

1 STATE OF NEW YORK: VILLAGE OF MARCELLUS:  
2 COUNTY OF ONONDAGA: VILLAGE PLANNING BOARD:  
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3 In the Matter of:

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

8 **Camex Realty,**  
9 Applicant.

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9 The above-matter conducted before the Village of  
10 Marcellus Planning Board, held at the St. Francis Xavier  
11 Parish Hall, 1 West Main Street, Marcellus, New York,  
12 13108, on **Wednesday, April 21, 2021, at 7:00 p.m.**

13 VILLAGE PLANNING BOARD MEMBERS present:

14 PETE CHAPMAN, Planning Board Chairman,  
15 and Board members:  
16 THERESA LAMARRE, HUGH WHITE,  
17 GABE LUTWIN, JILL BRISTOL,  
18 RICHELLE SCHETTINE

19 Village Clerk: Charnley Abbott  
20 Board Attorney: Jeff Brown, Esq.

21 APPEARING FOR Applicant: BY: PAUL CAPPUCILLI  
22 (Camex Realty, LLC) 605 West Genesee Street  
23 Syracuse, New York

24 Project Engineer: James Trasher, Clough Harbor Assoc.

25 Also present for the Village:

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

30 Reported By:  
31 Patrick J. Reagan, CSR  
32 Court Reporter

- Public Hearing - 4/21/21 -

1 (At 7:03 p.m., the following occurred:)

2 CHAIRMAN CHAPMAN: Could everybody please rise?

3 (Pause for Pledge of Allegiance.)

4 CHAIRMAN CHAPMAN: Okay. Good evening,  
5 everybody. I would like to welcome everyone to the April  
6 21st 2021 meeting of the Village of Marcellus Planning  
7 Board. First item on the agenda is to continue the Public  
8 Hearing on the preliminary plat for the Baltimore Ridge  
9 Subdivision.

10 The Village Clerk will please read the public  
11 notice to those in attendance.

12 THE CLERK: (Reading:) Please Take Notice: That  
13 a Public Hearing will be continued by the Village Planning  
14 Board of the Village of Marcellus, 6 Slocombe Ave.,  
15 Marcellus, NY, 13108, on Wednesday, April 21st 2021, at  
16 7:00 o'clock p.m., at the St. Francis Xavier Parish Hall,  
17 1 Main Street, Marcellus, New York, regarding the proposed  
18 subdivision and development of Baltimore Ridge, a 20-acre  
19 parcel located south of Baker Road and Dunlap Avenue. The  
20 meeting will be open for in-person public attendance and  
21 participation unless otherwise directed by Executive Order.  
22 Masks are required. Social distancing policies will be in  
23 effect. The meeting will also be broadcast via Zoom  
24 communications. Meeting information is available at  
25 VillageofMarcellus.com. All interested parties will have

- Clerk -

1 the opportunity to be heard at the scheduled hearing.  
2 Copies of supporting documents are on file at the office of  
3 the Village Clerk.

4 One little note, please remember, we have masks  
5 on. Keep it loud. We gave quite a few people on Zoom.

6 Anybody from the public who wants to comment,  
7 please come up about here. And that's the camera; that's  
8 going to record everyone talking. So Nate is going to move  
9 around as people are talking.

10 CHAIRMAN CHAPMAN: Okay. Thank you, Charnley. I  
11 would like to start with a little background on the  
12 Baltimore Ridge Development Project.

13 The Planning Board met on December 16, 2020; and  
14 again on January 20, 2020; and again, as part of a Public  
15 Hearing on March 3rd; and again at a regular Planning Board  
16 meeting on March 17, 2021, and listened to the developer  
17 and his engineers regarding development of the Roche  
18 Property, about 20 acres of land at the south end of the  
19 Village, which property was annexed to the Village in 1978  
20 for the purpose of this development.

21 The minutes for each of these meetings have been  
22 published and are on the Village website. Since the last  
23 meeting, the developer's engineering firm, CHA, has  
24 submitted new and revised plans that continue to address  
25 the concerns of residents as well as members of the

- Chairman Chapman -

1 Planning and Village Boards, the Village engineering firm  
2 MRB, and the Village Code Enforcement Officer. The CHA  
3 engineers will explain those revised plans later as part of  
4 the continued Public Hearing.

5 Tonight, the Planning Board will continue its  
6 review of this Application, the revisions that have been  
7 made, taking into consideration the requirements of the  
8 community and the best use of the land being subdivided.

9 The Onondaga County Planning Board has reviewed  
10 the preliminary subdivision application based on a referral  
11 from the Village of Marcellus Planning Board, Case  
12 #S-21-12. By resolution dated 3/10/21, regarding a  
13 subdivision for the property located south of Baker Road  
14 and Dunlap Avenue, County Planning provided one  
15 recommendation and two comments as follows:

16 BOARD MEMBER LUTWIN: (Reading:) Whereas, the  
17 Onondaga County Planning Board made the following  
18 recommendation regarding the Roche subdivision and  
19 Applicant, Camex Realty: "The Applicant is required to  
20 coordinate South Street Road access plans with the Onondaga  
21 County Department of Transportation. To further meet  
22 Department requirements, the Applicant must submit a copy  
23 of the Stormwater Pollution Prevention Plan for review and  
24 contact the Department regarding any traffic requirements.  
25 The municipality must insure any mitigation as may be

- Lutwin -

1 determined by the Department is reflected on the project  
2 plans prior to, or as a condition of, the municipal  
3 approval."

4 Be It Resolved, that the Village of Marcellus  
5 Planning Board approves adding these requirements and will  
6 forward to the Onondaga County Department of Transportation  
7 the Traffic Operations Review conducted by CHA Engineering  
8 on 3/26/2021, as well as a copy of the Stormwater Pollution  
9 Prevention Plan for review.

10 CHAIRMAN CHAPMAN: Thank you. Is there a motion  
11 to accept the recommendation of Onondaga County Planning  
12 Board as set forth in the resolution dated March 10th 2021?

13 BOARD MEMBER LUTWIN: I make a motion.

14 CHAIRMAN CHAPMAN: Is there a second?

15 BOARD MEMBER LAMARRE: I second.

16 CHAIRMAN CHAPMAN: Seconded by Theresa LaMarre.

17 THE CLERK: Roll call vote. Chairman?

18 CHAIRMAN CHAPMAN: Aye.

19 (Entire Board was polled by Clerk. Unanimous positive vote.)

20 CHAIRMAN CHAPMAN: There are two comments as  
21 follows.

22 BOARD MEMBER BRISTOL: Whereas, the Onondaga  
23 County Planning Board made the following comments regarding  
24 the Roche Subdivision and Applicant, Camex Realty: Comment  
25 No. 1: "The Village is encouraged to require sidewalks

- Bristol -

1 along all lot frontages and connecting to South Street."

2 Be It Resolved, that the Village of Marcellus  
3 Planning Board notes that the Village has sidewalks in much  
4 of the Village, and it's desirous to continue to promote a  
5 walkable community. To insure continuity of the sidewalks  
6 located throughout the Village, it would be a costly  
7 endeavor to extend from the current sidewalks through the  
8 existing neighborhood and into the new development, a cost  
9 that would fall to the municipality. However, since there  
10 are no sidewalks in the adjacent existing development, the  
11 Village Planning Board will not require them as a part of  
12 this development, as is and has been the case in the Wilson  
13 Tract since the first house was constructed in 1945. In  
14 addition, potential sidewalk installation in the future  
15 might be considered perhaps from the increased tax revenue  
16 that is expected from the project. Also, the Village line  
17 ends at the property at 47 South Street, and extending new  
18 sidewalks on the west side of South Street would mean  
19 negotiating with the Town to install such. Finally, while  
20 the Village Planning Board has indicated that sidewalks  
21 will not be required as part of this development, it would  
22 like provisions for the installation in the future. To  
23 facilitate the future installation of sidewalks, a five  
24 foot wide leveled off area within the right of way should  
25 be shown on the grading plans, and within this, a five foot

1 wide future sidewalk should be dotted in for both sides of  
2 the road.

3           Whereas, the Onondaga County Planning Board made  
4 the following comment regarding the Roche Subdivision and  
5 Applicant, Camex Realty: Comment No. 2: "The Village is  
6 encouraged to consider having all the vehicles access come  
7 from Dunlap Avenue and Baker Road with only pedestrian  
8 access to South Street Road."

9           Be It Further Resolved, that the Village of  
10 Marcellus Planning Board notes that the CEO contacted the  
11 Department of State, Division of Building Standards and  
12 Codes, and was told that even though the new portion of the  
13 development (24 new units) does not exceed 30, the total  
14 number of (56 + 24) 80 units in the development far exceeds  
15 the 30 units allowed within the second Fire Apparatus  
16 Access Road. The second access road is needed in case one  
17 access road for any reason becomes unusable. This  
18 requirement is not surprising and it will be constructed to  
19 village standards. In addition, it might be also  
20 maintained as a "creek walk" style access road to South  
21 Street. Also, the 1978 Covenant calls for the extension of  
22 Baker and Dunlap as well as the construction of a new  
23 access road from South Street. That is why there already  
24 are paved extensions into this new development.

25           CHAIRMAN CHAPMAN: Thank you, Jill. Is there a

- Chapman -

1 motion to respond to the comments of the Onondaga County  
2 Planning Board as set forth in the resolution dated March  
3 10th 2021?

4 BOARD MEMBER BRISTOL: Aye.

5 CHAIRMAN CHAPMAN: Second?

6 BOARD MEMBER WHITE: I second.

7 CHAIRMAN CHAPMAN: Second by Hugh White.

8 THE CLERK: Roll call vote. Chapman?

9 (Board polled by Clerk. Vote was positive unanimous.)

10 CHAIRMAN CHAPMAN: Great. At this point in time  
11 now the CHA engineers will explain the revised plans.

12 MR. TRASHER: Good evening. James Trasher, CHA.  
13 We are the project engineer for Camex Realty. At the last  
14 meeting, we gave a presentation of the overall project. So  
15 I will really stick to some of the comments that we  
16 received, and the updates we made. Most notably, the first  
17 comments where they come, with the access point out on  
18 South, the Dean's and neighbors, have existing trees, and a  
19 berm that's between their property and our property. And  
20 in going through the grading plan and looking at stuff we  
21 revised our access plan, coming a little bit further down  
22 the road, it will be 330 feet from Platt and approximately  
23 175 feet from Parsons. So, if you wanted to negotiate  
24 where it will fall out, it's roughly the location.

25 (Indicating.)



- Trasher - CHA -

1           The plan has been submitted to the County DOT.  
2           We have received comments. Typically, what happens is in  
3           the referral, we get preliminary approvals, or approvals  
4           with conditions, and then we finalize the permit paperwork  
5           with the County because until a project is approved, to try  
6           to get a permit for a curb cut, it's typically warranted.  
7           So here is where we are looking at connection points.

8           Stormwater has been changed, shape and size. We  
9           provided a Stormwater Pollution Prevention Plan. Drainage  
10          reports to your engineer also will be submitted to the  
11          County DOT as part of the permit process. As part of that,  
12          we look at different storms, the long 25-, 100-year storm  
13          event, it's looked at, based on peak flows. Currently,  
14          there is peak flows that's working in this area, being  
15          collected, the water we discharge through an orifice into  
16          an area where we would like to call level spreader, which  
17          will then be discharged to a ditch that we need to regrade,  
18          which will then go into a current ditch that is in front of  
19          Mr. Durand's property; it goes under his driveway through a  
20          culvert; through the neighbor's driveway through a culvert  
21          and then across the road and into a creek. So, we provided  
22          all that information. It gets reviewed by multiple other  
23          engineers. We have to meet State guidelines for meeting  
24          those guidelines. I know there has been comments on that.  
25          So we feel we have addressed those events.

- Trasher - CHA -

1           One of the County comments was on the sidewalks.  
2           We show the sidewalk locations within our plans working off  
3           of South into the site of the new proposed road, connecting  
4           up over to Dunlap. We have that shown. We have full  
5           grading plans. But it's in here, just to show, in our  
6           layout. We have the sidewalks shown in these areas. They  
7           won't be constructed but they are shown for reference  
8           purposes if they get constructed in the future.

9           The Village engineer had 20 or so comments; we  
10          addressed each of them in a letter to him. I won't go  
11          through them specifically. A lot of that had to do with  
12          grading on the lots. I kind of use the grade plan quickly  
13          just so you can see, we do have a detailed grading plan  
14          within the package. So, this is what was requested,  
15          initially. Typically, with preliminary plat, we look at  
16          grading within the 60 foot right-of-way, based on the  
17          terrain. They wanted to see more detail of how grades  
18          would work when houses were to be constructed. So we  
19          provided additional details there as well.

20          Sewer, water, gas, electric, are all shown on the  
21          plan for reference. We also have construction level  
22          documents within the package, with plans and profiles for  
23          each of those. Sanitary cuts down, works its way over and  
24          then connects into the existing system. Which at the  
25          previous meeting, the Mayor explained, the treatment plant

- Trasher - CHA -

1 has sufficient capacity for the flows based on our proposed  
2 development.

3 So we tried to address as many of the comments  
4 that we can. You know, there always will be people who  
5 don't want a development to happen. We are meeting the  
6 required zoning regulations for this. And we are hopeful  
7 that we can seek approval and move on forward with the  
8 construction drawing approvals and then begin construction  
9 on this project. So I would be more than happy to answer  
10 any questions and go from there.

11 CHAIRMAN CHAPMAN: Thank you. Okay. At this  
12 point in time, we will take some comments from the members  
13 of the public. Let me mention first that comments from the  
14 public may include some that have already been submitted to  
15 the Village Clerk and others.

16 Also, tonight's meeting is being transcribed.  
17 Any comments from the public must begin by having the  
18 speaker provide his or her name and address.

19 There is a limit of three minutes for public  
20 comment by each speaker. And please keep in mind that all  
21 comments might not be addressed tonight but will be  
22 addressed as more information is made available. These  
23 answers will also be posted on the Village website.

24 So, first person that I would like to call up is  
25 Chris Christensen.

- Public Hearing - Christensen -

1 MR. CHRIS CHRISTENSEN: I'll come over here.  
2 Chris Christensen, 2615 West Seneca Turnpike, Marcellus. I  
3 have been on the Planning and Zoning Boards of Marcellus  
4 for several decades now. So, I sent in some comments this  
5 week as I have been looking at this. This is not  
6 necessarily a formal piece but when we had our Town  
7 Planning Board meeting, since it was interfaced with the  
8 Town, I looked at this basically to how it interfaces with  
9 the Town. It addressed a good share of the items.

10 I think I have one question in particular; I put  
11 it in my letter. That is, the drains that were being put  
12 in on the east side of Lots 1 through 4, that is to the  
13 west side of the Dean property, I am not sure, they will  
14 include at least a general swale, at the same time, so that  
15 protects to rather than just a flat, that is pretty flat  
16 property on the north side of there. That would be  
17 something to -- especially since we are bringing some stuff  
18 down. The road movement, I think, alleviates that. The  
19 common strip in there, I simply put on our notes that  
20 anything needs to be done with it, probably wasn't done  
21 with the proper subdivision, but it's not involved with  
22 what you're doing, so it's outside of.

23 Take the opportunity when you're doing this to  
24 look at all your details. Because whatever details you  
25 miss, especially in drainage, will show up in the Village

- Christensen -

1 Board in about 15 years when there is drainage problems  
2 from place to place. So the details are really the  
3 important thing. That's what we do when we look at hills  
4 all the time at the same time. So if I could answer any  
5 questions for you when you're going through it, I put my  
6 name and phone number on it.

7 CHAIRMAN CHAPMAN: Thank you. Thank you very  
8 much. Great. Next up will hear from Wendy Sherman.

9 MS. WENDY SHERMAN: My name is Wendy Sherman. I  
10 am representing my father who was Don Sherman, who lives at  
11 2 Baker Road. I understand about the sidewalks, but I do  
12 want to make an observation. I think it's a lost  
13 opportunity. Because it is, as you say, Marcellus is a  
14 very walkable community.

15 MR. BROMKA: Could you please speak louder,  
16 please?

17 CHAIRMAN CHAPMAN: Perhaps remove your mask,  
18 you're far from anyone.

19 MS. SHERMAN: I guess I am just saying that I  
20 thought the decision on the sidewalks was a lost  
21 opportunity. I think this is a time really to do that,  
22 because if you want to get it done. Otherwise, there is  
23 really not going to be any movement behind it, I think, for  
24 some years to come.

25 And I just think that, again, Marcellus is -- one

- W. Sherman -

1 of the wonderful things about -- is very walkable. We have  
2 our trail and everything else we worked on. And I think  
3 working out a connection with the Town of Marcellus, I  
4 think that could be done to extend the sidewalk along South  
5 Street. I think we know some of those people. We could  
6 probably make contacts there. But again, I just think that  
7 this is really the time that these things need to be done.  
8 And again, I am just a bit disappointed that it didn't.  
9 But I appreciate people willing to respond to our comments.  
10 Thank you.

11 CHAIRMAN CHAPMAN: Thank you, Wendy.

12 Linda Roche, please?

13 MS. LINDA ROCHE: Could I wait until the very  
14 end?

15 CHAIRMAN CHAPMAN: Absolutely.

16 MS. ROCHE: Thanks.

17 CHAIRMAN CHAPMAN: Sure. Mr. John Bromka?

18 MR. JOHN BROMKA: Thank you. I am happy to hear  
19 this notion of walkability being addressed, and even some  
20 connection with the Creekwalk, whatever that might turn out  
21 to be.

22 I would like to hear something addressed about a  
23 lowering the speed limit along this portion of South Street  
24 Road, because people are going to want and need to cross  
25 South Street Road where it's very, very fast at that point.

- Bromka -

1 Perhaps to start to lower the speed limit from Bishop Hill  
2 because people take a while to react to the lowered speed  
3 limit signs.

4 It would be great to have sidewalks, but I  
5 understand that technical difficulties of putting them in  
6 there and the push-back from the Town of having sidewalks.  
7 So, good luck. Thank you.

8 CHAIRMAN CHAPMAN: Thanks, John. Bob Dean?

9 MR. BOB DEAN: Hello. Thank you guys for  
10 changing that road around. That's fantastic. That's going  
11 to be much better. I do have some questions about --

12 CHAIRMAN CHAPMAN: Mr. Dean, could you please  
13 state your name?

14 MR. ROBERT DEAN: Robert Dean, 4219 South Street  
15 Road.

16 Yes. I want to thank these guys for changing the  
17 plans. It's going to be beautiful having those two hills  
18 left intact.

19 I guess I do have questions about how far those  
20 big trees can be left north of the right-of-way of the  
21 road. It's a question. I'd just as soon have some of  
22 those old growth trees still remain in that area because  
23 it's just beautiful and I think it will enhance the value  
24 of the development as well.

25 I am with these other two guys, that I think

- R. Dean -

1 sidewalks should be addressed now before this whole thing  
2 is intact. Because afterwards, I think it's just going to  
3 be much more difficult. I think sidewalks and walkability  
4 in these neighborhoods is extremely important. I think the  
5 Village, when you come in the Village, we have wonderful  
6 sidewalks. We have wonderful maintenance of all the  
7 sidewalks. And I just wanted to put a plug in for  
8 sidewalks. If there is any way we could do it now, now  
9 would be the time to do it.

10 I agree with the speed limit issue. The road,  
11 South Street Road is very narrow in front of our house.  
12 And going down through there, all the way down to  
13 Nightingale's. And when you walk it, if you've ever walked  
14 that road, and many people do, bicycle and walk that road,  
15 it's very dangerous if you walk that road. And I am  
16 thinking we have additional access to the road, it's going  
17 to be even worse.

18 The last question I have is: Who is going to  
19 handle or how are they going to handle mosquito control in  
20 the retaining ponds?

21 We have a lot of mosquitos in Marcellus because  
22 we have a lot of standing water anyway. And I am wondering  
23 if the Village has considered what impact that's going to  
24 have, and complaints, and how to control that kind of  
25 situation. Thank you.



- G. Calvert-Dean -

1 CHAIRMAN CHAPMAN: Thank you.

2 I would like to just please remind everyone, when  
3 you come up, to state your name and address. Ginny  
4 Calvert?

5 MS. GINNY CALVERT-DEAN: Good evening. I am  
6 Ginny Calvert. I live at 4219 South Street Road also. And  
7 again, I am pleased that the road has changed its shape and  
8 location.

9 And while we still have some concern about the  
10 drainage along our east line -- our west line, and about  
11 the trees, again, the sidewalk issue, when you talk about  
12 how Wilson Drive in 1945, they didn't put sidewalks in.  
13 While back then, there might have been one car per family,  
14 and there just wasn't as much activity. So, that's  
15 important, I believe. And to negotiate with the Town  
16 perhaps on putting some kind of sidewalk, even if it goes,  
17 even if it's something that goes into the subdivision  
18 across. And I don't know, there should be some  
19 "creativity" there. That's the word I am looking for.

20 And the other little bit is just to make sure  
21 that everybody understands that that 25-foot strip that is  
22 on there, is reputed owner for Linda Roche, is only half of  
23 that, it's 12 and-a-half feet. So, eventually they will  
24 come, the property will have reputed owners. So there we  
25 go.

- Novitsky -

1 CHAIRMAN CHAPMAN: Thank you. Brian Novitsky?

2 MR. BRIAN NOVITSKY: All right. Brian Novitsky,  
3 2320 Wilson Drive. All right. I am not behind this thing  
4 at all. Okay. I think this is a horrible, horrible idea.  
5 I stood up here before and said: Hey, why are we honoring  
6 an agreement from 1978? I haven't heard an answer back on  
7 that. It's a long time since then. We should re-address  
8 it. We are now, but we should. Hey, I don't think it's a  
9 good idea.

10 I asked about an environmental impact study. Not  
11 just storm drains. What's the impact on the environment?  
12 This stuff is going to be draining into a creek. It's  
13 going to be draining into Nine Mile Creek, a world renown  
14 fishery. Okay. It's going to affect that. We are not at  
15 the end of the Creek. We are at the beginning of the  
16 Creek. So this is going to affect all the wildlife in  
17 there, not just the fish, but amphibians, everything that  
18 goes along with it. What's the impact on that?

19 What's the impact on the increased noise  
20 pollution, the increased traffic, the increased emissions,  
21 what's the -- let me see -- site pollution. What's the  
22 impact on the site pollution of these cars coming out,  
23 pointing headlights right at houses? What's the impact on  
24 those people that live where those houses are? What is  
25 that? Have we started that impact? I haven't heard. I

- Novitsky -

1 haven't heard even started to talk about it. Are we going  
2 to be destroying some kind of habitat for some animal that  
3 we don't know lives there yet? If we don't look, we are  
4 not going to know. We need to look. We are going to be  
5 destroying a lot of land here. And they are going to clear  
6 cut it. They are going to level it out. They are going to  
7 disappear. We asked them if they are going to buy the land  
8 up there, they couldn't give us a straight answer. I am  
9 fine if they are. But they couldn't give us a straight  
10 answer. Red flag.

11 When they clear-cut this, it's going to be vacant  
12 for a while. We all know that the cost to build new  
13 construction has increased, will increase. And when it  
14 decreases, it's still going to be very expensive to build  
15 new construction. So this land is going to be clear-cut.  
16 It's going to sit maybe for a while because they are not  
17 building the houses. They are developing the land, and  
18 they are moving on to develop more land. That's their  
19 business. That's fine. But it's going to be vacant. We  
20 have to be living with it. What's that impact on where we  
21 live?

22 We talked, someone brought out mosquitos. That's  
23 part of it. Where is our environmental impact study?

24 Yes. I think I got it all. I take notes. So,  
25 bottom line is, this was brought up in 1978; we are in

- Novitsky -

1 2020. Why?

2 Okay. What's going to happen to Baltimore Woods?  
3 It's right behind it. Is clear-cutting this land going to  
4 affect that at all?

5 If we want to -- we live in Marcellus, it's a  
6 rural community. These lots are about a quarter of an acre  
7 in size: 10,000 square feet. Roughly one acre is roughly  
8 43,000 square feet. These are tiny lots. These houses are  
9 going to be on top of each other. Do we really want that  
10 in a rural community? What's the effect on our land?  
11 What's the effect in Nine Mile Creek? We don't know that  
12 yet. No one has looked into it. If we don't look into it,  
13 we don't know. Are we going to be --

14 THE CLERK: Brian, you're well past.

15 MR. NOVITSKY: Sorry.

16 THE CLERK: Everybody gets equal time.

17 MR. NOVITSKY: I talk a lot.

18 THE CLERK: I know.

19 MR. NOVITSKY: Thank you.

20 CHAIRMAN CHAPMAN: Thank you, Brian. Let's hear  
21 from Martha Cole?

22 MS. MARTHA COLE: I am Martha Cole. I live at  
23 4158 South Street Road. And I am concerned about the  
24 traffic that this is going to create. We live right across  
25 from Bishop Hill intersection. Some people don't stop at

- Cole -

1 the stop sign at Bishop Hill a lot of time, to continue  
2 through, and that's a danger in itself, if we have more  
3 traffic. We have kids on bikes. And I walk that strip  
4 between my house and the Park almost every day, and I can  
5 tell you the traffic is terrible there. People don't look.  
6 I am afraid that some day I will just get clipped. But I  
7 was walking down the creek's side because that's got more  
8 room. You can't get off the road by the Dean's side. So,  
9 that's one of my concerns.

10 I don't know what the housing is going to be like  
11 when you develop it. But I think it all has to be  
12 environmentally friendly, and leave no carbon footprint,  
13 when that's done. Because that is the coming thing. We  
14 are worried now about our environment, the climate. And we  
15 don't need to add any more destruction to it.

16 And I am also worried about Nine Mile Creek.  
17 This morning, I saw the egret or the heron, the blue heron.  
18 The beaver, and the ducks, and the geese are there. And  
19 it's become a real sanctuary. A turkey last week, on the  
20 other side of the Creek. So, continue to discuss that.  
21 Thank you.

22 CHAIRMAN CHAPMAN: Thank you. Mary Beth Fish?

23 MS. MARY BETH FISH: Hi. I am Mary Beth Fish.  
24 I've lived at 13 Baker Road for over 26 years. I love it  
25 here. I am concerned with when the construction vehicles

- MB Fish -

1 are going to be allowed or when is traffic going to be  
2 allowed on Baker and Dunlap? Is it at the end of all the  
3 house construction? Or is it at the end of your  
4 development of that road?

5 I am also concerned with where will there be a  
6 stop sign on Baker Road? Will there be one? There has to  
7 be one. Hillside joins with Baker, right, right at my  
8 house.

9 Also, what is the speed limit going to be on  
10 Baker Road? I live near the end, toward the development.  
11 It's kind of a long way. You get up quite a bit of speed.  
12 Are you going to put a speed bump in there? I think by  
13 putting the development there, and continuing on with Baker  
14 and Dunlap, it won't be as walkable. So, although it will  
15 take up part of my front yard, I am in favor of sidewalks  
16 on Baker, Dunlap, all of that, only because it's not going  
17 to be safe walking, which that was.

18 I do appreciate that you are adding to the  
19 community for people like myself who moved here mid-life.  
20 It's a great community. And I look forward to meeting new  
21 neighbors. But it's not all about tax revenue because it  
22 all comes back to all of us here, who are already paying a  
23 substantial amount of taxes, even though it's lower than  
24 everyone else. It's a lot to live here. And I am a senior  
25 on a fixed income.

- C. Blake -

1           So, thank you all for considering everything. I  
2 appreciate all your time.

3           CHAIRMAN CHAPMAN: Thank you. Carey Blake?

4           MS. CAREY BLAKE: Hi. I am Carey Blake, I live  
5 at 4200 South Street Road. So, I usually don't talk but I  
6 figured I would because after the last time we were here, I  
7 kind of feel as though we were personally attacked.

8           I love trees. I love the woods. I love waking  
9 up to them. I love our home. It was disgusting when we  
10 bought it. We have put over a hundred thousand dollars  
11 into it. We love it. We take pride in it.

12           I have four kids. I mention the safety of my  
13 kids, and when you ride the road, you ride directly across  
14 the street from my home. So within three years, a car with  
15 a drunk driver in the middle of the night drove straight  
16 through a stop sign and right into the Dean's trees. I  
17 don't have trees. Do you remember that? I remember, I was  
18 out in the middle of the field. I don't have trees. Where  
19 is my car going to go? It's going to go right into my  
20 kid's playroom.

21           I think that advancing the Town is fantastic. I  
22 love everyone here. I think it's wonderful. But not at  
23 the expense of the people that have already paid mortgages,  
24 already paid taxes, already have a life established. It's  
25 not right.

- C. Blake -

1           I have a young baby, and he had a stroke. He is  
2           three months old. He has other heart conditions. The  
3           vehicles are already getting in the way of my child's  
4           health. There was a Village of Marcellus truck blocking my  
5           driveway. You see the people in it? I don't either. Way  
6           out in the woods. If my baby has a stroke and am I  
7           supposed to run outside with all four of my kids and scream  
8           over the construction vehicles so that an ambulance can  
9           safely get to my baby, because if there's construction, I  
10          am already blocked in.

11                 So you say it won't inconvenience people -- it  
12                 won't? It does. It's the safety of my kids. Repeatedly,  
13                 my kids. I chose this place because it is safe. It is  
14                 homey. And I love the neighbors. I don't want my kids  
15                 being hit by a drunk driver. I don't want every -- I want  
16                 every second that I have, if my baby has a stroke, I don't  
17                 want to get blocked by the two men in this red truck  
18                 blocking my driveway.

19                 So I am begging you to please take that into  
20                 consideration. They are my beautiful babies. It is my  
21                 beautiful home. I am begging you, please. Thank you very  
22                 much.

23                         CHAIRMAN CHAPMAN: Thank you. Finally that  
24                         brings us back to Mrs. Roche?

25                         MS. LINDA ROCHE: Okay. Hi. My name is Linda



- L. Roche -

1 Roche. And my husband -- we bought this property a long  
2 time ago, 40 years ago. And many of the neighbors, Lester  
3 Norris was mayor then, and Wilson Drive was there, and  
4 Baker and Dunlap. And I remember back then, everyone had  
5 the same concerns. They did not want more people over on  
6 20 acres. They were worried about the traffic. They said  
7 we had to put a road in. And so everyone had the same  
8 concerns. That we had drunk drivers back then. We have  
9 them today. But life goes on. And everybody else wants to  
10 come to Marcellus and be in a small town. And so, how can  
11 you say in a community we want to save it for us? We have  
12 to open it up to the other people that want to come here.  
13 There is such a shortage of houses.

14 And let me tell you something, Paul Cappuccilli  
15 is going to do a great job. He is going to -- you're going  
16 to be so proud of this development. And I know the  
17 concerns that you all have, and I know sidewalks is one of  
18 them. And I know it's a pet peeve. We had it in  
19 Skaneateles. People want sidewalks. That's going to have  
20 to be addressed with the Village, and even the Town, in the  
21 future, because your community throughout probably should  
22 have sidewalks, from the Town right into the Village. But  
23 that's up to the town fathers. And they are going to have  
24 to address it.

25 But, the thing that I am going to say, everyone

- L. Roche -

1 wants to come here because it is a great community. And  
2 you cannot stop development. And you want to be happy that  
3 somebody like Paul is going to do it the right way. He has  
4 listened to your concerns and the problems.

5 And even with the new roadway, I was going to  
6 have that property logged. And Paul came along, and he  
7 said: Linda, I want to try to save some of the beautiful  
8 trees in here. I am not going to strip cut it; we are  
9 going to try to work with it. So, everything I have  
10 discussed with Paul, he has tried to address it. And I  
11 think he has done the same thing with the Village Board,  
12 and the trustees, and everyone here. So, I think that the  
13 concerns will be worked out.

14 And I know it's not perfect, but let me tell you  
15 something, he is going to do a great job. And you're going  
16 to be proud of it. And there is that 12 and-a-half foot  
17 strip, Dean's 12 and-a-half foot strip. I am donating that  
18 12 and-a-half foot strip to be a walking path. So I know  
19 if there is not going to be a sidewalk there, Ray Paul  
20 owned that land. It was L.D. Paul Lumber Company. And Ray  
21 was my mentor. And that's not going to be in anybody's  
22 way.

23 MS. BLAKE: I am sorry. Where in Marcellus do  
24 you live?

25 MS. ROCHE: I live in Skaneateles.

- L. Roche -

1 MS. BLAKE: Oh, so you don't live in Marcellus?

2 MS. ROCHE: No, we used to own the building.

3 MS. BLAKE: I just didn't hear. I didn't hear  
4 your address. I am sorry.

5 MS. ROCHE: Ray Paul owned Paul Lumber Company.  
6 He was the one that was going to develop it, when Wilson  
7 sold it to him, okay, the Wilson family. So it goes way  
8 back. That 12 and-a-half foot next to Dean's only other  
9 path, 12 and-a-half foot, we are donating it for a walking  
10 path so that the kids don't have to walk down on the road,  
11 so anybody who can walk on the nature path can come right  
12 down --

13 MS. BLAKE: I heard that. I didn't hear where in  
14 Marcellus you lived. I was trying to take a note where you  
15 lived. And I got it, I wrote it down.

16 CHAIRMAN CHAPMAN: Okay. Thank you, Linda.

17 BOARD MEMBER WHITE: Thanks, Linda.

18 CHAIRMAN CHAPMAN: I would like to thank all the  
19 members of the community for taking time to share their  
20 opinions.

21 At this time, are there any comments from the  
22 Village engineers?

23 MR. OBERST: No comments.

24 CHAIRMAN CHAPMAN: Any comments from the Village  
25 Board -- or the Village attorney?

- Mayor Curtin -

1                   MAYOR JAMES CURTIN: Yes. Thank you. I just  
2 wanted to point out that there has been a traffic study  
3 done on South Street Road at the access road. And which I  
4 don't know if it's on the website or not. Is it?

5                   THE CLERK: It is.

6                   MAYOR CURTIN: So you might want to check that  
7 out. But South Street Road, to quote from this, is a major  
8 urban collector roadway in the area. And based on the  
9 March 29th traffic count, which was collected close to the  
10 proposed access road, carries approximately 90 vehicles  
11 northbound, 55 vehicles southbound during the peak hours.  
12 It's generally considered a low volume roadway. Assuming  
13 that uniform traffic arrival in each direction on South  
14 Street Road, the existing traffic volumes equate to one  
15 vehicle passing the access location every 40 to 65 seconds,  
16 during the morning; and every 28 to 31 seconds during the  
17 evening. There are no concerns with available gaps in  
18 traffic on South Street Road to accommodate the development  
19 traffic.

20                   The posted speed limit passing the site is 40  
21 miles per hour on South Street Road. The speed data  
22 collected indicates that the average speeds passing the  
23 site on South Street road are 33 miles per hour northbound,  
24 35 miles an hour southbound. The 85 percentile speed is  
25 based on the data collected are 37 miles per hour in both

- Mayor Curtin -

1 directions.

2 Finally, the overall development is a minor  
3 traffic generator with less than 20 vehicles entering and  
4 exiting during peak hours. And based on existing traffic  
5 patterns and population centers in the area, 70 percent of  
6 the trips generated are expected to travel to, and from  
7 north, on the South Street Road; 30 percent expected to  
8 travel south, to and from south. A minor portion generated  
9 may be used on the existing residential roadways to travel  
10 north to Wilson Drive.

11 I just thought you should be familiar that there  
12 has been a traffic study done, which is again posted on the  
13 website, to those of you who might be interested in looking  
14 at it. Thank you.

15 CHAIRMAN CHAPMAN: Thanks, John.

16 ATTORNEY BROWN: Just, I know there has been  
17 some talk about the environmental assessment. There has  
18 been a complete environmental assessment done of many  
19 different components of potential environmental impact.  
20 With the DEC, there is a short form environmental  
21 assessment, and there is a long or a Full Environmental  
22 Assessment. This project has generated a Full  
23 Environmental Assessment. Many pages, many hours of  
24 research. And the Village attorney is about to go through  
25 some of the high points of that. So I just wanted to be

- Attorney Brown -

1 clear, there has been a complete environmental assessment  
2 done of this project.

3 CHAIRMAN CHAPMAN: All set? Thank you.

4 MR. NOVITSKY: Quick question on that: Is that  
5 going to be posted somewhere?

6 ATTORNEY BROWN: Absolutely. That is fully  
7 available. Absolutely.

8 CHAIRMAN CHAPMAN: All set? Now we will do the  
9 SEQR, Environmental Assessment Form. As of this date, as  
10 of this date, no involved agency have contacted us  
11 challenging the Planning Board's intent to be lead agency.  
12 As such, the Planning Board will now declare itself lead  
13 agency with the following resolution. A copy of which will  
14 be on file with the Village office. Is there a motion?

15 BOARD MEMBER LAMARRE: I make a motion to approve  
16 the following resolution: (Reading:)

17 Whereas, the Village of Marcellus Planning Board  
18 on March 17th 2021, declared its intent to be designated as  
19 the lead agency for the Baltimore Ridge Subdivision project  
20 under the provisions of the State Environmental Quality  
21 Review Regulations; and

22 Whereas, the Planning Board has provided written  
23 notices to this effect to the involved and interested  
24 agencies; and

25 Whereas, the Planning Board has not received any

- LaMarre -

1 written objections from the involved agencies to the Board  
2 being designated as the lead agency under the SEQOR  
3 Regulations; and

4           Whereas, the Planning Board has previously  
5 determined that it is the most appropriate agency to insure  
6 the coordination of this Action and for making the  
7 Determination of Significance thereon under the SEQOR  
8 Regulations.

9           Now, Therefore, Be It Resolved, that the Planning  
10 Board does hereby designate itself as the lead agency for  
11 the action identified above herein.

12           CHAIRMAN CHAPMAN: Is there a second?

13           BOARD MEMBER LUTWIN: Second.

14           THE CLERK: Roll call. Chapman?

15           CHAIRMAN CHAPMAN: Aye.

16           (After unanimous positive roll call Board vote, the  
17 following occurred:)

18           THE CLERK: Thank you.

19           CHAIRMAN CHAPMAN: I would now like to ask the  
20 Village Engineer to review Parts 2 and 3 of the full  
21 Environmental SEQOR Assessment Form with the Planning Board.

22           ENGINEER JIM OBERST: Okay. We reviewed Part 1  
23 of the Environmental Assessment Form that was provided for  
24 this project. And then completed a Part 2 and Part 3 of  
25 that form. We relied on our review of the plans as well as

- Oberst -

1 a traffic report that the Mayor just referenced. And that  
2 report was also reviewed by the Onondaga County DOT. They  
3 concurred with the findings of that report. The  
4 environmental also had to be reviewed by the State Office  
5 of Parks, Recreation and Preservation, for any historical  
6 or alternate resource impacts. Taking all those things  
7 into account, we looked at any of the potential impacts of  
8 this project. And I guess, I will highlight just a few of  
9 the things and how this development proposed to mitigate  
10 them.

11 There are -- the proposed action may involve  
12 construction on slopes of grade greater 15 percent, as  
13 you're aware, of the topography there. They proposed to  
14 mitigate that by proper management of any potential erosion  
15 and stormwater runoff from construction, following the  
16 State guidelines for that. As well as any potential  
17 increase in drainage.

18 We talked about stormwater management  
19 requirements. They will have a stormwater management pond  
20 that has to treat not only for quantity but also for  
21 quality. That also has to be designed in accordance with  
22 the New York State DEC regulations. We have that  
23 Stormwater Pollution Prevention Plan has been provided to  
24 us which we have reviewed to assure that it conforms with  
25 those guidelines.



- Oberst -

1           A few other actions here: Some of you mentioned  
2 endangered species. There was a review done of the New  
3 York State DEC environmental mapper. And that assessment  
4 did not identify the presence of any threatened, endangered  
5 species within or near the project site.

6           Emissions. There will be some slight elevated  
7 emissions during construction. You will have construction  
8 equipment. But those are considered a small impact that  
9 will be temporary in nature.

10           The other impact of lighting. There will be  
11 street lights, but that will be the limit of the additional  
12 light that meets any threshold for anything beyond a small  
13 impact.

14           So, there is a lot more detail to this Part 2,  
15 which will be available, I am sure, on the Village's  
16 website. It also gets posted on the New York State DEC  
17 website as well, once the Board concludes their action on  
18 the SEQR process.

19           CHAIRMAN CHAPMAN: Thank you, Jim. At this point  
20 in time, the Planning Board will now make a SEQR  
21 Determination of Significance, a copy of which will be on  
22 file in the Village office as well. Is there a motion?

23           BOARD MEMBER SCHETTINE: I make a motion to  
24 approve the following resolution: (Reading:)

25           Whereas, the Village of Marcellus Planning Board

- Schettine -

1 has determined the above referenced action to be a Type 1  
2 action pursuant to Part 617 of the State Environmental  
3 Quality Review Regulations; and

4 Whereas, the Planning Board has reviewed and  
5 accepted the completed Full Environmental Assessment Form,  
6 Parts 1, 2, and 3, including the supporting information on  
7 the action prepared by the MRB group; and

8 Whereas, the Planning Board has completed the  
9 coordinated review and public comment period provided for  
10 under the SEQR Regulations; and

11 Whereas, the Planning Board has designated itself  
12 as lead agency under the SEQR regulations for making the  
13 Determination of Significance upon said action on a  
14 separate resolution at the April 21st 2021 meeting; and

15 Whereas, the Planning Board has given  
16 consideration to the criteria to determine significance as  
17 set forth in Section 617.7 (c) (1) of the SEQR Regulations,  
18 and the information contained in the Full Environmental  
19 Assessment Form, Parts 1, 2, and 3.

20 Now Therefore, Be It Resolved, that said action  
21 WILL NOT result in any significant adverse environmental  
22 impact based on the review of the Full Environmental  
23 Assessment Form; and

24 Be It Finally Resolved, that the Planning Board  
25 does hereby make a determination of non-significance on

- Schettine -

1       said Action. And the Planning Board Chair is hereby  
2       directed to sign the Full Environmental Assessment Form,  
3       Part 3, the Negative Declaration, as evidence of the  
4       Village Board determination of environmental  
5       non-significance.

6               CHAIRMAN CHAPMAN: Thank you. Is there a second?

7               BOARD MEMBER LAMARRE: Second.

8               CHAIRMAN CHAPMAN: Theresa LaMarre.

9               THE CLERK: Roll call. Chapman?

10              CHAIRMAN CHAPMAN: Aye.

11              (After unanimous positive roll call vote, the following  
12              occurred:)

13              CHAIRMAN CHAPMAN: Thank you. I would like to  
14              make a motion to adjourn the Public Hearing pursuant  
15              Marcellus Village Code chapter 223, section 3.09 until such  
16              a time as the developer has submitted a complete final  
17              plat. Is there a second?

18              BOARD MEMBER BRISTOL: I second.

19              CHAIRMAN CHAPMAN: Any discussion? All in favor?  
20              (Unanimous positive vote.)

21              CHAIRMAN CHAPMAN: All opposed?

22              (No response.)

23              CHAIRMAN CHAPMAN: Okay. The Planning Board will  
24              now consider Preliminary Subdivision and Site Plan Approval  
25              pursuant to the following resolution: (A copy of which is

- Motion - White -

1 will be on file in the Village office.) Is there a motion?

2 BOARD MEMBER WHITE: Hugh White. I make a motion  
3 to approve the following resolution: (Reading:)

4 Whereas, Linda Roche and Camex Realty, as owners,  
5 have duly made an application for preliminary approval of a  
6 proposed subdivision in the Village of Marcellus known as  
7 the Baltimore Ridge Subdivision; and

8 Whereas, the requirements of 6 NYCRR, part 617,  
9 have heretofore been satisfied by a resolution of April  
10 21st 2021, in which the Planning Board determined that the  
11 proposed action will not have a significant effect on the  
12 environment; and

13 Whereas, the Planning Board duly called and held  
14 a public hearing to consider the preliminary plat, with  
15 multiple sessions held on March 3rd and April 21st; and

16 Notice of the said hearing was published in the  
17 manner required by law and proof of said publishing that  
18 had been presented by the Planning Board; and

19 All persons desiring to be heard in connection  
20 with such proposed subdivision have been duly heard and the  
21 Planning Board has given full consideration to the  
22 statements and views submitted at such hearings;

23 It appears to the best interests of the Village  
24 that the said application for preliminary plan approval be  
25 approved.

- Motion - White -

1           Now Therefore, Be It Resolved, that pursuant to  
2           Section 7-728 of the Village law, and Chapter 223 of the  
3           Village of Marcellus Code, the Planning Board of the  
4           Village of Marcellus hereby grants preliminary plat  
5           approval of the subdivision known as Baltimore Ridge  
6           Subdivision based on a map last revised April 19th 2021.

7           CHAIRMAN CHAPMAN: Thanks, Hugh. Is there a  
8           second?

9           BOARD MEMBER LUTWIN: Second.

10          CHAIRMAN CHAPMAN: Lutwin.

11          THE CLERK: Roll call. Chapman?

12          CHAIRMAN CHAPMAN: Aye.

13          (After unanimous positive roll call vote, the following  
14          occurred:)

15          THE CLERK: Thank you.

16          CHAIRMAN CHAPMAN: It should be noted the final  
17          approval of the subdivision cannot occur until after the  
18          final plat has been approved by the Planning Board, and the  
19          developer has complied with the provisions of Article III,  
20          Part D of the subdivision regulations; specifically, the  
21          Required Improvements and Performance Bond.

22          Okay. Next up on the agenda for tonight is a  
23          Planning Board application --

24          (Baltimore Ridge Subdivision Hearing adjourned at 7:56 p.m.)

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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

## - Speaker List - 4/21/21 -

## Marcellus Planning Board

## - Baltimore Ridge Hearing -

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4	Chris Christensen	2615 West Seneca Tpk., Marcellus	12
5	Wendy Sherman	2 Baker Road	13
6	John Bromka	36 South Street	14
7	Robert Dean	4219 South St. Rd.	15
8	Ginny Calvert-Dean	4219 South St. Rd.	17
9	Brian Novitsky	2320 Wilson Dr.	18
10	Martha Cole	4158 South St. Rd.	20
11	Mary Beth Fish	13 Baker Rd.	21
12	Carey Blake	4200 South St. Rd.	23/26
13	Linda Roche	Skaneateles	24/27
14	James Curtin	Marcellus Village Mayor	28
15	Jeff Brown, Esq.	Marcellus Village Attorney	29
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17	James Oberst	Village Engineer	31
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19	Pete Chapman	Board Chairman	35
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