

13 Baker Road
Marcellus, NY 13108
March 3, 2021

To: Mayor, John Curtain
Trustee, Jack Murphy
Trustee, Timothy Manahan
Village Clerk, Charnley Abbott
Code Enforcement, Bill Reagan

Subject: Comments/Concerns on Baltimore Ridge Development Proposal

I am writing this as a 26 ½ year resident of the village's Wilson Tract. I am **strongly against** the extensions of both Baker Road and Dunlap Avenue into this development. If I were a resident of the proposed Baltimore Ridge Development, I would certainly choose to exit that neighborhood, via Wilson Drive - as the speed limit on South Street is only 30 mph at that location. To exit this proposed development via the construction entrance, would have residents entering a 40 mph roadway instead.

This change in entrance and exit of the proposed development could allow for a zoning change that would include a wooded section of forest to remain as a buffer between the two subdivisions. Allowing 30' to 40' of undisturbed land between the Wilson Tract and the proposed Baltimore Ridge development would allow privacy, aesthetic beauty and forestland to mitigate the effects of future development of this 20 acre woods. It has been a treasure of nature enjoyed by many residents for many years - hiking, x-country skiing, blackberry picking, search and rescue dog training, bird watching and other activities enjoyed within this forest environment. It's irreplaceable as habitat for many species of wildlife that we are blessed to encounter within our neighborhood.

Regarding drainage issues - my property at the intersection of Baker Road and Hillside Drive is often left with runoff from rainstorms and snow melt - 3 feet wide, across the entire front of my lawn and driveway. This is what I've had to deal with for a ¼ century with current storm water management! I hate to imagine the impact that the removal of trees on the wooded slopes of this 20 acre project - will have on all of us at the southern end of the Wilson Tract! I also am concerned with the possible run-off that may escape the retention pond on the eastern side of the proposed development. The famous trout stream "Nine Mile Creek" lies within a stone's throw across the roadway separating it from this development. This creek has had a historic impact in the forming of the village of Marcellus and it's future is detrimental to our well being.

I encourage the Village of Marcellus planning board to revisit the Marcellus Village codes Chapter 73 - Environmental Protection - Reserved.

The Environmental Protection Overlay Districts include:

- #1 Wetlands, Water Bodies & Watercourses Protection District
- #2 Steep Slope Protection District

#3 Woodland Protection District

#4 Scenic Resources Protection District

These districts were designed to "preserve and protect the unique environmental features within the village of Marcellus as much as is possible". We are so fortunate to have this 20 acre tract of land as part of our village. Much of the wildlife found in the 182 acre Baltimore Woods Nature Center, to the south, frequent the woods on the southern edge of the village. Once developed, this aesthetical and archaeological significant tract of land will be irreplaceable. We owe it to future generations of Village of Marcellus residents to preserve and protect this part of Marcellus history.

I am grateful that you will consider this letter with regard to this proposed development.

Respectfully submitted,

Mary Beth Fish