

# VILLAGE OF MARCELLUS PLANNING BOARD

**Peter Chapman, Chair**  
**Gabriel Lutwin**  
**Richelle Schettine**  
**Patricia White**  
**Jesse Faulkner**  
**Maribeth Rayfield, Alternate**

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Mayor: Chad A. Clark  
Village Clerk: Charnley A. Abbott  
Code Official: Paul E. Stacey

November 20, 2024

**PRESENT:** Chair Peter Chapman, Gabe Lutwin, Jesse Faulkner, Maribeth Rayfield, Code Official Paul Stacey, 19 North Street owner Scott McClurg.

See List.

**Absent:** Richelle Schettine, Patricia White

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting, seconded by Gabe Lutwin, and the meeting of the Village of Marcellus Planning Board was called to order at 7:04 pm.

Chairman Chapman made a motion to approve the minutes from the October 16, 2024 meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

Chairman Chapman stated that the purpose of the meeting was to conduct a sketch plan conference regarding a proposed multi-unit housing project at 19 North Street. Scott McClurg presented to the Board a representation of proposed 4-unit housing to be located at 19 North, in the back of the property, where a house once stood. The housing unit would be prefabricated, with quality siding and cosmetic appearance, cost-effective, and would fill a need in the community for affordable housing. The Planning Board members, Code Official Stacey, and Mr. McClurg engaged in discussion about setback requirements, parking, lighting and other matters to be taken into consideration in preparation for a site plan review. Mr. McClurg stated that at the time of this meeting, he was not prepared to apply for Site Plan review and is in the process of having an updated survey of the property conducted, and will provide it to the Board, with the proposed layout, with the Site Plan Application when it is completed. The Board concluded their discussion with Mr. McClurg and will further address the matter at a later meeting date.

Chairman Chapman asked if there were any items from the floor, there were none.

Chairman Chapman made a motion to adjourn the meeting, seconded by Gabe Lutwin. All members voted and the meeting was closed at 7:50 pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk