

**SPECIAL MEETING OF THE
VILLAGE OF MARCELLUS
HELD AT THE VILLAGE HALL
ON MARCH 27, 2017**

PRESENT: John P. Curtin, Mayor See List
Sara N. Tallman, Trustee
Hal Brown, Attorney

ABSENT: Patrick W. Cox, Trustee

Mayor Curtin asked for a motion to open the public hearing at 7:09 p.m. Trustee Tallman made a motion to open the hearing, seconded by Mayor Curtin. Both board members voted aye, and the public hearing was opened.

The Village Clerk read the legal notice of the public hearing to those in attendance.

Mayor Curtin explained that the purpose of the public hearing was to allow all interested parties the opportunity to be heard regarding proposed Local Law #3 of 2017, which will encourage retail and other active uses on the ground floor of buildings on Main Street.

Mayor Curtin explained that there is a need for the proposed addition to the law in order to promote pedestrian interest and continuity as envisioned by the Village Comprehensive Plan, which involves land use planning. Mayor Curtin spoke about balancing individual rights with the collective rights of the community. Property owners should be able to develop and use their land according to their desires as long as there are no significant adverse effects on neighbors.

Mayor Curtin mentioned that in keeping with the vision statement in the Village of Marcellus Comprehensive Plan, the land use plan reflects the vision for future development and largely continues existing development patterns. He expressed that all land use in the Village of Marcellus will be consistent with the adopted Comprehensive Plan, particularly when seeking to protect and enhance village property values in commercial areas of the Village by developing and adopting design guidelines for redevelopment of existing structures and future development of new housing and commercial buildings.

The law proposes that street-levels of buildings fronting East and West Main Street within the Village Center Zone shall contain urban retail and other active uses including retail sales and services, banks, galleries, personal service establishments, restaurants or the like, and upper levels may contain any street-level use plus office and other non-active uses such as dwelling units, business and professional offices, medical offices, etc.

Mayor Curtin mentioned that any building regulated under this section of the law which has dwelling units or other un-allowed uses on the street-level existing at the time of adoption shall be exempted from application.

The proposed addition to the law has the following language:

Chapter 250 Zoning

Article X Village Center District (VC)

Section 250-34 Pedestrian Interest

In order to promote pedestrian interest and continuity as envisioned by the Village Comprehensive Plan, the street-levels of buildings fronting East or West Main Street within the Village Center Zone shall contain urban retail and other active uses including retail sales and services, banks, galleries, personal service establishments, restaurants or the like; and upper levels may contain any street-level use plus office and other non-active uses such as dwelling units, business and professional offices, medical offices, etc. Any building regulated under this section which has dwelling units or other unallowed uses on the street level existing at the time of adoption of this section shall be exempted from its application.

Mayor Curtin then asked for questions or comments from the public. There were none. Trustee Tallman made a motion to close the public hearing at 7:15p.m., seconded by Mayor Curtin. Mayor Curtin called for a vote. Both board members voted aye and the public hearing was closed.

Dawn M. O'Hara, Village Clerk