

2 Hillside Drive
Marcellus, NY 13108

March 1, 2021

Marcellus Planning Board
Village of Marcellus Mayor and Trustees
Code Enforcement Officer
Village Clerk

Subject: Submission for March 3, 2021, Hearing for Baltimore Ridge Development

Reference Data: Proposal Plan Baltimore Ridge, Feb. 11, 2021, File No. 2286.090, F.B. 1467
(Note that in the Feb.22 map posted on the Village website, the lot numbers have been changed. This letter uses number from the referenced site map.)

1. Extension of Dunlap Ave. and Baker Rd.

Since there is to be a street from South Street into the development, there is no need to extend the Wilson Tract roads. That is, both Dunlap Ave. and Baker Road should remain as dead end streets. A single street would make the development be just like Flower Lane is now. There is no benefit to extending Dunlap and Baker and the downside of such an extension is, at the least, an increase in traffic for Wilson Tract.

2. Water Issues

Water issues must be a primary concern for the builders in the new development. There should be a robust drainage system in place before building. Otherwise the individual builders (and future home owners) will have to mitigate the water problem as was done in the Wilson Tract and other developments on the same hillside (e.g. Highland Drive, W. Main Street, Flower Lane).

Based on the experiences of long time residents of the Wilson Tract, in addition to storm runoff water, there are underground water sources/springs on Hillside Dr. Houses on the west (high) side of Dunlap Ave have also experienced water problems. In 1967 a small pond existed in the lower part of proposed development area until it was filled in for safety reasons (presumably because it was an attractive nuisance). Also there is a year round creek flowing through the back yards of the houses on the south side of Flower Lane indicating sources of water on the same hill as the proposed development.

Underground springs and water sources are present in the property at 2 Hillside Drive and the adjacent property (back yard) of 13 Dunlap Ave. After heavy rain storms, water rises up from the ground and flows into the window wells of 2 Hillside Drive and floods the basement. This has been mitigated by installation of drainage pipe below the window wells to take the water away from the house. A previous owner of 13 Dunlap installed drainage pipes, which exit into the drainage ditch on the north side of Hillside Drive, to prevent the back yard from being soggy all the time. Later an attempt by a subsequent owner to build an in ground swimming pool on the 13 Dunlap property failed because, when the contractor attempted to build the foundation, the hole filled up with water. Houses at 1 and 3 Hillside Drive (south side adjacent to the proposed development) have had to install drainage

tile from their back yards to the storm sewer along the south side of the street. The back third of the 3 Hillside property still is so wet during the summer that it can not be mowed unless there is a dry spell.

Many owners on Dunlap Avenue have of necessity installed drainage systems over the years because their sump pumps are inadequate. There is a strong reason to believe the new development will have the same problems as existed in the Wilson Tract.

3. Preservation of trees

The existing tree line starts at the end of Baker Road and extends along the north boundary of the proposed development. Present zoning calls for a 12 foot minimum side yard distance. If houses on lots 5, 8 and 11 (1, 6, 7) are built just 12 feet from the north property line, the trees would almost certainly be removed. There should be a zoning change requiring that the north side yards of those three lots to be at least 30 ft. wide.

4. Lot Sizes

In the referenced plan, lots on the east side of Baker Rd. (numbered 1,2,3, and 4 on one map) average only 0.26 acres each. One of those four lots should be eliminated leaving only three lots of 0.35 acres each. This insures the lot size is consistent with the existing adjacent lots on Hillside Dr. and Baker Road closest to the new development.

5. Sidewalks

Although no sidewalks are needed or proposed for the new development, the sidewalk on the west side of South St. should be extended to the new entry street so that residents can safely and conveniently walk to the village center. Presently that sidewalk ends at the Loewer property which is before it reaches the village boundary on South Street.

Respectfully Submitted,

Bob and Peg Shields