go in onsite, certain treatments go in
11 before you can discharge offsite. These swales allow it to
12 happen.

13 We all want less hard surfaces in our
14 development. The roads that are proposed in the Village
15 are crazy here. 28 feet wide of pavement. So 28 feet, you
16 could -- normal road is as narrow as 20 feet.

17 CHAIRMAN CARLSON: Time, Jim.

18 MR. DURAND: It's a good project, so give it a
19 chance.

20 CHAIRMAN CARLSON: Thanks. P. Civil. Am I
21 pronouncing that right?

22 MS. P. CIVIL: I didn't realize I signed up. I
23 promise, it's getting late.

24 CHAIRMAN CARLSON: Assuming K. Civil also
25 associated with you?

- P. Civil -

1 MS. P. CIVIL: Yes, but I am speaking for him,
2 too.

3 CHAIRMAN CARLSON: Okay.

4 MS. P. CIVIL: Just three points. Thank you very
5 much, Mr. Mayor, for being here tonight. And I think this
6 is a good project.

7 I just have two things. No. 1, again, not being
8 fully versed, I think it's very, very important, that all
9 the construction vehicles be driven up the new road, and
10 not through Baker and Dunlap.

11 Also, Mayor, I think you have done an awful lot
12 with the sewer system. But I would just point out that,
13 excuse me, in the minutes it says: The Village stated that
14 there may be a need for televising and evaluation of
15 existing lines to be sure that they are efficient, and
16 sufficient for the needs of the proposed development. So I
17 trust that --

18 MAYOR CURTIN: They have.

19 MS. CIVIL: -- that item has been resolved? And
20 I think that's it. Those are my two points. Good luck.
21 But please keep those construction vehicles off Baker and
22 Dunlap.

23 CHAIRMAN CARLSON: Thank you. John Cusick? Hi,
24 John.

25 MR. JOHN CUSICK: John Cusick. 2489 Masters

- J. Cusick -

1 Road. I am also with the Town of Marcellus as a councilor.
2 I listened to people express themselves about Dunlap and
3 Wilson, and how they like to walk with their children, or
4 on the road playing. But what you envision for yourselves,
5 23 other families could use the same vision. This
6 community was built on families just like mine, and yours.
7 This is an opportunity for 23 more families to move into
8 our community. And I have looked up this project. I have
9 read through it. Like Joe said, it's going to be a good
10 project for our community. So, thank you.

11 CHAIRMAN CARLSON: Thanks. Shawn Gillen-Caryl,
12 is that pronounced right?

13 MR. GEOFF CARYL: No, I am Geoff Caryl. I am her
14 husband.

15 CHAIRMAN CARLSON: Oh, sorry.

16 MR. G. CARYL: Yes, Geoff Caryl. Shawn and I
17 live on 14 Dunlap Ave. And I would just encourage
18 everybody here that in the next couple of weeks, just walk
19 out Dunlap Ave. and over to Hillside. And you can hear the
20 amount of water that's coming down. A lot has changed
21 since 1978, including our weather patterns. I mean, I just
22 hope if you take a look at what's happening, when all that
23 snow starts melting, it's unbelievable the amount of water
24 that's coming down. I just -- I don't know how you're
25 going to -- it has to be a good plan to deal with it, a

- G. Caryl -

1 very good plan to deal with it.

2 And the only other thing I heard was that the
3 entrance to the new development from Baker and Dunlap was
4 just a matter of convenience for the new neighborhood. And
5 I am, you know, if there was just, I think it would go
6 easier if it was just for South Street, as opposed to
7 people on Dunlap and Baker. So thank you.

8 CHAIRMAN CARLSON: Thanks. Charnley, do we have
9 anybody on Zoom? Do we have anybody on?

10 THE CLERK: How do you wish to do it? So all my
11 Zoom friends, is there anyone there that wants to speak and
12 unmute?

13 CHAIRMAN CARLSON: Anybody else that's on that
14 list? Come on up. Stand and address.

15 MR. TOM BLAKE: I signed up on the sheet. I
16 don't know if you missed me.

17 CHAIRMAN CARLSON: I might have missed you,
18 sorry.

19 MR. TOM BLAKE: My name is Tom Blake. I live at
20 4200 South Street Road. For the purposes of that, that
21 puts me right in front of the driveway there of the
22 development. So to say the least, I have a vested interest
23 in being here tonight.

24 I want to thank the Mayor for letting me in, I
25 want to thank everyone else for showing support for the

- T. Blake -

1 community, regardless of which way your mindset is on this.
2 This is a democracy. I am glad everybody is coming out to
3 show their opinions.

4 So, personally, I don't like it. I am not buying
5 the hype. To me, it's very much like a sales pitch. I
6 want to buy the extra warranty; I'm not interested in the
7 product. I think it's a logistical nightmare. There is a
8 lot of problems. Some of those have already been
9 mentioned. I think the drainage issue is very familiar.
10 They know it's a problem. They know it's a problem because
11 it's Village water that's going to be dumped into the
12 County water.

13 So now, I am a Town person. I don't live in the
14 Village. I am about 100 feet or so from the Village. But
15 some of the things that stand out for me is are these
16 things. I look outside my window every morning, I look
17 directly, again, right into where that driveway is going to
18 go. It's directly across from my house. There is 24 lots
19 going in there, right? Figure the average person has got
20 two cars. That puts 50 cars coming in and out of there.
21 Some people have mentioned about that we don't want to
22 extend Dunlap, we don't want to extend Baker Road. Which
23 that means everybody is going to be coming in and out on
24 South Street Road. They have it listed here as "State
25 Street Road." They took such diligence to do their plans

- T. Blake -

1 they misspelled the street where the development is going
2 on. So take note of that, it's on the billboard up here.
3 It's actually South Street Road, yes, South Street. Again,
4 we are right across from it.

5 In looking at the history of Marcellus and the
6 current composition, the average person in this Town is 48
7 years old. Okay, so, to say the least, that's
8 significantly higher than the average for the State of New
9 York. That means we have a lot of elderly here. All
10 right, my mother is one of them. My mother lives with me.
11 Okay. And she is, her main living area is directly across
12 from that stop sign that's going to go in. So 50 cars
13 traveling probably to-and-from work twice a day, so a
14 hundred times a day, she is going to have headlights
15 shining directly into her room. So, that's some of the
16 selfish reasons why I don't like this project.

17 Let me tell you what else. This is like a three
18 minute -- if somebody owns this property, they have got a
19 developer that he is going to come and do it, you know
20 what? They have made their money, they are out of here.
21 They don't care about the drainage. Whose problem is that?
22 The people that decide to build the house on those
23 properties. That's where the real issues are going to
24 rise. None of these plans -- do I see any kind of drainage
25 plans for each one of the specific properties? So that's

- T. Blake -

1 going to further aggravate that issue, right?

2 When all that water we are talking about, the
3 catch basin that he is going to look at, that's probably
4 going to become a swamp, infested with bugs, wildlife, you
5 name it. Next time we have a 500-year storm, that basin
6 or whatever the collection area they are going to call it,
7 is not going to go to the road, and then go down to --
8 there is nothing there. We walked that property. You
9 know, there is currently no drainage along the road.

10 CHAIRMAN CARLSON: Time.

11 MR. BLAKE: If we get one of those big storms,
12 that water is going to come over, flood my land, flood my
13 neighbor's land. She's here as well. She is also going to
14 be the recipient of those headlight beams, any time
15 somebody banks a left and tries to go north.

16 So aside from that, I want to say that my family
17 and I, I have four smaller kids. We have one in the
18 Marcellus School District right now. We moved here ten
19 years ago. All right. We chose this Town and this Village
20 for a number of reasons. Okay. It's very Norman
21 Rockwell-like. It's a great place to raise a family.

22 I think this is a terrible idea. I oppose it 100
23 percent. I could stand here for an hour and tell you why.
24 We only get three minutes. Thank you for your time.

25 (Applause.)

- Evans -

1 CHAIRMAN CARLSON: Thank you. I think there was
2 one more. Is there one more? Okay. Come on up. Last
3 one. Hi.

4 MS. JENNIFER EVANS: Hi. My name is Jennifer
5 Evans. And I live at 4206 South Street Road. Tom's a
6 neighbor. So I just want to express my concerns including
7 traffic coming out right into my house, directly into my
8 house. I bought the house five years ago because there was
9 woods across the street. My children walk in those woods.
10 We take our dog into those woods. And now it's going to be
11 clearcut.

12 So one question I do have is, across the street
13 from my house, back up to the house, are they clear-cutting
14 that? Like, will all of the trees be gone?

15 MR. CAPPUCILLI: I am not sure where you are?

16 MS. EVANS: Directly across from the South Street
17 exit. I live next door to him. My house is also directly
18 in the traffic. So I would like to know that.

19 My other concern is traffic. We are picking up
20 traffic, as he said, 50 cars. That road is currently 40
21 miles an hour. Cars continuously go down that road
22 50-plus. It's an issue. It's a huge issue. We have
23 addressed it several times. Nobody listens. So with the
24 pick-up of traffic, how are we going to address this? I do
25 not want a traffic light on top of lights into my house, in

- Evans -

1 front of my house.

2 MR. PAUL CAPPUCCILLI: We won't have a traffic
3 light.

4 MS. EVANS: And my last major issue is, and I
5 mean no disrespect, but I did, beginning of this meeting,
6 you guys said that you would not be a nuisance. I would
7 like to point out that because of Covid, I work from home.
8 I am an internal auditor. So I am on Zoom calls all the
9 time. One day last fall, one of your vans parked directly
10 in front of my house.

11 MR. TRASHER: Whose van?

12 MS. EVANS: One of your CH --

13 MR. PAUL CAPPUCCILLI: Not us.

14 MR. TRASHER: Not us.

15 MS. EVANS: I believe it was you in the van.

16 MR. PAUL CAPPUCCILLI: He lives in Brooklyn.

17 MS. EVANS: Then maybe not. It was a young kid
18 who looked just like you. He parked in front of my house.
19 He sat there for a half hour. My dog went crazy. My dog
20 has issues but --

21 MR. PAUL CAPPUCCILLI: It wasn't us.

22 MS. EVANS: I called the company. I said, can
23 you please have the van move back up or move forward? They
24 didn't. Finally, I went out and I asked the people in the
25 van to move.

- Evans -

1 So, having traffic and having cars come in and
2 out of that land is going to be a nuisance, a big nuisance.
3 Thank you.

4 (Applause.)

5 CHAIRMAN CARLSON: Thank you. If no further
6 comments, then, responses?

7 MR. TRASHER: As I said previously, we would like
8 to take everyone's comments and we will respond to them.
9 We will get a copy of the transcript. And we have taken
10 notes over here this evening. And our resubmission. You
11 know, the Village engineers provided comments on our
12 initial plans. There is preliminary grading plans, storm
13 water. As I said previously, Onondaga County DOT stuff
14 that has been submitted to, their stuff is required. The
15 trip generation study. Honestly, a 24-lot single family
16 residential development is a very, very low impact
17 development. And it doesn't warrant a traffic impact
18 study. That's why we got that response from the County.

19 The storm water, we have State requirements to
20 live by.

21 Onondaga County Water Authority, which would
22 design the permit, and then construct the system as this
23 development is approved, it has to work with flows and
24 pressures. They have to meet health department and other
25 standard requirements when they design it in their systems.

- Trasher -

1 Gas and electric, same scenario there. They know
2 their loads, they know the land that these houses require,
3 their development. We understand, no one ever likes to see
4 a development come in. We are not -- the developer is not
5 under contract with the Village. This is privately owned
6 land. He has a contract to purchase from Linda Roche.

7 There is, I will just go to the drumlin issue
8 next to the Dean's property. There is a 12 and-a-half foot
9 strip that we don't have under contract, that's owned by
10 her, that we don't need for our development so there is
11 greater separation from that property line than is shown
12 there. There is additional land there as well.

13 But we will take all these comments. We will
14 respond to them. Just like when we got the Village
15 engineers' comments, we go one-by-one. So you can see how
16 we respond to each and every one's comments. If they are
17 repetitive comments, you know, we will blanket them under
18 "traffic" or "drainage" or "lights" or you know, those
19 components. And then we will resubmit for upcoming
20 meetings that we have with the Village.

21 We look forward to starting the SEQR process. We
22 hope that you can do the lead agency determination in short
23 order, and we can start the process and move this along.
24 We thank everyone for their comments tonight and we will
25 look forward to work with everyone.

- Carlson -

1 CHAIRMAN CARLSON: One more comment that came
2 from actually the Town Planning Board. I forgot, I was
3 going to throw this in there, is that: Not just the
4 drainage but the drainage when the houses are built, one
5 house is built, what's going to happen, the water that's
6 going to come off the top of the roof, from that house?
7 And then with what effect might it have on the next house
8 that was built, and the next house that was built? So that
9 was another question too. Is there anything going to be
10 done to address that as well?

11 MR. TRASHER: Yes, we can address that. I will
12 put, typically, when residential developments are done, we
13 come in and design the road, and the infrastructure. We
14 try to grade right up to the edge of the right-of-way which
15 is going to be dedicated to the Village. We try not to do
16 lot grading plans. When we do that, it goes up to a
17 contractor for construction. There has been a lot of
18 comments tonight about are you clear-cutting this entire
19 area? Our desire is not to clear-cut every tree down in
20 this area. But when you have a developer, you have to
21 design a grading plan for the entire development, and he
22 has to do that before you can dedicate it to the Village.
23 There is going to be a lot of trees that are going to be
24 removed because that's what we are going to do. We are
25 going to make sure it works. Versus most developments,

- Trasher -

1 that our office has done and other engineering companies.
2 We do the right-of-way and then the builder comes in for
3 the prospective home buyer, prepares the building permit
4 process to make sure it's being graded appropriately, and
5 designing the drainage systems that we do as part of our
6 development.

7 So rear yard swales that will happen between
8 lots. Back yard swales up to the Dean's property. A swale
9 all along the southern portion. So those are things we do
10 to try to limit environmental impacts of taking down trees
11 initially because that's not his goal. But it's all
12 dependent on what the Village requires us to do through the
13 approval process. So a lot of what you guys say -- and the
14 Village engineering will dictate how much disturbance is
15 done, if you approve it. We appreciate everyone's
16 comments. We look forward to seeing you March 17th.

17 CHAIRMAN CARLSON: Okay. Within 60 days of the
18 receipt of the complete application, the Planning Board
19 shall take action to conditionally approve or disapprove
20 the preliminary plat, and the grounds for any modifications
21 or the grounds for disapproval shall be stated on the
22 record of the Planning Board. The Planning Board will
23 consider all that has been discussed this evening as well
24 as comments and advice of the developers, engineers, the
25 Village engineer, the code enforcement officer, and the

- Carlson -

1 report from the Onondaga County Planning Board. The action
2 of the Planning Board plus any conditions attached thereto
3 shall be noted on three copies of the preliminary plat, one
4 to the developer, one retained by the Planning Board and
5 one forwarded to the Village Board. Prior to approval of
6 the subdivision plat, the Planning Board may require
7 additional changes as a result of further study in the
8 subdivision or as a result of new information obtained from
9 the public hearing.

10 Before we adjourn, any other questions?

11 MAYOR CURTIN: Let me? I have two issues I want
12 to address that were brought up, were spoken about. One
13 deals with sidewalks. Keep in mind the Village has
14 sidewalks in much of the Village. And our is desire is to
15 continue to promote a walkable community. But to insure
16 continuity of the sidewalks located throughout the Village,
17 it's our policy to extend from the current sidewalks to the
18 existing neighborhood and into the new development, the
19 cost would fall to the municipality. However, since there
20 are no sidewalks in the adjacent existing development, the
21 Village would not require them as part of this development.
22 Since the right-of-way is 60 feet, and 28 feet of that is
23 set aside for paving, the remainder of 16 feet on either
24 side would be set aside for utilities and a pathway to
25 allow for bikes, pedestrians to have a safe shoulder to

- Curtin -

1 use, as it is, and has been since the Wilson tract was
2 started in 1945.

3 In addition, the potential sidewalk installation
4 in the future might be considered perhaps from the
5 increased tax revenue that is expected from the project.

6 Also, there is talk about putting a sidewalk on
7 South Street. Well, the Village lines ends at the Loewer
8 property, the Loewer property. And extending new walks on
9 the west sidewalk of South Street would need to be
10 negotiated with the Town because that's in the Town, in
11 front of Dean's property.

12 On additional traffic, eliminate safe walkways
13 for our school children. At present, school children do
14 not need to walk in the road on the way to school since
15 buses pick them up.

16 This development is proposed to extend off an
17 existing residential community and the likelihood of
18 through traffic is minimal, as Mr. Trasher mentioned, and
19 the speed limit should be low.

20 Finally, I do want to mention about the access
21 from Baker and Dunlap as well as on South Street, what's
22 the logic behind it? Well, the logic is the State requires
23 -- our CO Bill Reagan has contacted the Department of
24 State, the Division of Building Standards and Codes. He
25 was told that even though the new portion of the

- Curtin -

1 development which is 24 units does not exceed 30, the total
2 units in the development, including South Street and Wilson
3 tract is 80, and that far exceeds the 30 allowed without a
4 second fire apparatus access road. This requirement --
5 this second road then is needed in case one road, access
6 road, becomes unusable.

7 Finally, the 1978 Covenant calls for the
8 extension of Baker and Dunlap as well as construction of a
9 new access road from South Street. Thank you.

10 MS. S. GILLEN-CARYL: What is your proposed
11 ground breaking date? How many years do you think we would
12 have to listen to construction noise?

13 MR. PAUL CAPPUCCILLI: Immediately following
14 final approval, construction should probably take what six
15 months?

16 MS. S. GILLEN-CARYL: Six months for 24 houses?

17 MR. PAUL CAPPUCCILLI: No, for the development.

18 MR. TRASHER: No, for the road and the
19 infrastructure.

20 MS. CARYL: I am saying for the whole thing. We
21 sit in our back yard, on our back yard every night when the
22 weather permits. We don't want to be listening to your
23 pounding for the next five to ten years.

24 MR. PAUL CAPPUCCILLI: I understand. And I
25 guess, the sooner we can get in the ground while the market

- Cappuccilli -

1 is the way it is, the faster it will sell. Because right
2 now homes are selling very fast. So it's all a function
3 of, you know, the economy and how quickly we can move
4 through the approval process and get in the ground before
5 the economy changes.

6 CHAIRMAN CARLSON: Okay. State your name and
7 address?

8 MS. CARRIE BLAKE: My name is Carrie Blake. And
9 I live at 4200 South Street Road. I am just wondering why
10 the back lot is so much larger than all the rest of them?

11 MR. PAUL CAPPUCCILLI: Because of its topography.
12 It's not developable in its entirety.

13 CARRIE BLAKE: Is it going to be sold?

14 MR. PAUL CAPPUCCILLI: Yes.

15 CARRIE BLAKE: So if someone purchases it, they
16 can build a house on it?

17 MR. PAUL CAPPUCCILLI: Yes.

18 CARRIE BLAKE: So is it going to be kept for the
19 developer? I heard it's going to be kept by the developer,
20 which seems like an ulterior motive for the entire area.

21 MR. STROMAN: There is no ulterior motive in
22 play. Particularly, the grades and the slopes, you're
23 serving here somewhat fall within the properties. It's
24 relatively steep on that hill. It's a very small portion
25 of that lot that's actually buildable. You're going to get

- Stroman -

1 a larger lot but there is no intention for anybody to
2 develop --

3 CARRIE BLAKE: But if it's sold, it can be built
4 on?

5 MR. STROMAN: It can be built on. We will design
6 it so it could have a home on it, absolutely.

7 CARRIE BLAKE: Yes. Why isn't the same size as
8 all the other ones? The whole land in that area is nothing
9 but divots and springs and ponds and mountains and
10 everything. It's no different than the rest.

11 MR. STROMAN: It is the topography.

12 MR. PAUL CAPPUCCILLI: The buildable area in that
13 lot is very limited. That is why it's so large. The
14 buildable area, where you could actually put a house, is
15 very limited.

16 CARRIE BLAKE: So will there be restrictions on
17 that person that buys that lot that doesn't decide to level
18 the entire thing and build an enormous house at the end?

19 MR. STROMAN: Anybody that wants to build, to
20 purchase that lot and build a house, would have to come in
21 front of the Village for approval of what they want to
22 build. If that lot is developed, if we provide access to
23 that subdivision whatever, whatever comes in, it has to
24 come back and be put in a plan for what they want to build,
25 and has to be approved by the Village at that time. So if

- Stroman -

1 somebody wants to go for the expensive end and proposes
2 that to the Village, the Village would have to answer that
3 question at that time.

4 CARRIE BLAKE: Did the Village section out those
5 lots?

6 ATTORNEY BROWN: Mr. Chairman, I want to remind
7 you, this is not a give-and-take.

8 CHAIRMAN CARLSON: Yes, guys, we have a sign here
9 for people who wanted to ask questions and come up. We
10 have got to wrap up the meeting and the developers will get
11 back their response to the questions.

12 MR. TRASHER: One last thing. There is 24 lots
13 proposed. The Covenants in the annexation, the maximum
14 lots could have 26. When we initially came to the Board,
15 we showed 26 lots. Our office came back to the developer,
16 and said we can't get 26 lots. Whoever purchases lot 23, I
17 think it is the number, is going to have to do a unique
18 driveway and place it appropriately. It is not going to be
19 a cheap house to construct back there. So, it's a
20 buildable lot. They are going to get a lot of acreage. So
21 someone who wants to live in a Village but have a large
22 lot, this is a perfect place for them. They will be able
23 to see wildlife. They could have slopes. They can walk.
24 They could have trails. It's different than owning a
25 12,000 square foot lot down off of Dunlap or Baker Road

- Trasher -

1 extension, which are consistent with the other lots.

2 So, 26 is the max based on the annexation. We
3 are proposing 24. And if whoever bought lot 23 wanted to
4 divide the 23 lot, it would be almost next to impossible to
5 build three houses on that lot. Or else we would be
6 showing them to you tonight.

7 MR. PAUL CAPPUCILLI: Also, to add to that, the
8 26 lots, in the Covenants, in the restrictions, 20 of them
9 have to be east of a demarcation line, and no more than six
10 on that hill area. We reduced it from six to four because
11 it is not being conducive to building six. So we could
12 only put six in there, anyhow. But now it's only four.

13 CHAIRMAN CARLSON: Okay.

14 MS. SHERMAN: Could I make one last comment, real
15 quick, regarding sidewalks?

16 CHAIRMAN CARLSON: All right. Last comment.
17 Guys, we don't mean to cut anybody off but there was
18 certainly a procedure. Anybody that wanted to make
19 comments, sign up and come on up and talk. So, quick, last
20 question and then it's got to be it.

21 MS. SHERMAN: Just an observation. Linda Roche
22 bought the property. Maybe after she wanted, she was going
23 to sell it, that's the American way. These folks are going
24 to develop it. Still, they are going to make some money on
25 it. That's the American way. They are getting a benefit

- Sherman -

1 from having that property developed. Having sidewalks,
2 even though it is not in the Dunlap/Baker Road right now,
3 there should be some benefit for our neighborhood if we are
4 taking all this on. And so if we are going to build
5 sidewalks there, it needs to be done now. Because as you
6 pointed out, for the Village to take on that financial
7 burden, it's not going to happen at any time soon.

8 CHAIRMAN CARLSON: Okay, thank you. Thank you,
9 everybody, for your comments.

10 The motion to adjourn, anybody? I have a motion?

11 BOARD MEMBER LUTWIN: I make a motion to adjourn.

12 CHAIRMAN CARLSON: Okay. The meeting to adjourn
13 the public hearing until such time as the Planning Board
14 completes its review, at which time the Planning Board
15 shall reconvene the public hearing. All parties involved
16 as well as the general public shall be notified as to when
17 the public hearing will be reconvened by advertisement from
18 a newspaper of general circulation in the Village, at least
19 ten days before such a hearing. Is there a second motion?

20 BOARD MEMBER LAMARRE: Second.

21 CHAIRMAN CARLSON: The meeting is adjourned.

22 (Meeting adjourned at 8:37 p.m.)

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- Speaker List - 3/3/21 -

Marcellus Planning Board

- **Baltimore Ridge Hearing** -

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- Certificate -

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C E R T I F I C A T E

STATE OF NEW YORK:
COUNTY OF ONONDAGA:

I, PATRICK J. REAGAN, a Certified Shorthand Reporter in and for the State of New York, do hereby certify that the foregoing transcript of the Marcellus Village Planning Board Meeting in the above-entitled matter, County of Onondaga, recorded at the time and place first above-mentioned, is true and accurate to the best of my knowledge, skill and ability.

Date: _____

Patrick J. Reagan, CSR
16 Dunlap Ave.
Marcellus, NY 13108

(315) 673-9358