

Village of Marcellus Planning Board

Peter Chapman, Chair
Edward Carlson
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol

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

March 17, 2021

This meeting was conducted in person and closed for public attendance. Public observation was made available via Zoom in accordance with Executive Order 202.1, currently extended until April 6, 2021 by Executive Order 202.97.

PRESENT:

In Person: Chairman Pete Chapman, Planning Board members Ed Carlson, Gabe Lutwin, Theresa LaMarre, Richelle Schettine and Jill Bristol, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Code Official Bill Reagan, Village Attorney Jeff Brown, Village Clerk Charnley Abbott, Village Engineer Jim Oberst, CHA Engineers Kurt Stroman and Brian Bouchard, Town of Marcellus engineer Joe Durand, resident Chad Clark.

Via Zoom: Village DPW Superintendent Greg Crysler, Wastewater Treatment Plant (WWTP) Head Operator Mallory Reedy, WWTP Operator John Holmes, Fire Inspector David Weber, developers Paul Cappuccilli and Mike Cappuccilli, property owner Linda Roche, Bob Dean, Robert Shields, John and Sondra Bromka, Shawn Gillen-Caryl, and an attendee identified only as "Nancy's iPad."

Absent: None

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin, and the meeting was opened at 7:01pm.

Chairman Chapman stated that the purpose of the meeting was for a review of revised plans dated March 11, 2021 for the Baltimore Ridge Subdivision submitted to the Village by Paul Cappuccilli and Camex Management Group, and to present an opportunity for the Planning board and Village board to discuss the revisions.

Chairman Chapman gave a brief overview of the Subdivision Application procedure and updated all on the status of the project. Chairman Chapman opened the floor to Brian Bouchard to present the updated plans to the Village. Mr. Bouchard stated that the plans was revised based on

the discussion at the Public Hearing held March 3, 2021, discussion with MRB engineers, comments and concerns from residents, and information and data collected through studies related to the project.

Mr. Bouchard gave an overview of the revisions pertaining to the following items:

Drainage- Mr. Bouchard stated that, at the request of MRB, plans have been revised to show a full buildout of the development, including proposed driveways, impervious surfaces, drainage, grading, swales, basins and easements, to alleviate concerns regarding the effect on adjacent properties and Stormwater Management. Mr. Bouchard stated that the Stormwater Pollution Prevention Plan (SWPPP) has been updated with the most recent data and that the Stormwater Management Area has the capacity to accommodate the development. A detailed plan has been submitted to MRB for review.

Sanitary Sewer System- Mr. Bouchard acknowledged the comments and concerns from residents and the Village regarding discharge and extension of the existing system. Mr. Bouchard stated that data collected and represented on the updated plans show that the existing sewer system will be efficient and that there will be no need for extension down South Street. The sanitary sewer discharge point has been revised, to the intersection of Baker and Hillside, the location of a stub that was intended for future extension of the sewer system when it was first constructed.

Historical Preservation- Mr. Bouchard stated that the State Historical Preservation Office has declared that this development will have no impact in regards to the Dan Bradley house on South Street which is located in close proximity to the project location.

New Road Construction- Mr. Bouchard stated that the developers have been corresponding with the Onondaga County Department of Transportation regarding the proposed road connected to South Street. The OCDOT has requested a sight distance calculation and trip generation data. Mr. Bouchard stated that the studies are in progress and are not complete at the time of this meeting. Mr. Bouchard stated that the data from the traffic studies may lead to revisions and that they anticipate receipt of the data from the DOT in time to have an updated plan to submit to the Village prior to the scheduled April 21, 2021 Public Hearing.

Chairman Chapman opened the floor to the Village upon completion of Mr. Bouchard statements for comments and feedback. Mayor Curtin stated that one of the major concerns of the community is the new road construction and the impact on adjacent properties and the Town residents that reside directly across from the proposed roadway. Mr. Bouchard stated that there are engineering concerns that will need to be reviewed and studied, as well as the traffic study data, before making any adjustments. Mr. Bouchard acknowledged the concerns of the residents and Village and that the developers will explore all options available for alleviating these concerns based on the data collected. Mayor Curtin, Mr. Oberst, Mr. Durand and Mr. Bouchard also discussed grading and drainage concerns relating to the construction of the roadway. Mr. Oberst requested that revised plans show the details around the perimeter of the development in regards to drainage, grading, and stormwater management for their review. Mr. Oberst also inquired about easements and stressed the importance of long-term drainage management and assuring

that the construction of a home in one lot will not create drainage issues for the other lots as the private development occurs after the infrastructure is in place. Mr. Bouchard acknowledged that concern and stated that the revised plans that will be submitted for the April 21, 2021 will show those details. Mayor Curtin stated that another concern is the removal of trees. Mr. Bouchard stated that while the removal of trees will be necessary for the road and drainage construction, tree removal on the individual lots after the infrastructure is complete will be at the discretion of the buyers and builders. Mayor Curtin also addressed streetlights, and stated that the Village Board would like the historic streetlights that are installed Village-wide be the only streetlights installed in the new development, including a double head at the South St entrance. MRB Group has the design specifications for these lights. Mr. Carlson inquired about the process after the infrastructure is complete and who a property owner will have to submit building plans to. CEO Reagan stated that the property owner will submit building plans to Code Enforcement, and that the Code Official will review and approve plans to ensure that any grading or construction will not negatively impact adjacent properties or the Stormwater Management System. CEO stated that the thorough review process of the development by the engineers and the Planning Board is intended to eliminate these problems in the future. All future construction must meet the Village of Marcellus design specifications and be in accordance with the Village Code. Mr. Durand stated that easements will provide the Village with the ability to protect the stormwater management system by putting measures in place to prevent the property owner from creating a negative impact. CEO Reagan added that the Village is required to inspect the Stormwater infrastructure annually, and that easements are included in that inspection. Easements and routine inspection will minimize drainage problems and ensure that there is no negative impact as development continues over the years. Attorney Brown discussed the potential liability to the Village for the drainage system due to the easements. Attorney Brown stated that the Village Board will need to discuss whether or not to create a drainage district for this area and the potential responsibility of the Village and/or homeowners in the district regarding repair and maintenance in the future. Attorney Brown stated that further research on this matter is needed.

CEO Reagan stated that there had been inquiry from residents about connecting this proposed development to Baltimore Woods via a walking trail. CEO Reagan asked it to be noted in the minutes that the area of the proposed development is surrounded by private property. There is no plan to connect to Baltimore Woods with a walking trail and that any discussion of the matter is purely public speculation. Mayor Curtin stated that there have been many people that have treated this property as public land for many years. Concerned residents have expressed their disappointment in losing the natural woods where they walk their dogs, allow their children to play, and enjoy hiking. Mayor Curtin explained that while these concerns are noted, this property is privately owned and that use of this land by residents at their leisure is trespassing and should be discontinued immediately.

Upon conclusion of the discussion, Chairman Chapman stated that an updated referral will be sent to the Onondaga County Planning Board for review and report on its approval, conditional approval, or disapproval of the proposed subdivision at their scheduled March 31, 2021 meeting.

Chairman Chapman stated that the subdivision application is determined to be complete, and asked for a motion to approve the following resolution:

VILLAGE OF MARCELLUS PLANNING BOARD RESOLUTION
BALTIMORE RIDGE SUBDIVISION
PRELIMINARY SUBDIVISION AND SITE PLAN APPLICATION
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

WHEREAS, the Village of Marcellus Planning Board (hereinafter referred to as Planning Board), is also considering the Preliminary Subdivision & Site Plan approval for the construction of a 24 Lot Residential Subdivision on an existing 19.77-acre vacant lot with the parcel ID# 077.-01-11.0, located South of Dunlap Avenue and Baker Road, West of South Street Road in the Village of Marcellus, Onondaga County, New York, and as described in the Site Plans dated December 15, 2020, last revised March 11, 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 Baltimore Ridge Subdivision (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 April 20, 2021.

The motion was made by Richelle Schettine and seconded by above Resolution was offered by and seconded by Theresa LaMarre. 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
Gabriel Lutwin	Voting Aye
Edward Carlson	Voting Aye
Theresa LaMarre	Voting Aye
Richelle Schettine	Voting Aye
Jill Bristol (Alternate)	Voting Aye

The resolution was thereupon declared duly adopted.

Chairman Chapman turned the floor over to Mr. Oberst, who stated that MRB Group will prepare the coordinated review package and submit to all involved and interested parties, a list of which was provided to the Village Board and Planning Board. Mr. Oberst stated that the in-

volved and interested parties will have 30 days to review and report any objections. The next step will be to reconvene the Public Hearing after the 30-day review period.

Chairman Chapman offered the date of April 21, 2021 to reconvene the Public Hearing at 7:00pm at the St. Francis Xavier Hall, 1 West Main Street. The public hearing will be held in accordance to the social distancing guidelines in place at that time under Executive Order 202.1. Chairman Chapman asked if there was any discussion on the proposed date for the Public Hearing. Hearing none, Chairman Chapman set the date of Public Hearing. All planning board members agreed.

Chairman Chapman asked if there were any other items from the floor. Village Clerk Abbott asked the Planning Board if they would accept a request from property owner Chad Clark to discuss a site plan for his property at 2 East Main Street. With no objection from the Planning Board members, Chairman Chapman dismissed the Baltimore Ridge interested parties and turned the floor over to Mr. Clark for his site plan presentation.

Mr. Clark, owner of 2 East Main street, presented the Board with plans for an ice cream shoppe and delicatessen at this location. The plan includes construction of a service window for walk-up customers on the north side of the building facing Main Street. Interior renovations will include removal of a wall that currently dissects the building into two separate suites. Mr. Clark plans to demolish the wall and create one space for the proposed business. Mr. Clark also stated that he will be renovating two existing bathrooms into one ADA compliant bathroom, which will also allow for more movement inside the building for customers and service. Capacity is yet to be determined and will be calculated based on the fire code requirements and spacial concerns. There is no off-street parking for this location, but the municipal lots are in close proximity as well as the current on-street parking available. CEO Reagan stated that he does not expect this to create negative impact on the surrounding businesses. CEO Reagan also stated that due to the lack of major exterior renovations and absence of objections from the Planning Board, that a formal application for site plan review could be waived, if they so choose.

Chairman Chapman made a motion to waive site plan review for the current proposal, but not waive the site plan review that will be needed for outdoor seating in the future. At this time Mr. Clark is not proposing outdoor seating, and acknowledged that should he desire that in the future, he will be required to submit an application to the Planning Board for approval. The motion was seconded by Ed Carlson. Chairman Chapman asked if there was any discussion. Hearing none, Chairman Chapman called for a vote. All members voted aye and the site plan review was waived.

Chairman Chapman asked if there were any other items from the floor. Hearing none, Chairman Chapman asked for a motion to adjourn. The motion was made be Ed Carlson and seconded by Pete Chapman. All members voted aye and the meeting was adjourned at 8:00pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk