

# Village of Marcellus Planning Board

**Peter Chapman, Chair**  
**Edward Carlson**  
**Theresa LaMarre**  
**Gabriel Lutwin**  
**Richelle Schettine**  
**Jill Bristol**

Mayor: John Curtin  
Village Clerk: Charnley Abbott  
Code Official: Bill Reagan

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**PRESENT:** Chairman Pete Chapman, Planning Board members Gabe Lutwin, Ed Carlson (via teleconference/Zoom), Richelle Schettine, Theresa LaMarre, Jill Bristol (via Zoom), Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Code Officials Bill Reagan and Dave Weber, Village Clerk Charnley Abbott, property owner Linda Roche, developers Paul Cappuccilli, James Trasher and Kurt Stroman.

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

Chairman Chapman stated that the purpose of the meeting was for a sketch plan review of a proposed development titled "Baltimore Ridge," and to present an opportunity for the Planning board and Village board to comment and provide feedback on the project.

Property Background: The parcel in consideration consists of approximately 20 acres located at the Southernmost end of the Village, extending off the end of Baker Road and Dunlap Ave. The property was purchased by Linda Roche in the late 70's with the intention of developing it into a single-family residential subdivision. Paul Cappuccilli and Kurt Stroman, of Camex Management Group, are under contract to purchase the property and propose developing the land into potentially 27 buildable lots. The developers hope to start the construction in 2021.

Mr. Cappuccilli presented a draft of the sketch plan to the Board, which included the 27 proposed lots, ranging in size from 10,000 sq ft to 154,000 sq ft, proposed road construction, and the proposed designated stormwater management area. Mr. Cappuccilli and Jim Trasher, engineer with CHA, provided a verbal summary of the preliminary sketch plan, including the proposed roads, which will be extensions of Baker and Dunlap, coming together to form one main road heading west toward the farthest building lots and coming to an end at a cul-de-sac. Mr. Trasher also pointed out the anticipated stormwater management area located at the easternmost point adjacent to route 174.

Upon review of the drawing, the Board of Trustees and the Planning Board discussed several topics to consider during the planning process.

Sidewalks: There are no sidewalks included on the preliminary sketch plan. The boards stress that Marcellus is a walkable community and would like to keep in line with that vision. Mr.

Trasher explained that there are no sidewalks in the existing development, which includes Baker, Dunlap, Hillside and Wilson. To ensure continuity of the sidewalks located throughout the Village, it would be a costly to extend from the current sidewalks through the existing neighborhood, and into the new development, a cost that would fall to the municipality. The development team has taken this into consideration and is proposing 28-foot-wide paved roadways to allow for bikes and pedestrians to have a safe shoulder for use. It was also noted that since this development is proposed to extend off of an existing residential community the likelihood of through traffic is minimal and the speed limit will be very low.

Linda Roche stated that when the property was annexed into the Village there was a reference to a “path” located at the Eastern end that was used by locals as a shortcut to Marcellus Park. The “path” is an access road that has been out of use for decades. She stated that the Park is very important to this community and she envisions an easy and safe access to the park for potential residents of this area. The issue at hand is that there are no sidewalks in this area of Route 174, since the area in question is outside of the Village boundaries. A pedestrian path in this location would have to exit onto Route 174 and the decision on that matter would be up to New York State Department of Transportation, and quite unlikely to be approved due to the lack of sidewalks and traffic control at that particular location. All parties agree that there is further discussion and research needed on this topic and will address accordingly.

Stormwater Management: The preliminary drawing shows a proposed stormwater management area at the easternmost point of the parcel, adjacent to route 174, connected to lot 17 of the development. The intention of the developer is for the Village to have an easement onto this parcel for stormwater management and maintenance. Mr. Cappuccilli stated that this is standard for developments, however, dedicating that particular area to the Village is a possibility and will warrant further discussion. Mr. Trasher stated that a stormwater study is scheduled to take place in early 2021 and all stormwater management systems and plans will be developed according to those findings. Village maintenance access to the stormwater area would most likely be from Route 174 on an access road, not a public roadway or through residential areas. Mr. Reagan stressed that the Village has a significant issue with stormwater and drainage due to the characteristics of the surrounding land that will need to be taken into consideration at all times. Outflow will be a concern that will be addressed in the stormwater study.

Tree Removal: Mr. Cappuccilli stated that the intention of the developers is to minimize tree removal. Mr. Reagan noted that removal of trees and tree roots can have a significant impact on drainage and stormwater. An updated survey of this property and topography study are planned for early 2021 and will address this concern. Mr. Cappuccilli also stated that the land developers will not be clearing out and/or leveling the western end lots, which are much larger, and very steep. These lots are intended to be “estate lots”, with long driveways and houses that would need to utilize the hillside in the building process. Mayor Curtin referenced a survey done many years ago in which the western end of this property was determined to be undevelopable, and wonders if there is ability to develop it now. Mr. Trasher stated that any potential buyers will be aware that the topography is unique and may pose challenges for building.

Emergency Vehicle Access: Mr. Reagan stated that there will need to be research done about the requirements for emergency vehicle access to this development. The development from which

this proposed subdivision will extend has only one point of access from the main thoroughfare (Route 174-via Wilson Drive.) Code officials need to determine whether or not this will conform to modern regulations, due to the changes in code since the existing property was annexed into the Village. This will be done in the code review process and will be most likely depend on the determination of New York State DOT and the Onondaga County DOT.

Character and Design: Mr. Cappuccilli stated that the intent of his project is to develop the land into buildable lots, which would then be sold to buyers who will develop further. It is of concern to the planning board that the parcels could potentially be bought by a large building company with the intent to erect several identical homes. The planning board feels that would not conform to the character of the Village. The proposed lots would be for single residence homes, not condominiums or multi-family dwellings. The Village will consult with the Village Attorney in regards to the design standards and zoning regulations. Mr. Cappuccilli also stated that the lots proposed are various in size, to allow for different buyer price points, and that Village design guidelines will be suggested to buyers and builders in the future. In addition, the area in question is zoned Residential A-Single Family.

Disruption during development: Mr. Cappuccilli stated that land development and construction will be accessed through a temporary access road via an easement at the eastern end of the parcel, from Route 174, and will not lead to disruption of the existing neighborhood. There will not be construction vehicles and heavy machinery regularly travelling through the residential areas and causing damage to existing roads. Residential construction on these lots will not take place until this initial land development is complete and all lots are ready for sale and development.

In conclusion, Mr. Reagan stated that now that he is in possession of the preliminary sketch, he will start his code review and continue to stay in contact during the planning process. Mr. Trasher stressed that the survey, topography, and stormwater studies are anticipated to take place in early 2021. Data from these studies will used to finalize all plans. The Planning Board will tentatively meet in January for more discussion and questioning, and in February or March of 2021 for a public hearing on this project and to get feedback from the community. Mr. Reagan stated that he sees no insurmountable challenges that will stop the project from moving forward. Chairman Chapman stated that the Planning Board is excited about this project but anticipates concerns from the adjacent property owners.

In conclusion Chairman Chapman asked if there were any further comment or discussion from the Board of Trustees or the Planning Board. Hearing none, Chairman Chapman asked if there were any items for discussion from the floor. Hearing none, Chairperson Chapman asked for a motion to adjourn the meeting. The motion was made by Gabe Lutwin, seconded by Richelle Schettine. The meeting was adjourned at 8:01pm.

Respectfully Submitted by

Charnley Abbott, Village Clerk