

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Patricia White
Jesse Faulkner

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Mayor: Chad A. Clark
Village Clerk: Charnley Abbott
Code Official: Paul Stacey

April 17, 2024

PRESENT: Chair Pete Chapman, Gabe Lutwin, Richelle Schettine, Patty White, Jesse Faulkner, Village Clerk Charnley Abbott, Code Official Paul Stacey, Trustee Tim Manahan, Trustee Jamie Curtin, Stewarts representative Chuck Marshall, 27 East Main Street owner Richard Nojaim.

See List.

Absent: Theresa LaMarre

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting, seconded by Gabe Lutwin, and the meeting was called to order at 7:10 pm.

Chairman Chapman made a motion to approve the minutes from March 20, 2024 meeting. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

Chairman Chapman stated that the purpose of the meeting was to conduct a sketch plan conference regarding a proposed Stewarts Shops gas station at 27 East Main St, currently the site of Nojaim Brothers grocery store. Chairman Chapman opened the floor to Chuck Marshall, representative for Stewarts, who presented the proposed layout. The proposed site plan includes the total demolition of the existing building and construction of a 4300 square foot convenience store and 3 gas pumps, with a curb cut on Main Street and a curb cut on Orange Street. Mr. Marshall explained that residents on Orange street expressed concerns about the proximity of the proposed driveway to neighboring houses and the potential of increased traffic on Orange and Maple. Mr. Marshall stated that the original design

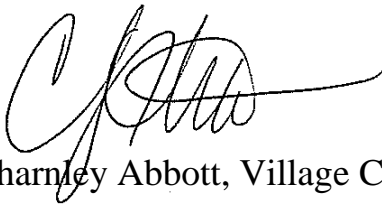
included 4 pumps, and due to the expressed concerns, the number of pumps was reduced from 4 to 3 and the curb cut was moved south. Mr. Marshall stated that a restricted “right turn only” out of the Orange Street exit was not a feasible solution, as it would congest traffic on Main Street and create more of a problem. Mr. Marshall described the proposed lighting, which is designed to minimize the effect on other properties, and stated that Stewarts has been communicating with the Randalls, who own and reside at 3 Orange Street, about fence options and the need for an area variance required for a fence taller than 6 feet. Mr. Marshall also presented an example of the signage that is proposed, and explained the details of the building materials and the canopy design.

Chairman Chapman asked if there were any questions from the Board. A discussion began regarding several matters posed by the Board members, including relocation of the building and the proposed pumps, curb cuts and driveways, green-space, signage, façade appearances, hours of operation, traffic concerns and lighting. Mr. Marshall stated that he would ask the Stewarts engineers about alternate placement options and provide that information to the Board prior to the next meeting. He also discussed the pros and cons of each layout that was considered and will provide that information as well. Mr. Marshall and the Board discussed the proposed monument sign, its placement, alternate sign options, and the potential need for a variance if the sign exceeds the square footage allowed under the current code. Heidi Randall, owner of 3 Orange Street, presented evidence to the Board showing that a 12-foot fence already exists behind her property, bordering the Nojaim property and 9 Orange Street, and that she would prefer a 12-foot fence as well. She stated that Stewarts has signed an agreement with her to install a fence along the property line, with an addendum that states “otherwise permitted fence appropriate” as deemed by the Village, as well as letters from her neighbors stating that they have no objection to a 12-foot fence. Mr. Marshall also revisited the “right turn only” suggestion for the exit on Orange Street, and reiterated that, in his opinion, it is not feasible or safe for motorists and pedestrians. Chairman Chapman stated that the conversation can be continued at the next meeting, when alternate layout options are presented. Mr. Marshall and the Board discussed the potential loss of on-street parking and the effect of signage and/or landscaping on sight distance, to which Mr. Marshall stated that he does not see a negative impact based on the proposed layout and trip generation analysis data submitted. Chairman Chapman asked if a surety bond would cover both the building and the gas pumps. Mr. Marshall stated that it only covered the gas pump/tank removal. Trustee Manahan asked if it could include the removal of the building, Mr. Marshall stated that it most likely could.

Chairman Chapman asked if there were any other items from the floor, there were none. Mr. Marshall stated that he would reach out directly to the Village's engineer to prepare for the next meeting.

Gabe Lutwin made a motion to adjourn the meeting and continue the sketch plan conference at the May meeting, seconded by Richelle Schettine. All members voted aye and the meeting was closed at 8:34pm.

Respectfully Submitted by,

A handwritten signature in black ink, appearing to read 'Charney Abbott', with a long horizontal flourish extending to the right.

Charney Abbott, Village Clerk