

Village of Marcellus Planning Board

Peter Chapman, Chair
Edward Carlson
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol

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

March 3, 2021

PRESENT: Acting Chairperson Ed Carlson, Planning Board members Gabe Lutwin, Theresa LaMarre, Richelle Schettine and Jill Bristol, Mayor John Curtin, Trustees Jack Murphy and Tim Manahan, Code Official Bill Reagan, Village Attorney Jeffrey Brown, Village Engineer Jim Oberst, Village Clerk Charnley Abbott, developers Paul Cappuccilli, Michael Cappuccilli, James Trasher and Kurt Stroman, Village DPW Superintendent Greg Crysler, WPCP Head Operator Mallory Reedy, WPCP Operator John Holmes. Planning Board Chair Pete Chapman arrived at 7:15.

Attendance: (In-Person and Zoom) See List

A certified transcript of this meeting is on file at the Village Office

Pledge of Allegiance.

Chairman Carlson made a motion to open the meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin and the meeting was opened at 7:00pm.

Chairman Carlson asked the Village Clerk to read the following Notice of Public Hearing:

PLEASE TAKE NOTICE that a Public Hearing will be held by the Village of Marcellus Planning Board, 6 Slocombe Avenue, Marcellus, NY 13108 on March 3, 2021 at 7:00 P.M. at the St. Francis Xavier Parish Hall, 1 West Main Street, Marcellus, NY regarding the proposed subdivision and development of Baltimore Ridge, a 20-acre parcel located south of Baker Road and Dunlap Avenue. This meeting will be open for in-person public attendance unless otherwise directed by Executive Order. Masks are required and social distancing policies will be in effect. This meeting will also be available via Zoom for those unable to attend in person. Meeting information is available at www.villageofmarcellus.com. All interested parties will have the opportunity to be heard at the scheduled hearing. Copies of supporting documents are on file at the office of the Village Clerk.

Chairman Carlson opened the floor to Mayor John Curtin. Mayor Curtin provided a summary of the background of the property known as Baltimore Ridge and the process followed in regards to

subdivision proposal. Upon completion of his statement, Mayor Curtin turned the floor back over to Chairman Carlson.

Chairman Carlson then opened the floor to Paul Cappuccilli and the development team for presentation and comment. Mr. Cappuccilli read a prepared statement to the attendees providing background information about his company and the intent of the project. James Trasher stated that the purpose for this meeting is to listen to the public comments and concerns. Upon adjournment of this public hearing, the development team will prepare a response to the community and provide it to the Village for distribution when completed. With that, Mr. Trasher turned the floor back over to Chairman Carlson.

Chairman Carlson then turned the floor over to Village Engineer Jim Oberst to explain the Environmental Review and SEQR process, and the role of the Village Engineer. Mr. Oberst was followed by Village Attorney Jeff Brown. Mr. Brown reiterated to the attendees that the SEQR process has many steps and that, while lengthy, is necessary. Both Mr. Oberst and Mr. Brown informed the attendees that Village of Marcellus Planning Board might declare its intent to be lead agency at the March 17, 2021 scheduled Planning Board meeting. Upon completion, Mr. Brown turned the floor over to Chairman Carlson.

Chairman Carlson began the public comment portion of the meeting by informing the attendees of several letters received by the board from residents in the community. Letters from the following residents were received by the Village Clerk as of 4:00pm on March 3, 2021 and are on file at the Village Hall:

Betsy Whitmore	1 Dunlap Ave
Shawn Gillen-Caryl	14 Dunlap Ave
Dave Shetland	6 Wilson Drive
Mary Beth Fish	13 Baker Road
Viola Darling	14 Wilson Drive
Evelyn Faber	30 South Street
Robert Dean/Virginia Calvert	4219 South Street Road
Bill and Kathy Bush	3 Hillside Drive
Bob and Peg Shields	2 Hillside Drive
Jessica Planer	8 Dunlap Ave

The submissions from Betsy Whitmore and Shawn Gillen-Caryl were read aloud by the Village Clerk at the public hearing at the request of the Board of Trustees. The Village Clerk also stated that the all submissions are on file at the office of the Village Clerk and available for public inspection.

Chairman Carlson then moved on to the public comment portion of the hearing. Upon arrival at the public hearing all attendees were given equal opportunity to sign up for public comment via sign up sheet located at the entrance with the attendance sign in sheet. Each speaker was allowed three minutes on the floor to address the panel. The following in person attendees addressed the panel for up to 3 minutes each:

Robert Dean	4219 South Street Road
Virginia Calvert	4219 South Street Road
Bob Shields	2 Hillside Drive
Wendy Sherman	7 Bradley Street
Viola Darling	14 Wilson Drive
Brian Novitsky	2320 Wilson Drive
John Bromka	36 South Street
Joe Durand	4185 South Street Road
Patricia Civil	7 Baker Road
John Cusick	2489 Masters Road/Town of Marcellus Councilor
Geoff Caryl	14 Dunlap Ave

Chairman Carlson asked if there were any attendees via Zoom that would like an opportunity to speak. The Village Clerk opened the floor to any that would like to unmute and comment. There were none. Chairman Carlson asked if there were any other attendees that would like an opportunity to comment that did not have the chance to do so. Tom Blake, of 4200 South Street Road stated that he had signed up but had not been called on. Chairman Carlson apologized for the oversight and the floor was opened to Mr. Blake for three minutes. Mr. Blake was followed by Jennifer Evans, 4206 South Street Road, who had also requested time.

All attendees that desired an opportunity to comment were granted that request. Upon completion of the public comment portion of the public hearing Chairman Carlson opened the floor to Mr. Trasher, who again stated that the development team would prepare a response to all of the concerns and comments brought up and will provide that response to the Village upon completion.

Chairman Carlson then turned the floor over to Mayor Curtin to respond to some of the points brought up by the public comment. Mayor Curtin addressed concerns raised regarding sidewalks and regarding the reason for the proposed extension of Dunlap and Baker. This is proposed due to a requirement by New York State and the Village has no choice but to comply. Upon completion of his statement, Mayor Curtin turned the floor over to Chairman Carlson.

Chairperson Carlson asked for a motion to adjourn the public hearing until all parties have completed and submitted their review. The motion was made by Gabe Lutwin, and seconded by Theresa LaMarre. The public hearing was adjourned at 8:37 and will reconvene at a later date with proper legal notice to the public.

Respectfully Submitted by

Charnley Abbott, Village Clerk