

June 12, 2024

Mr. Peter Chapman, Planning Board Chairman
Village of Marcellus
6 Slocombe Avenue
Marcellus, New York 13108

**RE: VILLAGE OF MARCELLUS – STEWART’S SHOPS PROJECT
SITE PLAN AND SUP REVIEW
MRB PROJECT NO.: 1375.21000.000– 003**

Dear Pete:

MRB has completed a review of the Site Plan and Special Use Permit applications for the Stewart's Shop project, received by MRB Group on June 6, 2024, last revised June 3, 2024, prepared by Stewart's Shops. The current application proposes the demolition of Nojaim Brothers of Marcellus (approximately a 14,000 square foot grocery store) and the construction of a new retail facility of approximately 4,500 square feet and a stand-alone gas canopy of 1,800 square feet. We offer the following comments for the Village Boards consideration. A written response to each comment should be provided by the designer.

SEQR COMMENTS

1. We recommend that this project be classified as an Unlisted Action under SEQR. The Board should complete a Part 2 and Part 3 FEAF form prior to making a determination of significance.

SITE PLAN COMMENTS

2. Signature lines for the Planning Board Chairperson, Town Engineer, DPW Superintendent, and Code Enforcement Officer should be added to the plans.
3. Any future variances granted shall be added to sheet S-2.
4. Once determined by the Village Board of Trustees, the following information will need to be added to the zoning compliance table on sheet S-2.
 - a. Required lot area
 - b. Required front, side and rear setbacks
 - c. Required parking

5. The plans should identify on the site an area that is proposed to be used for snow storage.
6. A demolition and sequencing plan for the removal of the existing Nojaim Brothers grocery store should be added to the plan set.
7. The existing sidewalk on Orange Street in all likelihood will be disturbed by the demolition of Nojaim Brothers grocery store. We recommend that the applicant replace the existing sidewalk along the extents of the east property with a new 5' wide sidewalk. We also recommend that the new sidewalk alignment be shifted west to align with the sidewalk crossing at East Main Street. This sidewalk could then be transitioned back to meet the existing sidewalk alignment at a location north of the Orange Street proposed curb cut. The applicant should provide a tree lawn between the new sidewalk and the curb. The existing granite curb adjacent to Nojaim Brothers will most likely need to be replaced and should be done so in kind.
8. The applicant should provide handicap sidewalk ramp details for the new sidewalk along Orange Street.
9. The applicant should show details for the curbing radius at the driveway entrances. All proposed curbing located within the right of way should be granite to match the existing curbs. A note should be added to the plans to this effect.
10. The Village Driveway Apron detail should be added to the plans for the Orange Street entrance.
11. If an RPZ (reduced pressure zone) device is required, the location should be noted on the plans. An engineer's report will also need to be submitted to the water purveyor.
12. The distance to the nearest existing fire hydrant(s) should be noted on the plans.
13. All existing easements, if any, are to be shown on the plans with liber and page. Also, all existing and proposed utilities, if not done so already, are to be labeled with size, material, inverts and slope (if applicable). The inverts and rim elevation of all proposed catch basins and field inlets should also be noted.
14. Is a grease trap being proposed? If so, details and sizing calculations should be provided. The size of the inlet and outlet pipe should be noted along with inverts

and slopes. The rim elevation for any access points for the trap should also be noted.

15. Sheet S-3 shows that the proposed trees on the south side of the property may be located over the proposed sewer laterals. The plans should be updated to avoid any potential root disturbance to existing and proposed utilities.
16. The applicant should clarify why there are two sanitary laterals shown on the plans.
17. A sanitary lateral cleanout should be provided at the right-of-way line. Please also add the Village Cleanout detail to the plans.
18. The Village Sanitary Lateral detail should be added to the plans along with the Wye Lateral Connection to Sewer Main detail.
19. East Main Street falls under the jurisdiction of the Onondaga County DOT Department. As such, the proposed sewer lateral work within their right-of-way, along with the pavement restoration details, will require their approval and permitting. Please copy the Village and MRB on all correspondence.
20. The water service sizing and details will need to be reviewed and approved by the Onondaga County Water Authority (OCWA). Please copy the Village and MRB on all correspondence.
21. We recommend that a striped pedestrian crosswalk be provided from the parking at the rear of the property to the sidewalk around the main building.
22. Per Village Code §136-5 – Review of Lighting Policy and Plans, this application is subject to referral to the Village Planning Board for a lighting permit. Lighting specification sheets for all proposed light fixtures should be provided for review. We note that all lighting should be dark sky compliant.
23. What are the proposed hours of operation of this facility and what lighting would remain on during off hours?
24. Details of the proposed vinyl fence along the property line of the Randall residence should be shown on the site plans.
25. The applicant should coordinate with local and county emergency services to ensure all questions and concerns are addressed.

26. Details of the proposed infiltration basin on sheet S-4 should be added to the plans.
27. Please note that vehicle fueling stations are considered to be a stormwater hotspot type use as per section 4.11 of the NYS SWMDM. Any portions of the site associated with a hotspot use are generally not permissible to be treated with infiltration type practices such as infiltration chambers or infiltration bioretention areas and would require coordination with NYSDEC to determine the treatment requirements for runoff prior to infiltrating. If bioretention or a similar filtering practice is utilized to treat drainage from stormwater hotspot areas, then the bioretention area will be required to be fitted with an impermeable liner and an underdrain system, unless otherwise permitted by coordination with NYSDEC. If NYSDEC is contacted, a copy of all correspondence with NYSDEC is to be provided to the Village and MRB Group.
24. As indicated in the Cover Letter to the Planning Board, dated June 2, 2024, the applicant acknowledges the requirement that they are to prepare a Stormwater Pollution Prevention Plan (SWPPP) which will be submitted at a later date. Once received, MRB will review and provide SWPPP and drainage comments under separate cover.

We request that the design engineer provide a written response to these comments for the Board and MRB. If you or the Board have any questions or concerns regarding any of the above comments, please feel free to contact me.

Sincerely,



James J Oberst, P.E.
MRB Group

c: Chad Clark, Mayor (e-mail transmittal)
Greg Crysler, DPW Superintendent (e-mail transmittal)
Paul Stacey, CEO (e-mail transmittal)
Charnley Abbot, Village Clerk (e-mail transmittal)
Marcus Andrews – Stewart's Shops