

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol
Hugh White

Mayor: John Curtin
Village Clerk: Charnley Abbott
Code Official: Bill Reagan

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January 19, 2022

PRESENT: Chair Peter Chapman, Planning Board Members Gabe Lutwin, Richelle Schettine and Hugh White, Code Official Bill Reagan, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Village Clerk Charnley Abbott, and DPW Superintendent Greg Crysler.

Scott Freeman and Nate LaPierre (Keplinger Freeman & Associates), Joe McNinch (SWBR), Audrey Farwagi, Christopher Community, Inc.

See List.

Absent: Planning Board Members Theresa LaMarre and Jill Bristol, Village Attorney Jeffrey Brown and Village Engineer James Oberst.

Pledge of Allegiance

Chairman Chapman called the meeting of the Village of Marcellus Planning Board to order at 7:02 pm and began with introductions.

Chairman Chapman asked for a motion to approve the minutes from the December 15, 2021 meeting of the Village of Marcellus Planning Board. The motion was made by Gabe Lutwin, seconded by Hugh White. All members voted aye and the motion was approved.

Chairman Chapman stated that the purpose of the meeting was to continue the review of a proposed development of a former lumberyard into a senior living apartment complex titled "Tefft Meadows" at #8 Paul Street. Members of the Planning Board met in regular session on October 20, 2021 and December 15, 2021, and a public hearing was opened on December 15, 2021.

Chairman Chapman informed those in attendance that the Onondaga County Planning Board has not yet submitted its review of the proposed changes to the property at 8 Paul Street and this will mean an extension of the Planning Board's review as well.

Chairman Chapman then opened the floor to the representatives from Christopher Community. The presentation began with Joe McNinch, architect from SWBR, who presented updated plans for an L-shaped, 2 story senior living facility, with a footprint of approximately 30,000 square

feet. The plans include 60 one-bedroom units which are approximately 725 square feet each, a community space and multi-purpose room, elevator, trash collection areas, and storage areas. Mr. McNinch also presented a concept drawing of the exterior of the building, illustrating use of materials such as fiber cement siding, lath siding, and vertical board and batten siding. Mr. McNinch asked if there were any questions regarding the design of the building. There were none.

Mr. McNinch turned the floor over to Scott Freeman and Nathan Lapierre, of Keplinger Freeman Associates. Mr. Freeman began his presentation with updates regarding the storm water management plan, which included a calculation of the total surface area of pavement at present day and the total surface area of pavement in the proposed site plan, which showed a 29% reduction of the impervious area of the parcel as a result of the development. This reduction allows the engineers to waive the deep detention basin for stormwater, and alleviate safety concerns such as accidental drownings. The updated plans indicate that water from the building will be collected in roof drains and directed to a level permeable area, and absorbed into the ground, where there is a dry well. During periods of heavy rain, the dry well will fill up and collect excess water. When the dry well is full and ground is saturated, the excess water will collect into a pipe under the road, and empty into a gradually sloped lawn area to be absorbed by the ground. During periods of heavy rain and high creek levels, water may collect in the lowest area as expected. Mr. Freeman stated that they are still in the design phase working closely with the Village Engineer, and that the plans he is presenting are not final at this time.

Mr. Freeman then discussed parking, and the intent of the developers to apply to the Village of Marcellus Zoning Board of Appeals for an area variance, which would allow for elimination of 21 of the 90 parking spaces that are required by the Village Code. The developers will be meeting with the ZBA in February to decide on this matter. The updated site plan indicates which spaces they desire to eliminate to provide for a more attractive landscape, decrease the overall amount of asphalt, and increase the area of permeable surface. Mr. Freeman stated that the areas will be left in a way to ensure that, if needed, they can be easily converted into parking spaces to alleviate issues that may occur due to the variance.

Mr. Freeman stated that a traffic letter was submitted to the Village. The letter states that per discussion with the Village Engineer the area of the development (Paul Street) is a low traffic area and a formal traffic study is not warranted. Village resident Kerri Elderbroom interrupted Mr. Freeman to question if Onondaga County was consulted regarding this matter, to which Mr. Freeman replied that the letter will be sent to the County, and they will review and provide a response as part of the review process. Ms. Elderbroom continued to interrupt Mr. Freeman to express her disagreement that the area is considered “low traffic” and was asked to refrain from speaking out of turn.

Mr. Freeman presented updated lighting plans for the building, parking lot and streets. The plans include building mounted security lights that point downward to illuminate the sidewalks and entrances, overhead cobra lights to safely illuminate the parking areas, and historic streetlights that match those already present in the Village for the roadway from Paul St to the parking lot. The lighting plan is dark sky compliant as required and will not be intrusive on the neighboring

properties. Light measurement data was provided on the lighting plans to the Village in preparation of this meeting.

Mr. Freeman then presented the updated plan for the easement at the northern end of the property, which is to be dedicated to the Village for future connection to the Creekwalk. He noted the location of the easement, and plans for grading and sloping for walkability. Mr. Freeman stated that the developers are working with the Village Code Official and the property owners to determine fencing details along the proposed easement.

Mr. Freeman then presented a design profile of the retaining wall at the south end of the property. The current wall and existing 6-foot fence will be left in place due to the close proximity to the property line. The area along the existing wall will be backfilled, with grading that slopes down to wall will be constructed, ranging from 2 ft to 7 feet in height, and will have a 4 ft chain link fence on the top for safety. The area between the new wall and the back of the building will include the 5-foot walkway that encircles the building.

Mr. Freeman turned the floor over to Mayor Curtin, who stated that Mr. Oberst was not able to be in attendance due to Covid-19 quarantine requirements, and that he has confirmed that MRB has received the updated plans and has begun their review. Mr. Oberst sent a letter to the Board, which was shared with Mr. Freeman, that noted some general items that will be further addressed. Mr. Freeman acknowledged the letter and briefly gave an overview the items that were noted. The matters included demolition and excavation, notification to the State Historic Preservation Office (SHPO), water pressure data, coordination with OCWA for water lines, parking area concerns, architecture, lighting and landscaping, emergency vehicle access, fencing and screening, easement and mapping, surveying, erosion control and drainage. Mr. Freeman stated that he has spoken with Mr. Oberst, and that they are finalizing the site plans for submission to MRB for formal review. At the time of this meeting, the plans are not complete.

At the conclusion of Mr. Freeman's presentation, Chairman Chapman asked if there were any comments from the Planning Board, Town Board, or the Village Board. Mayor Curtin asked Audrey Farwagi from Christopher Community if she had any update for the Board regarding the PILOT (Payment In Lieu Of Taxes) that is being negotiated for this project. Ms. Farwagi stated that she is in the process of negotiations and has been in communication with Onondaga County, and that she will soon be reaching out to the other municipalities (Town of Marcellus and Marcellus Central School District) that are involved. Ms. Farwagi stated that progress is being made and will continue to update the Village as the progress continues.

Trustee Murphy asked about the expected noise from roof of the building, such as air conditioners. Mr. McNinch replied that he did not have data to provide about the noise, but will have that data compiled by the engineers and submitted to the Village.

There were no other questions from the Board members.

Chairman Chapman then moved on to discuss the SEQR. Chairman Chapman stated that no involved or interested agencies have contacted the Village Planning Board challenging its intent

to be Lead Agency, therefore the Planning Board will declare itself the Lead Agency. Gabe Lutwin made a motion, seconded by Richelle Schettine, to approve the following resolution:

WHEREAS, the Village of Marcellus Planning Board (hereinafter referred to as Planning Board) on December 15, 2021 declared its intent to be designated the Lead Agency for the Tefft Meadows project under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board's being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to ensure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for the Action identified above herein;

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Peter Chapman	Voting Aye
Gabe Lutwin	Voting Aye
Richelle Schettine	Voting Aye
Hugh White	Voting Aye

The resolution was approved.

Chairman Chapman then made a motion to open the public hearing, seconded by Gabe Lutwin. All members voted aye and the public hearing was opened at 7:32 pm.

The Village Clerk read the following legal notice to those in attendance:

PLEASE TAKE NOTICE that a Public Hearing will be held by the Village of Marcellus Planning Board, 6 Slocombe Avenue, Marcellus, NY 13108 on January 19, 2022 at 7:00 P.M. at the Marcellus Free Library, 32 Maple Street, Marcellus, NY 13108 regarding the proposed development, Tefft Meadows, located at 8 Paul Street. This meeting will be open for in-person public attendance unless otherwise directed by Executive Order. Per Marcellus Free Library policy, masks will be required for all attendees and social distancing policies will be in effect. All in-

terested parties will have the opportunity to be heard at the scheduled hearing. Copies of supporting documents are on file at the office of the Village Clerk.

Chairman Chapman opened the floor to public comment. Chairman Chapman stated that there would be a 3-minute time limit for each speaker, and would invite each speaker in the order they signed up for comment upon arrival at the meeting.

Jeff Berwald, 18 Paul St.- Mr. Berwald asked for clarification from Mr. Freeman which line on the site plan indicates the proposed location of the fence along the easement. Mr. Berwald stated that he is aware that he has to relocate his shed, which was built outside of his property line prior to his purchase of the house, and if he will have to relocate his pool. Mr. Freeman replied that prior to any construction, the property line will be staked out, and that the pool lies within Mr. Berwald's property. CO Reagan asked Mr. Freeman to describe the area along Mr. Berwald's property line in more detail, to which Mr. Freeman obliged. Mr. Berwald asked about tree removals and landscaping, and stated that he is in support of the removal of a large tree along the property line.

Kerri Elderbroom, 13 Chrisler St- Ms. Elderbroom inquired about the fencing discussed on the South end of the property along the retaining wall. Ms. Elderbroom claimed that at the last meeting, CO Reagan told the property owners on Chrisler Street that there would be privacy fences made of quality material, such as wood, installed along the south property line, and she asked why the plans indicate that chain link fencing would be used. Ms. Elderbroom insists that her privacy will be impacted without a fence. Mayor Curtin pointed out to Ms. Elderbroom that the proposed building will be more than 100 feet from her home and that there will be very minimal impact on her property. Mr. Freeman responded to Ms. Elderbroom and pointed out the areas of dense vegetation that will remain in place, providing increased privacy, and that each adjacent property owner has the ability erect their own fence if they so desire. Mr. Freeman also explained that the proposed building is located 30 feet farther from the property line than the existing structure, and that they plan to plant evergreens between the two walls. Ms. Elderbroom made note that her home sits lower than the others on the street and asked if the proposed fence could be extended to include her property. CO Reagan stated that he would schedule a time with the developers and the property owners to meet on site and discuss this matter. Ms. Elderbroom also asked about drainage and contingency plans to ensure that Chrisler Street will not get flooded. Mr. Freeman indicated on the plans where excess water will drain into the stormwater system. Ms. Elderbroom also asked about a traffic study. CO Reagan explained that there is no requirement for a thorough traffic study since Paul Street is a Village owned road. Ms. Elderbroom stated concern for increased traffic from this project and impacts on North Street traffic during school times.

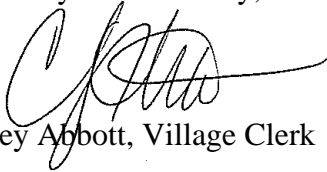
Dakota Elderbroom, 13 Chrisler St- Mr. Elderbroom asked, in regards to the designated area that will retain water to be absorbed into the ground, how the ground under the asphalt was tested to come to this conclusion. Mr. Freeman explained that geotechnical engineers were hired and identified several locations where data was collected using test probes.

Chairman Chapman asked if there were any other attendees that desired to be heard. There were none.

Chairman Chapman stated that Site Plan Approval will be delayed until the Onondaga County Planning Board has reviewed the proposed changes to the property at 8 Paul Street and submitted its recommendations and the ZBA has reviewed and approved a parking variance application submitted by the developer. In addition, the Board will have to complete SEQR and close the public hearing.

Chairman made a motion to close the meeting and adjourn the public hearing until February 16, 2022, at which time a regular meeting of the Planning Board is scheduled. The motion was seconded by Hugh White. All members voted aye, the regular meeting was closed and the public hearing was adjourned at 7:47 pm.

Respectfully Submitted by,

A handwritten signature in black ink, appearing to read 'C. Abbott', with a long horizontal flourish extending to the right.

Charnley Abbott, Village Clerk