

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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February 16, 2022

PRESENT: Chair Peter Chapman, Planning Board Members Gabe Lutwin, Richelle Schettine and Jill Bristol, Code Official Bill Reagan, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Village Clerk Charnley Abbott, Village Attorney Jeff Brown, and Village Engineer Jim Oberst

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

See List.

Absent: Planning Board Members Theresa LaMarre and Hugh White

Pledge of Allegiance

Chairman Chapman called the meeting of the Village of Marcellus Planning Board to order at 7:00 pm and began with introductions.

Chairman Chapman asked for a motion to approve the minutes from the January 19, 2022 meeting of the Village of Marcellus Planning Board. The motion was made by Gabe Lutwin, seconded by Richelle Schettine. 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, December 15, 2021, and January 19, 2022 and a public hearing was opened on December 15, 2021 and continued on January 19, 2022.

Chairman Chapman informed those in attendance that the New York State Historic Preservation Office Review has completed its review of the Tefft Meadows Apartment Project, and in a letter received by Christopher Community dated January 24, 2022, it is SHPO's opinion that the project, as described, will have No Adverse Effect on historic or archaeological resources.

Chairman Chapman then informed those in attendance that the Onondaga County Planning Board has reviewed case #Z-22-21, a site plan application based on a referral from the Village of

Marcellus Planning Board at the request of Christopher Community. By resolution dated February 9, 2022 the OCPB has determined that said referral will have no significant adverse inter-community or county-wide implications and has offered the following comment:

“Given the proximity to community assets such as the Marcellus Free Library and the Nine Mile Creek, the applicant is encouraged to consider connections between the property and these assets, potentially collaborating with Upper Crown Landing Apartments.”

Gabe Lutwin made a motion to accept the determination of Onondaga County Planning Board as set forth in the resolution dated February 9, 2022. The motion was seconded by Jill Bristol. Chairperson Chapman asked if there was any discussion. Hearing none, Chairperson Chapman called for a vote. All Planning Board members voted aye and the motion was approved.

Chairman Chapman then turned the floor over to Jim Oberst, Village Engineer, who reviewed Parts 2 and 3 of the full SEQR Environmental Assessment Form with the Planning Board. Mr. Oberst also summarized the response from the OCPB and SHPO, as well as traffic concerns, light pollution and noise. All potential impacts have been reviewed and determined to have no effect.

At the conclusion of Mr. Oberst’s review of the SEQR, Chairman Chapman stated that the Planning Board would make the determination of significance. Gabe Lutwin made a motion, seconded by Jill Bristol, to approve the following resolution:

WHEREAS, the Village of Marcellus Planning Board (hereinafter referred to as Planning Board) has determined the above referenced Action to be a Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form Parts 1, 2, and 3 including the supporting information on the Action prepared by the MRB Group (Village Engineer); and

WHEREAS, the Planning Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

WHEREAS, the Planning Board has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action on a separate resolution at the January 19, 2022 meeting; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

NOW THEREFORE BE IT RESOLVED, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

BE IT FINALLY RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Planning Board Chair is hereby directed to sign the Full Environmental Assessment Form (EAF) Part 3, the Negative Declaration, as evidence of the Village Board determination of environmental non-significance.

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
Jill Bristol	Voting Aye

Chairman Chapman then continued the public hearing on the site plan application for the Tefft Meadows Senior Housing Project opened on December 15, 2021, and continued on January 19, 2022. The public hearing was continued at 7:11pm.

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

PLEASE TAKE NOTICE that a Public Hearing will be continued by the Village Planning Board of the Village of Marcellus, 6 Slocombe Avenue, Marcellus, NY 13108 on Wednesday, February 16, 2022, at 7:00 prevailing time, at the Marcellus Free Library, 32 Maple Street, Marcellus, NY 13108 regarding the proposed development of the property at #8 Paul Street. The meeting will be open for in-person public attendance and participation unless otherwise directed by Executive Order. Masks are required and social distancing policies will be in effect. Meeting information is available at www.villageofmarcellus.com. All interested parties will have the opportunity to be heard at the scheduled hearing.

Chairman Chapman turned the floor over to representatives from Christopher Community to present their updated site plan. Joe McNinch, architect, presented boards with the exterior concept design. There were no major changes.

Nathan LaPierre, Keplinger Freeman, then presented plans that showed details that were requested by the Village Engineer. Nate stated that there were no significant changes to the plans and that there has been ongoing communication with MRB engineers throughout the review process to address concerns and questions. Mr. LaPierre indicated where the parking spots were eliminated due to the granting of an area variance by the Village Zoning Board of Appeals, and reported that he met with Code Official Bill Reagan regarding screening and fencing on the south end of the property and have decided to add more evergreen trees to provide more privacy for the neighboring properties. Mr. LaPierre also stated that there is a building that is outside of the property line and that they have prepared a letter to inform the property owner of the planned demolition of the building and to notify them that they may need to access that property. Mr. LaPierre asked if there were any questions regarding the updated site plan, there were none.

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.

Kerri Elderbroom, 13 Chrisler St- Ms. Elderbroom thanked the developers for adding the trees to the area behind her home, and questioned why she was not contacted to walk the property line with the representatives to discuss this matter. CO Reagan stated that he was unable to contact her due to the extreme weather over the last month, and that he would contact her to set up a time to meet and discuss. Ms. Elderbroom asked what trees were going to be planted and Mr. LaPierre stated that they plan on planting 5 pine trees, which are expected to grow to about 45 feet tall. Ms. Elderbroom again expressed concerns about her privacy.

Dakota Elderbroom, 13 Chrisler St- Mr. Elderbroom asked, in regards to the trees that will be planted, if there was any research about acidic topsoil that may impact the natural vegetation in the area, or the potential for a dense canopy due to the new trees that will impact growth. Mr. LaPierre responded that they have chosen a Serbian Spruce because it grows tall, but not as wide as other evergreens, and will lessen the impact on the ground below. Mr. Elderbroom also asked if the developers had actually walked the property line to notice that there are currently no trees and there is no retaining wall at their property line. Mr. LaPierre stated that he is aware of that, and that he did walk the property line.

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

Chairman Chapman asked if there were any questions or comments from members of the Planning Board or Village Board. Trustee Murphy read questions that were left in his mailbox by an unidentified community member. The questions were about income and age requirements for the proposed senior living facility. Those questions were answered by Audrey Farwagi, from Christopher Community in relation to the requirements for residency as determined by the State of New York Division of Homes and Community Renewal.

There were no other questions or comments from the Village.

Chairman Chapman made a motion to close the public hearing. The motion was seconded by Gabe Lutwin. Chairman Chapman asked if there was any discussion. Hearing none, Chairman Chapman called for a vote. All members voted aye and the public hearing was closed at 7:25pm.

Planning Board member Richelle Schettine made a motion, seconded by Jill Bristol, to approve the Site Plan pursuant to the following resolution:

WHEREAS Christopher Community, as owners (the Applicants) have duly made an application for site plan approval of a proposed project in the Village of Marcellus known as the Tefft Meadows Senior Apartments Project; and

WHEREAS the requirements of 6 NYCRR, Part 617 have heretofore been satisfied by a Resolution of January 19, 2022, in which the Planning Board determined

that the proposed action will not have a significant effect on the environment; and

WHEREAS the Planning Board duly called and held a public hearing to consider the site plan application, with multiple sessions held on December 15, 2021, and January 19, 2022, and February 16, 2022; and

WHEREAS notice of said hearing was published in the manner required by law and proof of said publishing had been presented to the Planning Board; and

WHEREAS all persons desiring to be heard in connection with such site plan application have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS it appears to the best interest of the Village, that the said application for site plan approval be approved.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Section 204-6 of the Village law and Chapter 204 of the Village of Marcellus Code, the Planning Board of the Village of Marcellus hereby grants site plan approval on the Tefft Meadows Senior Apartments Project contingent on applicant obtaining all outstanding regulatory approvals, satisfaction of any outstanding comments from the Village Engineer and Village CEO, and applicant making payment on all outstanding fees and reimbursing any costs due to the Village, based on map last revised 2/04/22.

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
Jill Bristol	Voting Aye

Chairman asked for a motion to close the meeting The motion was made by Gabe Lutwin and seconded by Richelle Schettine. All members voted aye, and the meeting was closed at 7:28 pm.

Respectfully Submitted by,



Charnley Abbott, Village Clerk