

May 13, 2024

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

**RE: VILLAGE OF MARCELLUS - STEWARTS SHOPS PROJECT
ALTERNATIVE LAYOUT REVIEW
MRB PROJECT NO.: 1375.21000.000- 003**

Dear Pete,

In a letter to the Planning Board dated April 30, 2024, the design engineer for the above-mentioned project presented the Village of Marcellus Planning Board with alternative site layouts (see attachment). These alternative layouts were in response to initial feedback received from the Planning Board at the April 17 meeting. MRB Group has completed an initial review of these alternative layouts and offer the following comments for the Planning Boards consideration.

Alternative 1

Pros:

1. Partially shields canopy from traffic approaching from the east and west, decreasing this as a focal point.
2. Orientation on the corner is beneficial for pedestrian access.
3. The dumpster is away from the street and behind the property.
4. The building orientation is more in line with other buildings on East Main Street and therefore meshes closer with the architectural guidelines.
5. The building is oriented closer to the right of way which may serve as a traffic calming mechanism as cars tend to slow down when approaching buildings set closer to the road.

Cons:

1. Dumpster is close to the adjacent residence.
2. Dumpster is adjacent to potential storm water facility.
3. Delivery entrance may be difficult to navigate for large trucks.
4. The back of the building is the focal point when entering the Village from the East, which is undesirable.
5. No landscaping or screening along Orange Street

General comments:

1. This alternative layout is the most pedestrian friendly. The orientation of the building is in line with the majority of the nearby buildings on East Main Street which is a best practice for downtown development standards. This layout also closely aligns with the existing conditions of the Nojaim Brothers Market. That's said, the layout provides little in the way of landscaping, buffering, and beautification of the site.
2. Could the building be moved slightly to the west, providing a landscaping buffer along Orange Street? Could the north façade, which currently includes the delivery entrance, be considered the "back" of the building. This would allow for façade improvements along Orange and East Main Streets and better complement the surrounding properties. The Planning Board may want to consider requesting these changes as an alternative.

Alternative 2

Pros:

1. Buffers the properties on Orange Street.
2. The back of the building is not the focal point when approaching from the East or West.
3. The dumpster is away from the street and behind the building.
4. Provides a lot of space for landscaping improvements and beautification along Orange and East Main Streets.
5. The delivery entrance appears to be more easily navigable for larger vehicles.
6. Lessens the impact to 3 Orange Street and adjacent properties on Orange Street relative to current conditions.

Cons:

1. The dumpster is adjacent to the proposed storm water facility.
2. The gas pumps and a large asphalt area are the focal point when approaching from either direction of East Main Street.
3. The building orientation is not in line with the rest of East Main Street.
4. Ingress/egress from Orange Street is very close to East Main Street.
5. No pedestrian connections to East Main Street.

General comments:

1. This layout is not pedestrian friendly and does not maintain cohesive design and building orientation with the rest of East Main Street. Additionally, it does not minimize the visual impact of the gas pumps and creates potential traffic concerns on Orange Street.

Alternative 3

Pros:

1. Buffers the properties on Orange Street.
2. The back of the building is not the focal point when approaching from the east.
3. The dumpster is away from the stormwater facility.

4. Provides space for landscaping improvements and beautification along Orange and East Main Streets.
5. Lessens the impact to 3 Orange Street and adjacent properties relative to current conditions.

Cons:

1. Dumpster is adjacent to other East Main Street Properties and prominently placed.
2. The gas pumps and a large pavement area are the focal point when approaching from either direction.
3. The building orientation is not at all cohesive with the rest of East Main Street.
4. No pedestrian connections to East Main or Orange Street.
5. The stormwater facility is cut off by the building.

Comments:

1. This layout is not pedestrian friendly and does not maintain cohesive design and building orientation with the rest of East Main Street. Additionally, it does not minimize the visual impact of the gas pumps and creates potential issues with access to the stormwater facility.

Additional Comments:

1. The Village could also consider having the developer's engineer provide a layout option where the building is oriented along East Main Street with the gas pumps located in the rear of the property. This would be similar to Alternative 2, parallel to Main Street, but with the location of the building and the gas pumps switched. Under this option, the building could be oriented further west, similar to the original layout.

Sincerely,



James J Oberst, P.E.
MRB Group

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Enclosure – Alternate Site Layouts (as provided by Stewart's)

c: Chad Clark, Mayor (e-mail transmittal)
Greg Crysler, DPW Superintendent (e-mail transmittal)
Paul Stacey, CEO (e-mail transmittal)