

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

January 15, 2025

PRESENT: Chair Peter Chapman, Gabe Lutwin, Richelle Schettine, Patricia White, Jesse Faulkner, Maribeth Rayfield, Mayor Chad Clark, Village Clerk Charnley Abbott, Code Official Paul Stacey, Baltimore Ridge LLC Representative Kurt Stroman, CHA Engineer Brian Bouchard, Potential Buyer of 23 & 25 Baker Road Larry Hopkins.

See List.

Absent: None

Pledge of Allegiance

Chair 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 7:02 pm.

Chair Chapman made a motion to approve the minutes from December 18, 2024 meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

Chair Chapman stated that the purpose of the meeting was to conduct a sketch plan conference and preliminary plat discussion regarding the combination of Lots 3 and 4 (23 and 25 Baker Road) of the Baltimore Ridge development into one parcel to allow for the construction of one single family dwelling.

Chair Chapman opened the floor to Brian Bouchard who presented the plans to the Board. Mr. Bouchard stated that the consolidation of the two lots would require the Village to abandon the current drainage easement to allow the house to be placed in the center of the parcel. The proposed plan is to remove the existing piping and reroute the drainage along the western and southern edge of the parcel and provide a new drainage easement. Mr. Bouchard stated that he has been working with the Code Official, the DPW and the Village Engineer on the design of the new drainage plan and has made revisions based on the feedback he was provided in preparation for the application. The revised plan, which was submitted to the Village at this meeting, has been provided to Jim Oberst, Village Engineer, for review. Kurt Stroman then explained the

process for abandoning the easement and filing a new easement and stated that he has been in contact with the Village Attorney and they will work together through the process.

Chair Chapman opened the floor to Village Officials for questions and comments. There were none.

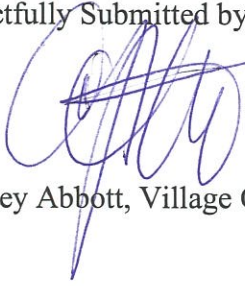
Chair Chapman stated that this project requires GML 239 review by Onondaga County due to the proximity of the parcel within 500 feet of Village line and a County road. Chair Chapman made a motion to declare the Village Planning Board as lead agency on the project. The motion was seconded by Gabe Lutwin, all members voted aye and the motion carried. Chair Chapman then led the Planning Board members through SEQR short form Parts 2 and 3 and determined that the proposed action would not result in any significant adverse environmental impacts.

Chair Chapman stated that the consolidation of lots is a subdivision and a public hearing on the matter is required pursuant to Chapter 233 of the Village Code. Chair Chapman made a motion to schedule a public hearing to be held at the Village Hall on February 19, 2025 at 7:00pm, to be followed immediately by the regular monthly meeting of the Planning Board. The motion was seconded by Gabe Lutwin, all members voted aye, and the hearing was scheduled. The preliminary plat will be further addressed at the February meeting, when the County response and public hearing is complete.

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

Chair Chapman made a motion to adjourn the meeting, seconded by Gabe Lutwin. All members voted aye and the meeting was adjourned at 7:20 pm.

Respectfully Submitted by,



Charnley Abbott, Village Clerk

