

# 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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**PRESENT:** Acting Chair Richelle Schettine, Planning Board members Theresa LaMarre and Jill Bristol, Code Official Bill Reagan, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Village Clerk Charnley Abbott

Joe McNinch (SWBR), Anthony Laporynski, and Audrey Farwagi (Christopher Community, Inc), Scott Freeman (Keplinger Freeman), Jean Forster (Chrisler St.)

**Absent:** Chair Pete Chapman, Gabe Lutwin and Hugh White

## Pledge of Allegiance

Chairwoman Schettine asked for a motion to open the meeting of the Village of Marcellus Planning Board. The motion was made by Jill Bristol, seconded by Theresa LaMarre, and the meeting was opened at 7:00pm.

Chairwoman Schettine stated that the purpose of the meeting was to discuss proposed development of 8 Paul Street, currently an old lumberyard. Representatives from Christopher Community were in attendance to present their concept to the Board.

Audrey Farwagi, Development Manager from Christopher Community (CC), explained that Christopher Community is a non-profit entity that develops and manages affordable housing primarily based in Onondaga County. They proposed a 56 single-unit two story senior living facility and two 7-unit townhouses with 3- and 4-bedroom units. Ms. Farwagi stated that her role is to oversee the project if it moves forward. She then turned the floor over to Scott Freeman, of Keplinger Freeman, to present the concept design.

Mr. Freeman presented to the board a concept site plan consisting of a 56-unit senior living facility and two 3-4-bedroom 7-unit townhouses situated on 8 Paul Street to be developed and maintained by CC and available for rent and asked for feedback from the Board and the public attendees after the presentation. The site plan included building locations, possible parking areas, stormwater management possibilities, and landscaping. Mr. Freeman stated that the intent of CC is for the development to fit into the existing community. The concept presented included parking areas and stormwater management systems that are not up to the current code requirements

and further study of these issues is planned. The concept shows driveways that are wide enough for emergency vehicles to enter and maneuver based on communication with Codes and the Fire Department, pedestrian sidewalks around all of the buildings and parking areas, and designated areas for refuse collection, maintenance storage, transformers and snow removal. Mr. Freeman briefly identified the stormwater retention areas and stated several times that the current plan being presented is a concept and a much more thorough study of stormwater management for this location is needed. CC is also researching the water utility needs for this property and did not have information to share at this meeting regarding future plans on that matter. The 56-unit facility will have sprinklers, the townhouses will not, and hydrant locations will be determined with further research. CO Reagan noted that the Village Code calls for 1½ spots per residential unit, as well as ample parking for building staff. Ms. Farwagi informed the Board that the senior facility is not going to be an assisted living facility, but that CC hopes to partner with Loretto to offer care management or in home services to the seniors in residence, and that there would be building management and maintenance staff on site.

Planning Board Member Bristol asked CC to explain what the requirements for the senior housing will be. Ms. Farwagi stated that the senior living facility will be for age 55 and older with an income level most likely between 30% and 80% of the area median income.

Trustee Manahan asked about lighting plans. Mr. Freeman stated that they do not have that determined yet but that he is knowledgeable regarding standard lighting requirements and will present that info to the Board on future plans.

Joe McNinch, from SWBR, then presented a concept layout of the senior living facility, including a tentative floor plan including units, shared spaces, laundry facilities and elevators. It includes the 56 one-bedroom units, a community room, laundry, trash collection, elevators, exits and management offices. The building will be handicap accessible and due to the size will require sprinklers and a firewall, location to be determined.

Mr. McNinch then presented a layout of the townhouses, consisting of seven three- or four-bedroom unit rentals for low to mid-level income families. They will be aesthetically pleasing and each will include a one-story handicap accessible unit. The buildings will fall under residential code and will require firewalls. Mechanicals such as condensers and electrical units will be located on the roof to minimize the visibility.

PB Member Bristol voiced concerns regarding recreation issues brought upon by adding too much family housing in the area with the lack of greenspace and areas for school-aged children to congregate. She stated that often there are middle and high school aged children hanging out on the concrete areas and the street corners near the townhouses and that adding all of this housing would compound an issue that is already occurring. PB Bristol also voiced concerns with senior living and family housing on the same site and what kinds of problems could arise with the two demographics living in such close proximity to one another.

CO Reagan asked CC if they have considered connecting to the Creekwalk at some point in the future. Mr. Freeman and Ms. Farwagi both agreed that connection in the future could be possi-

ble and would be interested in discussing that option with the Village Board as the project continues.

Chairwoman Schettine asked what the decision for senior and family living is based on. Mr. Freeman and Ms. Farwagi explained that funding is acquired by NY State based on the needs of the area. Ms. Farwagi stated that there are market studies that identify the housing needs of the community and the surrounding areas and the State determines how many units needed in such communities.

Trustee Murphy stated that there is a concrete wall along the property line on Chrisler St that will need attention as this project continues. Mr. Freeman stated that he is aware of the wall and that there is more research needed in that area of the property and that there will be attention to that wall. The data will determine what the developers do to address it.

Mayor Curtin asked if the roads will be the responsibility of the property owner. Mr. Freeman stated that they will be owned by Christopher Community and will be maintained by them as well.

Chrisler St resident Jean Forster asked if there were any potential to connect Chrisler St to this development in the future. CO Reagan stated that the area is in the floodplain so there would be no possibility of road development for connection in the future.

CO Reagan asked about tax exemption status after the project is complete. Ms. Farwagi stated that tax payments and PILOT agreements would be something that the Village would discuss and negotiate in the future.

Upon completion of the presentation, Chairwoman Schettine asked if there were any more comments or questions from those in attendance, there were none.

Chairwoman Schettine asked if there was any other business to be brought before the planning Board, there was none.

The Planning Board did not schedule another meeting at this time regarding the project at 8 Paul and will meet again at a future date to discuss revisions and site plans.

Chairwoman Schettine asked for a motion to adjourn the meeting. The motion was made by Ms. LaMarre and seconded by Ms. Bristol. Chairwoman Schettine called for a vote, all members voted eye and the meeting was closed at 7:48pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk