

VILLAGE OF MARCELLUS PLANNING BOARD

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

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

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June 13, 2024

PRESENT: Chair Pete Chapman, Gabe Lutwin, Patty White, Jesse Faulkner, Code Official Paul Stacey, Mayor Chad Clark, DPW Superintendent Greg Crysler, Richard, Chad, and Kyle Nojaim (27 East Main Street), Stewarts representative Marcus Andrews, Village Engineer Jim Oberst (MRB Group), Village Clerk Charnley Abbott

See List.

Absent: Richelle Schettine

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 May 15, 2024 meeting. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

27 East Main Street- Chairman Chapman opened the floor to Marcus Andrews to begin site plan review regarding a proposed Stewarts Shops gas station at 27 East Main St. Mr. Andrews presented the updated site plans dated June 2, 2024. Mr. Andrews stated that the updated site plans had no significant changes from the previous site plan, and contained more details, including landscaping, grading, design, and the mural. Village Clerk Charnley Abbott stated that the Village has been working with Scott McClurg and representatives from the Marcellus School District to address the mural, and plan to have it removed, restored, secured, and reinstalled on the Stewart's building. The Village expressed great appreciation to Mr. Nojaim and Stewarts for their willingness to work with the Village on this matter. Mr. Andrews and the Planning Board reviewed the comments submitted by the MRB Group regarding the updated plans, and acknowledged that many of the comments will be addressed later, when the SWPPP is complete and submitted to the Board. Mr. Oberst and Mr. Andrews discussed preliminary stormwater plans and infiltration concerns, which will be included in the SWPPP.

The Board reviewed the projected schedule regarding the required variances, County referrals and public hearings. The Zoning Board of Appeals will meet in July to discuss the requested variances and set a public hearing in accordance with the Village Code. Those dates are to be determined and will be duly noticed in accordance with Open Meeting Law. The Board of Trustees will discuss the application for a special use permit and schedule a public hearing on the matter at the June Board meeting. The GML 239 referral regarding the site plan application will be submitted to Onondaga County and the Planning Board will continue the site plan review when the comments from the County are received.

Chairman Chapman stated that the July meeting of the Planning Board will be held on Wednesday, July 17, 2024 at 7:00pm to continue site plan review.

Chairman Chapman asked if there were any other items from the floor, there were none.

Chairman Chapman made a motion to adjourn the meeting and continue site plan review on July 17, 2024, seconded by Gabe Lutwin. All members voted aye and the meeting was closed at 7:42pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk