

# 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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December 15, 2021

**PRESENT:** Acting Chair Theresa LaMarre, Planning Board members Gabe Lutwin and Hugh White, Code Official Bill Reagan, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Village Clerk Charnley Abbott, Village Attorney Jeff Brown, Village Engineer Jim Oberst, DPW Superintendent Greg Crysler, Town Supervisor Karen Pollard, Town Attorney Jim Gascon

Justin Rudgick (President, Christopher Community, Inc), Scott Freeman and Nate LaPierre (Keplinger Freeman & Associates), Joe McNinch (SWBR)

See List.

**Absent:** Chair Pete Chapman, Jill Bristol and Richelle Schettine

## Pledge of Allegiance

Acting Chair LaMarre asked for a motion to open the meeting of the Village of Marcellus Planning Board. The motion was made by Hugh White, seconded by Gabe Lutwin, and the meeting was opened at 7:00pm.

Acting Chair LaMarre asked for a motion to approve the minutes from the October 20, 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.

Acting Chair LaMarre stated that the purpose of the meeting was to discuss revised plans of a proposed development of a dilapidated old lumberyard into a senior living apartment complex titled "Tefft Meadows" at #8 Paul Street. Members of the Planning Board and Village Board met on October 20, 2021 and again on November 11, 2021 to discuss the proposed development of 8 Paul Street and to tour the property.

Mayor Curtin provided a brief history of the property, including the ownership and use of the parcel. Mayor Curtin stated that the property was purchased in 1834 by Dr Lake Tefft, and it was Tefft who constructed the house at #18 North Street, what we refer to today as The Steadman House – the home of the Marcellus Historical Society. Since the proposed project, as well as all of what are today, Paul Street, Chrisler Street, and Austindale Ave, lay within what was

once Dr. Tefft's farm, Mayor Curtin stated that the Board has agreed to name the project Tefft Meadows.

The presentation began with Justin Rudgick, President and CEO of the Christopher Community. Mr. Rudgick provided a brief history of the Christopher Community non-profit organization and their plans to build a quality, affordable senior living facility at 8 Paul St. Mr. Rudgick stated that the eligibility will be based on the area median income. There will be 60 units available based on the area median income (20 units @ 50%, 32 units @ 60%, and 8 units @ 30%) which will create a good mixture of affordability and a healthy living environment. and Rent for each unit is expected to be around \$600-\$800 monthly. Mr. Rudgick stated that the cost of this project is around \$18 million. The Christopher Community is working on the application for submission to the NYS Homes and Community Renewal Department for the funding needed for this project. Mr. Rudgick then turned the floor over to Joe McNinch, architect from SWBR, and Scott Freeman, of Keplinger Freeman, to present the concept design.

Joe McNinch, architect from SWBR, presented 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, a community room, physical fitness room, laundry, trash collection, elevators, exits, storage space and management offices. The building will be handicap accessible and due to the size will require sprinklers and a firewall. Mr. McNinch also presented a perspective of the exterior of the building. Mr. McNinch stated that the roof will be a "bathtub" style roof, with flat areas located between steep slopes, to allow for the mechanical units to be located on the roof instead of on the ground and to hide the mechanical units from view. The siding and external walls of the building will utilize different materials to enhance the appearance and to break up the mass of the longest wall. The building will be all electric, in conjunction with the sustainability initiatives in NYS.

Mr. McNinch turned the floor over to Scott Freeman and Nathan Lapierre, civil engineers from Keplinger Freeman. Mr. Freeman spoke about the existing site, which consists of 6.3 acres that is currently zoned RC multifamily residential and is non-compliant of the current Village Code requirements. The existing structures on the property are located very close to the property lines and are in dire need of removal due to safety issues and deterioration. The proposed building will be located significantly farther away from the property lines and will be at a lower elevation, minimizing the impact on the surrounding neighbors. The plans include 90 parking spaces as required by the Village Code. There is an area located at the main entrance of the facility for pick up and drop off, as well as a sitting area for the use of the residents. There will be ADA compliant sidewalks that will connect the campus to the community and allow for walkability to and from the surrounding areas and into the Village. Mr. Freeman stated that he has been in communication with Mayor Curtin and Jake Widrick from the Marcellus Free Library about future connection to the Creekwalk and possible easements. Mr. Freeman stated that the plans for and design of the stormwater system are not final yet, but that they are working with the Village and the DEC to develop. Mr. Freeman stated that they are looking into some grading options, tree planting and berm constructions to enhance appearance and create a more comfortable living environment. Mr. Freeman stated that they have communicated with the local fire department and the Village Code Official regarding fire walls, emergency access and fire department requirements. Christopher Community has been working with OCWA, NYSEG and other utility

providers to develop plans for installation. Mr. Freeman stated that they are still working on the plans for lighting, but that the lighting will be dark sky compliant and not intrusive to the residents or surrounding properties. Mr. Freeman also commented on possibilities for grading, fill, railings and fencing at the south end of the property, and a necessary wall that will be designed.

Acting Chair LaMarre then asked the Planning Board, Village Board, and Town of Marcellus Board members in attendance if they had any questions for the representatives from Christopher Community. There were none.

Village Engineer Jim Oberst explained the SEQR process and requirements, and after review of the application, has determined that this project is a Type 1 action, based on the acres of disturbance and proximity to the Steadman House, and a coordinated review will be required.

Hugh White then made a motion, seconded by Gabe Lutwin, to approve the following resolution:

**WHEREAS**, the Village of Marcellus Planning Board (hereinafter referred to as Planning Board), is considering a Site Plan approval for the demolition of the existing buildings on tax parcel 004.-02-54.1 and the construction of a new 60 unit senior apartment building with all site amenities including a 90 space parking lot and stormwater facility on the same parcel in the Village of Marcellus, Onondaga County, New York, and as described in the Site Plans dated October 1, 2021 and all other relevant information submitted as of December 15, 2021 (the current application); and

**WHEREAS**, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced Tefft Meadows Apartment Project (hereinafter referred to as the Action); and

**WHEREAS**, the Planning Board determines that said Action is classified as Type 1 Action under the SEQR Regulations; and

**WHEREAS**, the Planning Board determines that said Action is also subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

**WHEREAS**, the Planning Board determines that it may be the most appropriate agency to ensure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

**BE IT FURTHER RESOLVED**, that the Village Consulting Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before noon on **Tuesday, January 18, 2022**.

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

Theresa LaMarre	Voting Aye
Gabe Lutwin	Voting Aye
Hugh White	Voting Aye

The resolution was adopted and Acting Chair LaMarre stated that the coordinated review process with involved and interested agencies will begin. After the 30-day review period has been completed, and if there has been no objection by any of the involved or interested agencies, the Planning Board will make a motion to designate itself as Lead Agency at the next meeting on January 19, 2022, and continue on with the SEQR process.

Acting Chair LaMarre then made a motion to open the public hearing, seconded by Hugh White. All members voted aye and the public hearing was opened at 7:33 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 December 15, 2021 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 interested 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.

Acting Chair LaMarre opened the floor to public comment. Acting Chair LaMarre 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.

Matt Daniels, 8 Paul St- Mr. Daniels rents an apartment at the project location. He inquired as to what assistance will be provided to the current residents of 8 Paul to find new housing. Mr. Daniels stated that he resides on site with his family and was given no previous notice by his landlord that this project was being planned. Mr. Daniels time was interrupted by the next speaker, Kerri Elderbroom, who interjected her desire to know what the Daniels living situation will be.

Kerri Elderbroom, 13 Chrisler St- Ms. Elderbroom stated that she has resided on Chrisler St. for 20 years and is concerned with the potential invasion of privacy that a “nursing home” will have on her property. She stated that she is concerned with what she will be looking at out of her back windows as her property is adjacent to the back of the proposed building. Ms. Elderbroom also stated her displeasure with the planned project location and does not agree that there is a need for

more senior housing in Marcellus. She stated that she feels that the impact on the Chrisler Street residents has not been considered, and she is concerned about what the impact will be.

Dave Walker, 16 Chrisler St- Mr. Walker asked Mr. McNinch to confirm the square footage of the building. Mr. McNinch stated that the building will have an approximate footprint of 30,000 square feet, and will be two stories, therefore, approximately 60,000 square feet total for the building, and that the one-bedroom units are about 725 square feet each, which is in line with the minimum and maximum size requirements determined by New York State. Mr. Walker inquired about the drainage plans and the permeable area. Mr. Freeman responded that the stormwater and drainage plans are not completed yet but that the system will be designed according to State law requirements and with the Village Engineer. Mr. Walker also stated concerns about water draining onto his property into the existing “marshland” and disturbing the wildlife in an area that Mr. Walker describes as an “ornithologist’s dream.” He also stated concerns with the noise created by this development. Ms. Elderbroom then imposed on Mr. Walkers time, interrupting to voice her agreement with Mr. Walker and to express her disagreement with the proposed project.

Mary Haney, 5 Paul St- Ms. Haney stated that she is concerned that the location of the driveway will cause headlights to shine in her front window. Mr. Freeman stated that the driveway will be located directly across from Austindale Ave and that should not be an issue. Ms. Haney asked if pets would be allowed. Mr. Rudgick stated that only service animals will be permitted. Ms. Haney asked about dumpsters. Mr. Freeman pointed out the proposed location for the dumpsters and stated that they will be enclosed per the Village Code. Mr. Rudgick stated that there will be onsite maintenance and management staff that will tend to the property. Ms. Haney also stated that there is currently an issue with traffic on Paul St, and inquired if there is a traffic study planned. Mr. Freeman stated that he would discuss that issue with the Village Engineer. Ms. Haney asked Mayor Curtin if there would be a need to hire additional staff at the Village because of this project, to which Mayor Curtin replied no. Ms. Haney stated that she is concerned since Paul Street has not been repaved in many years. Mayor Curtin stated that the Village plans to perform needed work on Paul Street during the construction phase of this project and that the expected increase in tax revenue will help the Village pay for it.

Mike Mahoney, 24 North St- Mr. Mahoney stated that he has had experience working with the Christopher Community before and that it has been very positive. He feels that this project will clean up the existing site and be very beneficial to the community.

Nancy Raicht, 7 Chrisler St- Ms. Raicht asked if there was a projected timeline for this project. Mr. Rudgick stated that the application will be submitted in March and then will be reviewed by the State, which typically takes 3-4 months. He would expect notification of approval or denial by late summer or early fall. The project, if approved, would then proceed to the final design and drawing phase. Tentatively, construction would begin in Spring of 2023, and would take about 16-18 months. Mr. Rudgick stated that the project would be complete in 2024.

Jesse Faulkner, 7 Paul St.- Mr. Faulkner stated that he currently resides next to the site and asked Mayor Curtin if he would elaborate on the current conditions. Mayor Curtin described the current state of the property as “an absolute junkyard.” Mayor Curtin also stated that the Village Board and the Planning Board toured the site with the current owner and representatives from

Christopher Community and found it to be in dire condition. He questions how anyone could live there under the current conditions. Mr. Faulkner stated that he has resided near 8 Paul St for 22 years, and while he has compassion for the tenants that currently reside there and the difficulty that they may face finding a new place to live, he feels that this area has been in need of attention for way too long and that it is time to clean it up and make it better for the surrounding property owners. Ms. Elderbroom interrupted the speaker again to argue with Mr. Faulkner about the proposed use of the land, stating that the current property owner has not been keeping up the property and should be held accountable for his lack of action. Ms. Elderbroom also stated that in the past the current property owner proposed single family residences on the site rather than an apartment building. Mr. Faulkner stated that the current buildings are fire hazards, are dangerous to the community, and that there is a lot of suspicious activity that occurs on the property that needs to be addressed. Mr. Faulkner tried to elaborate on the problems that he experiences but was unable to continue with his statement due to Ms. Elderbroom repeatedly speaking out of turn and interrupting his time. CO Reagan stated that the Code Officials inspect the buildings every three years and confirm that they conform to the minimum code requirements. CO Reagan stated that the Code Officials have not been pressuring the property owner to maintain and repair the accessory buildings, which are not residential rental dwellings, due to the high costs that would be incurred and the intent of the owner to sell the property for development, which would include the demolition of all structures on the property. CO Reagan stated that the Code Officials are very close to condemning most of the buildings and ordering their demolition. If this project does not get approved, then the Village will be taking action to address the unsafe buildings and ordering their removal. Mr. Faulkner stated that he is in favor of this project and the improvements that will happen because of it.

Jerry Ferro, 17 North St/Owner of North House (20-22 North St)- Mr. Ferro stated that he is concerned with the area near his property line and a significant slope that needs to be noted. Mr. Ferro showed his area of concern to the developers on the site plans. Mr. Freeman stated that the survey data is being compiled and that he has noted the concerns and will address accordingly. Mr. Ferro also inquired about walkways around the building, if they would be for use of the residents only, or if they would be accessible to the public. CO Reagan stated that the walkways around the building would not be intended for public use. Mr. Ferro asked about easements and public access to the grounds. Mr. Freeman stated that there will be a manager or maintenance employee that resides on the grounds and is confident that the property staff will be able to address concerns and monitor the use of the area on a consistent basis. Mr. Ferro asked about the need for more handicap spots than shown on the plan. Mr. Freeman stated that there will be enough to support the needs of the residents.

Mary Haney, 5 Paul St- Ms. Haney chose to speak again to state her support for the project and her concern for the need for a traffic study.

Mr. Rudgick addressed the parking question by stating that the Christopher Community manages multiple properties across the state and the majority of them are senior living facilities. He stated that on average 50% of the required parking spaces are not utilized and that he is confident that the needs of the residents will be met. Mr. Rudgick also stated that the upkeep and maintenance of the property will be a top priority, not only to provide a comfortable living space, but under

requirements imposed by the state to receive funding. CC must own and manage the property for a minimum of 50 years and provide quality affordable housing to continue the funding.

Jeff Berwald, 18 Paul St.- Mr. Berwald asked the representatives about the property line that he shares with 8 Paul St. He is concerned with tree removal and landscaping that will impact his ability to enjoy his backyard and pool. CO Reagan stated that the Faulkners, who reside next to Mr. Berwald, have discussed plans for a pool and would be affected as well. CO Reagan noted that tree removal, tree planting, and/or fence installation needs to be discussed with the affected property owners. Mr. Freeman agreed and noted that he will work with those who will be affected to find the best solution.

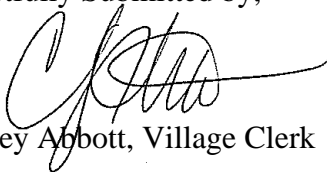
Jesse Traver, 10 Paul St- Mr. Traver asked about the proposed walkway, and if is a possibility for a fence along his property line for privacy. Mr. Freeman noted his concern and stated that he will look into a fence at that location as well. Ms. Elderbroom again spoke out of order and demanded a fence along her property line as well.

CO Reagan stated that if fences are being considered, then quality fencing needs to be used, and may not be financially possible with the funding available. Mr. Rudgick stated that NY State determines what materials and resources are used and he will have to look into what options are feasible for this project.

Acting Chair LaMarre asked if there were any other attendees that desired to be heard. There were none.

Acting Chair LaMarre made a motion to close the meeting and adjourn the public hearing until January 19, 2022, at which time a regular meeting of the Planning Board is scheduled. The motion was seconded by Gabe Lutwin. All members voted aye, the regular meeting was closed and the public hearing was adjourned at 8:04pm.

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