

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol
Percy Clarke

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

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July 19, 2023

PRESENT: Chair Peter Chapman, Planning Board Members Theresa LaMarre, Richelle Schettine, and Jill Bristol, Code Officials Bill Reagan and Paul Stacey, Mayor John Curtin, Trustee Jack Murphy, Village Clerk Charnley Abbott, MRB Director of Planning Lance Brabant, Baltimore Ridge Developer Paul Cappuccilli

See List.

Absent: Gabe Lutwin, Percy Clarke

Pledge of Allegiance

Chairman Chapman called the meeting of the Village of Marcellus Planning Board to order at 7:03 pm and began with introductions.

Chairman Chapman made a motion to approve the minutes from May 17, 2023 meeting of the Village of Marcellus Planning Board. The motion was seconded by Jill Bristol. All members voted aye and the motion carried.

Chairman Chapman turned the floor over to Mayor Curtin, who updated the Board on the resignation of Hugh White and the appointment of Percy Clarke as an alternate for the Planning Board.

Chairman Chapman then turned the floor over to Lance Brabant from MRB. Mr. Brabant stated that MRB submitted a revised copy of the Design Guidelines to the Village prior to the meeting which was reviewed by the Planning Board, Board of Trustees, Village Attorney and Code Officials. He asked if there was any additional feedback from the Village in regards to the revision at this time. There was none. Mr. Brabant stated that the MRB team is compiling graphics to be used in the document and will present those to the Village for approval prior to adoption, and presented resolutions related to the adoption of the guidelines, which will take place when the Village codification project is complete and is duly adopted by the Board of Trustees. Chairman Chapman asked if there was any more discussion on the resolutions, there was none.

The following Resolution was offered by Chairman Chapman, who moved for its adoption, seconded by Richelle Schettine, to wit:

WHEREAS, the Village of Marcellus has fostered a unique and vibrant Village Center through careful preservation of historic resources, reinforcement of streetscapes and other infrastructure, and the cultivation of a strong set of civic assets; and

WHEREAS, in 1998, Village leadership partnered with the State University of New York, College of Environmental Science and Forestry to develop a set of design guidelines, intended to provide property owners and investors, as well as future Planning Boards and other regulatory bodies with a tool to assist in the reinforcement of the Village Center built environment; and

WHEREAS, the design guidelines have served as an excellent tool for communicating Village preferences in development of the Village Center; and

WHEREAS, Village leadership seeks to strengthen the guidelines into an enforceable, binding set of standards, so as to ensure that future development in the Village Center aligns with the priorities and design elements communicated in the original guidelines; and

WHEREAS, in 2023, the Village Board engaged MRB Group to transform the existing guidelines into a set of codes to be enforced by the Planning Board, Village Board, and other regulatory elements of Village operations; and

WHEREAS, the Planning Board, elected officials, and Village staff guided MRB Group in the formalization of the new codes, which have been refined and presented for our consideration.

NOW, THEREFORE BE IT RESOLVED that the Planning Board for the Village of Marcellus does hereby accept and endorse the attached code sections, and encourages the Village Board to adopt these standards as part of the Village Code.

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

Pete Chapman	Voting Aye
Theresa Lamarre	Voting Aye
Richelle Schettine	Voting Aye
Jill Bristol	Voting Aye

Chairman Chapman then opened the floor to Paul Cappuccilli, owner of Camex Realty and Baltimore Ridge developer, who stated that his company has interest in the 8 Paul St. property and possibilities of development. Mr. Cappuccilli stated that they are in the investigative stage and are working with engineers from the recently abandoned Tefft Meadows project to utilize the approved site plan, and will be determining if the project is financially feasible either as market rate dwellings with no age restrictions or as an independent senior living facility similar to the one that they currently own and operate in Baldwinsville. Mr. Cappuccilli also stated that the studies are being conducted this summer and he hopes to have more information to present to the Board in the coming weeks, if the project is feasible.

At the conclusion of the discussion, Chairman Chapman announced that the next meeting of the Planning Board will be held on August 16, 2023 at the Village Hall.

Chairman Chapman then turned the floor over to Mayor Curtin, who provided some updates on happenings in the Village, including the Main Street Grant projects, Coon's Pond, and other Village projects among other things.

Chairman Chapman asked if there were any other items from the floor. Hearing none, Chairman Chapman made a motion to close the meeting. The motion was seconded by Theresa Lamarre. All members voted aye, and the meeting was closed at 7:44pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk