

RECEIVED
MARCH 2 2021
VILLAGE OF MARCELLUS

30 South Street
(Corner of Wilson and South St.)
Marcellus, NY 13108

March 2, 2021

To: John Curtin, Mayor
Jack Murphy, Trustee
Tim Manahan, Trustee
Charnley Abbot, Village Clerk
Bill Reagan, Code Enforcement

Comments/Concerns on Baltimore Ridge Development Proposal

As a relatively new resident in this lovely village of Marcellus, I can't say enough wonderful things about my neighbors, fellow residents, the community, the life style, and the natural beauty of the area. I can certainly understand the interest in building a new development in this desirable location.

Increased traffic is a major concern. I spend a great deal of time in and around my home and am amazed about the amount of traffic that goes up and down Wilson Dr. under current circumstances. That includes COVID, where people are relatively homebodies, and children and parents are not involved with scheduled activities. 25 more homes would significantly increase the traffic on this street. A major attraction to this particular development is the closed loop preventing through traffic. It is a family neighborhood with people of all ages that enjoy the peaceful and quiet setting of the streets where adults and children feel safe to enjoy!

Access to this new proposed Baltimore Ridge development from just South Street would be favorable to all parties. Baltimore Ridge would be it's own closed loop, increasing the desirability of that location while maintaining the current traffic in the Wilson Dr. tract.

Another huge concern is the affect on our current sewer system. We are constantly reminded of how taxed the system is and given reminders on how to treat it kindly. I do not see how it could possibly handle the stress of an additional 25 new homes load and added to one access point. What studies have been made on the affect of this development on our current sewer capacity?

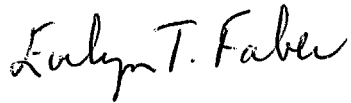
In maintaining the Baltimore Ridge persona, I am agreement with the request to maintain trees and natural woods, to preserve the privacy and ambiance of the current residents of Hillside, Baker Rd. and Dunlap Ave. This also would be an attractive feature to the new homes built in the new development.

Drainage and water runoff are far from an area of my expertise, but I would want to have it be determined that the features of the new development would sustain those issues.

I would like to see a study done on how this new development would affect our taxes. Yes we would have the benefit of additional homes in the tax base, but will this offset the additional expenses incurred in all areas—School taxes, County taxes and Village taxes? Is the school system set up to handle the most likely increase in number of students? Will the additional revenue cover the cost of sewer upgrades and renovation? I am sure there are other additional services worthy of mentioning.

This letter is to be read into the record at the Public Hearing on March 3, 2021.

Respectively,

A handwritten signature in cursive script that reads "Evelyn T. Faber".

Evelyn T. Faber