

VILLAGE OF MARCELLUS PLANNING BOARD

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

6 Slocombe Ave.
Marcellus, NY 13108

T 315 673-3112
codes@villageofmarcellus.com

www.villageofmarcellus.com

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

May 15, 2024

PRESENT: Chair Pete Chapman, Gabe Lutwin, Theresa LaMarre, Richelle Schettine, Patty White, Jesse Faulkner, Code Official Paul Stacey, Michael and Jennifer Harvard (44 West Main St), Stewarts representative Marcus Andrews, Village Engineer Jim Oberst (MRB Group)

See List.

Absent: None

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting, seconded by Gabe Lutwin, and the meeting was called to order at 7:00 pm.

Chairman Chapman made a motion to approve the minutes from April 17, 2024 meeting. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

4 East Main Street- Chairman Chapman stated that in April of 2019, William & Gretchen Christenson purchased 4 East Main Street with the intention of opening a second location for Gretchen's Confections, a chocolatier with a production kitchen. They applied to the Planning Board and at the July 2019 meeting the Planning Board waived formal review and approved the site plan with a unanimous vote of the members in attendance. When the COVID pandemic hit, all plans were put on hold. In the spring of 2021 Andy Tidd leased the building and opened Riseform Brewery. Riseform has since moved out. Gretchen's Confections is currently leasing a building in Auburn and the lease expires in July of this year. Gretchen's Confections wishes to move all operations from the Auburn location to Marcellus. Since the previous use as a brewery was classified as F-2 Low-hazard factory industrial and the proposed use, Gretchen's Confections, would be classified Business, this requires an exception to Local Law #1 of 2024, a moratorium on land use approvals in the Village Center, currently in effect. The Village Board of Trustees granted the hardship exception for 4 East Main Street at the April 22 meeting. Chairman Chapman stated that there are no objections or concerns regarding the proposed site plan from the DPW or the Board of Trustees. Chairman Chapman

made a motion, seconded by Gabe Lutwin, to approve the proposed site plan for 4 East Main St. Planning Board members Chapman, White, Lutwin, Schettine and Faulkner voted aye and the site plan was approved.

44 West Main Street- Chairman Chapman stated that Mike and Jen Harvard, owners of 44 West Main St. have submitted plans to remove one shed, relocate one shed, and remove a brick patio to construct a 24' x 26' two car garage and modify the existing driveway. Drawings and SEQR Part 1 have been submitted to the Board for review. The proposed garage requires a variance from the ZBA for setbacks and size, contingent upon PB Site plan approval. Mr. Harvard presented the site plan to the Board and answered questions. Chairman Chapman made a motion, seconded by Gabe Lutwin, to approve the site plan. Planning Board members Chapman, White, Lutwin, LaMarre, Schettine and Faulkner voted aye and the site plan was approved.

27 East Main Street- Chairman Chapman opened the floor to Marcus Andrews from Stewarts Shops to continue the sketch plan conference regarding a proposed Stewarts Shops gas station at 27 East Main St, which began on April 17, 2024. Mr. Andrews presented the proposed location of an exit on Orange Street, lighting plans and greenspace on the preferred layout that was submitted to the Board and discussed at the April meeting. Mr. Andrews also presented alternate design options to the Board as requested, and acknowledged receipt of the comments and concerns prepared and submitted by MRB Group regarding the alternate layouts. The Planning Board members, along with Mr. Andrews and Mr. Oberst, discussed the layouts and the pros and cons of each, including lighting, greenspace, landscaping, fencing, and appearance. The Planning Board members collectively agreed that the originally proposed layout was the best option for the Village. The Board determined that the sketch plan conference was complete, and that the June meeting will begin Site Plan Review, contingent upon receipt of complete plans.

Chairman Chapman stated that the June meeting of the Planning Board will be held on Tuesday, June 18, 2024 at 7:00pm, due to the Juneteenth holiday.

Chairman Chapman asked if there were any other items from the floor, there were none. Chairman Chapman made a motion to close the sketch plan conference meeting, seconded by Gabe Lutwin. All members voted aye and the meeting was closed at 7:38pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk