

Village of Marcellus Planning Board

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

6 Slocombe Ave.
Marcellus, NY 13108

T 315 673-3112
codes@villageofmarcellus.com

www.villageofmarcellus.com

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

January 20, 2021

PRESENT:

In Person: Acting Chairperson Ed Carlson, Planning Board members Gabe Lutwin, Theresa LaMarre, and Jill Bristol, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Code Official Bill Reagan, Village Clerk Charnley Abbott, developers Paul Cappuccilli, James Trasher and Kurt Stroman, Town of Marcellus Supervisor Karen Pollard, Town of Marcellus engineer Joe Durand

Via Zoom: Village Attorney Jeff Brown, Planning Board member Richelle Schettine, Village Engineer Jim Oberst, MRB Group, Village DPW Superintendent Greg Cryslar, Wastewater Treatment Plant Head Operator Mallory Reedy, property owner Linda Roche, Village of Marcellus residents Chip Vanderhoof, Holly Tufenkjian, E. Faber, and an unknown attendee identified only as "iPad"

Absent: Planning Board Chairperson Pete Chapman

Prior to the opening of the meeting the Village Clerk announced to all attendees that this meeting was called for discussion of the updated Baltimore Ridge Concept Layout and would be closed for public in-person attendance due to the ongoing Covid-19 pandemic. Public observation was made available to any interested parties via Zoom. The Village Clerk stated that this meeting would not be open for public comment and discussion and that a public hearing on the matter would tentatively take place in February 2021. In-person attendance requirements for the public hearing will be determined by guidance from the County and State Health Departments available at that time.

Pledge of Allegiance

Chairman Carlson called for a motion to open the meeting of the Village of Marcellus Planning Board. The motion was made by Theresa LaMarre, seconded by Jill Bristol, and the meeting was opened at 7:02pm.

Chairman Carlson asked for a motion to approve the minutes from the December 16, 2020 meeting of the Village of Marcellus Planning Board as submitted by Village Clerk Charnley Abbott.

The motion was made by Gabe Lutwin and seconded by Jill Bristol. Chairman Carlson asked if there was any discussion, hearing none, the motion was approved.

Chairman Carlson stated that the purpose of the meeting was for a review of an updated concept layout submitted to the Planning Board by Paul Cappuccilli and Camex Management Group of the proposed development titled "Baltimore Ridge," and to present an opportunity for the Planning board and Village board to comment and provide feedback.

Chairman Carlson opened the floor to Paul Cappuccilli to present the updated layout to the Planning Board. Mr. Cappuccilli stated that the layout was changed based on the feedback received at the December 16, 2020 meeting as well as upon review of the Covenant Agreement dated April 4, 1978 on file at the Village Office.

Mr. Cappuccilli stated that the updated concept has been reduced to 20 individual lots located on the eastern 10 acres of the property per the Covenant agreement. The western 10 acres will be subdivided into 5 individual lots of various sizes. The western area of the parcel will be mostly undeveloped, with the exception of the proposed road development. Future development of the western parcels would then be at the decision of the purchaser.

The updated concept layout includes a road from the proposed eastern parcels and connected to South St (State Route 174) in the Town of Marcellus. The original concept consisted of 2 points of access via Baker Road and Dunlap Ave, and caused much concern regarding traffic and emergency vehicle access. The updated proposed road would be the primary access for construction vehicles to reduce disruption to the existing neighborhood during development. This road also alleviates concerns brought up by the Planning Board, Board of Trustees and the Code Enforcement Officials in regards to emergency vehicle access requirements, fire codes, and traffic volume concerns. The proposed road will be adjacent to the stormwater management area located to the south. Specifics regarding the road surface, grading, size, and any other pertinent details will be determined by the developer in accordance with Onondaga County Department of Transportation requirements and approval.

The Planning Board provided Mr. Cappuccilli with a list of concerns and asked that they be discussed in preparation for the public hearing to be held in the future. Project engineer James Trasher discussed the list of concerns as follows:

Stormwater (including management, steep slopes, off-site discharge, and the proposed retention pond)- concerns from the Village include creation of new impervious surfaces, grading and tree removal, and the negative impact that could have on stormwater management and drainage in the future. Concerns also include the potential for erosion control and long-term effects of the construction and development. Mr. Trasher stated that all of these issues will be taken into consideration and addressed during the process used to develop the Stormwater Pollution Prevention Plan (SWPPP) that will be required. The SWPPP will be presented to the Village upon completion and will be subject to review and approval by all necessary parties.

Clearing of Trees- the Village discussed the desire to keep the trees a priority and to minimize the removal of trees during each phase of the project. While the Village and developers agree that some removal will be necessary, both parties agree to keep it as minimal as possible. The

Village also stated that all stumps and tree removal debris be removed from the site and not left for the future property owners. Mr. Cappuccilli and Mr. Trasher stated that they will not create a dumpsite on location and that debris will be removed or repurposed as appropriate.

Stormwater Pond Ownership and Maintenance- the Village and the developers discussed briefly the future responsibilities of each party in regards to ownership, maintenance, and control of the proposed stormwater retention pond, as well as long term DEC requirements. This will be further discussed with Village Attorney Jeff Brown at a later time, and all parties agree to table this matter until a later date.

Access via South St (SR174)- the Village stated that there may be sight distance issues and traffic concerns. The Village expects that this will be a significant concern brought up at the public hearing. There will be a need for a coordinated review with the Village, Town, County, and State. The access point is a county road and will fall under the requirements and determinations of the Onondaga County DOT. Further discussion of this matter will be warranted before any construction begins.

Village Streets- the Village will require the developers to provide a performance bond for Village streets in order to ensure construction is consistent with Village standards and MRB will oversee construction/acceptance testing. There was also discussion of the potential to temporarily block off the access of the new development at the Baker Road and Dunlap Ave intersections to prevent traffic and use of the existing Village streets as means of entry for construction vehicles. Access to the area during construction will be determined at a later date as the project moves forward and more data is available.

Street Lights- the Village would like the lights to be consistent with the historic light poles already installed throughout the Village. The Village also suggests possible placement of a double head at the south street access point. Mr. Trasher acknowledged the Village's position and will comply as project moves forward.

Landscaping requirements/Sidewalks- since there are no sidewalks installed at this time in the adjacent existing development, the Village will not require sidewalks in this development. However, the Village would like the design plans to address the area of the right of way that will not be included in the paved roadway. This area should be approx. 16 feet from either side of the road and will be set aside for utilities and potential sidewalk installation. The Village would also like the developers to address grading and sloping concerns with driveways and snow removal.

Sewer and Water Lines- the Village stated that there may be a need for televising and evaluation of the existing lines to ensure that they will be sufficient for the needs of the proposed development and the potential future construction.

Construction Logistics- should be simple, yet thorough to ensure that all concerns and needs are addressed clearly and efficiently.

Project Engineer MR. TRASHER discussed all items on the list with the attendees and stated that these are all general concerns associated with any project. Most of these issues will be addressed

routinely with the SWPPP and necessary studies and investigations that will take place as the project moves forward. The Village will be privy to all data as it becomes available and all parties are looking forward to working together to ensure that this project is executed and completed in the best way possible. The concept layout presented at this meeting represents the idea and direction that the developer wishes to pursue and that all details, measurements, and final data will be determined as the project moves forward.

Upon conclusion of the list of concerns, Chairperson Carlson stated that the purpose of this meeting is for the Planning Board to review the updated layout, not to make a Board decision to approve or deny the project at this time. Chairperson Carlson asked if the Planning Board had any other questions or comments. There were none. Chairperson Carlson asked if there were any objections to the proposed concept layout. There were none. Chairperson Carlson stated that at this time there was no reason not to move forward with the proposed concept.

The next meeting of the Planning Board will be a public hearing, tentatively in February 2021, at which point the public will have the opportunity to observe and comment. Details of attendance at the public hearing will be determined based on guidance from the State and County Health Departments.

In conclusion Chairman Carlson asked if there were any further comments or discussion from the Board of Trustees or the Planning Board. Hearing none, Chairman Carlson asked if there were any items for discussion from the floor. Hearing none, Chairperson Carlson asked for a motion to adjourn the meeting. The motion was made by Theresa Lamarre, seconded by Jill Bristol. The meeting was adjourned at 7:46pm.

Respectfully Submitted by

Charnley Abbott, Village Clerk