

March 1, 2021

Village of Marcellus
Planning Board and Trustees

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VILLAGE OF MARCELLUS

Re: Baltimore Ridge Subdivision

We are the owners of 4219 South St. Rd., the parcel surrounded by the proposed development on its western and southern boundaries. We understand that this development is going forward and have no objection to the concept. Among our concerns about the Baltimore Ridge development plan are as follows:

1. **Location of access road presents problems on our property line:**
Present proposed location of the entrance to proposed development access road will create a very steep bank along much of our south property line. This excavation will undermine a large white pine as well as many other mature trees, including maples, along our property line. In addition, the proposed road will cut into a 2nd smaller drumlin or esker about 200 feet west of the South Street Road entrance. We will need more information showing how significant portions of two natural drumlins and our property line will be affected by the significant proposed excavation. We note that turning the access road into a permanent road was not a condition of the previous renditions of subdivisions in this lot. Why not use the existing road contour?
2. **Storm water drainage into our back yard from the west and northwest.**
Per the analysis of CHA Consulting, Inc., between 2.1 and 5.89 acres of proposed land development drains naturally through our back yard. Presently we have significant water coming through our back yard especially in the spring. How is water going to be managed from the nearly 6 acres of homes and the runoff from Baker and Dunlop extension roads that naturally drain through our back yard? The 10 foot proposed drainage easement is undefined as to depth, materials, elevation or whether it is intended to redirect this enhanced flow.
3. **Lot size on our western boundary.** The present proposal shows four lots bordering our back yard. The lot sizes are 1/3 smaller than other lots in the subdivision. 3 houses on east side of the Baker Extension is more with the quality and proportions of the development
4. **Infrastructure.**
 - a. **Sidewalks.** We firmly believe that sidewalks should be planned into all the roads of Baltimore Ridge. Just because the Wilson Drive tract does not have them is not a good reason to not include. The 16 foot shoulder right of

way referred to by the planning board has not been incorporated into the maps presented to date.

b. **Lighting and utility service lines.** Street lights in keeping with those on South Street are appropriate. We encourage having the lines and cables for gas, electricity, phone, cable and internet service to be *underground*.

c. **Stormwater basin.** Standing water is public health concern. It is unclear what this will look like, whether it will be grass, stone, riprap.

5. Promises, promises.

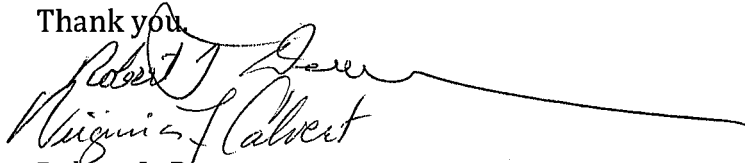
a. The preservation of the existing **trees** is a common goal according to the Planning Board minutes. The most valuable mature cherry and maple trees have apparently been marked to be logged out of this property. Some of them would not be in the way of the plans, so felling them is an economic decision. The existing trees in the western side of the property will be left pretty much intact, as the lots are larger. But the rest of the trees appear to be doomed. No mention of landscaping or replanting anything but grass.

b. Keeping the storm sewers and the drainage easements will be a Village maintenance responsibility. Is the Village equipped for this added work? Think of the issues on West Main Street.

We encourage everyone to view the access to this property from the intersection of Parsons Drive and South Street Road. The beauty of the lay of the land going into this subdivision is much of its appeal. To work against it instead of incorporating the natural grade would be an irreversible insult to our community. We also invite the board members and trustees to walk our property to see our issues first hand.

Please enter these concerns into the minutes of this meeting. We would also appreciate a meeting with the developer as we are a neighbor with nearly 700 feet of adjacent property.

Thank you.



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Town of Marcellus