

Village of Marcellus Planning Board

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Jill Bristol
Hugh White

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

May 19, 2021

PRESENT: Acting Chairperson Theresa LaMarre, Planning Board members Gabe Lutwin, Richelle Schettine, Jill Bristol and Hugh White. Mayor John Curtin, Trustee Tim Manahan, Code Official Bill Reagan, Village Attorney Jeffrey Brown, Village Engineer Jim Oberst, Village Clerk Charnley Abbott, developers Paul Cappuccilli, James Trasher, Mike Cappuccilli and Kurt Stroman

ABSENT: Planning Board Chairperson Peter Chapman, Village Trustee Jack Murphy

Attendance: (In-Person and Zoom) See List

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

Pledge of Allegiance.

Acting Chairperson LaMarre made a motion to continue the Public Hearing opened on March 3, 2021, continued on April 21, 2021, regarding the final plat for the Baltimore Ridge Subdivision. The motion was seconded by Gabe Lutwin and the hearing was opened at 7:01pm.

Acting Chairperson LaMarre asked the Village Clerk to read the following Notice of Public Hearing:

PLEASE TAKE NOTICE that a Public Hearing will be continued by the Village of Marcellus Planning Board, 6 Slocombe Avenue, Marcellus, NY 13108 on May 19, 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.

Acting Chairperson LaMarre provided a brief review of the background of this project and the subdivision process. Acting Chairperson LaMarre stated that the purpose of this hearing is to

consider final approval of the subdivision, taking into consideration the concerns of the community and the best use of the land being subdivided.

Acting Chairperson LaMarre opened the floor to representatives from the Village. Village Engineer Jim Oberst explained the next phase of the subdivision process, including construction cost estimates and engineering specifications that will be coordinated between the developers and the Village. Village Attorney Brown addressed the public and explained the performance bond requirements. Mayor Curtin stated that the Village Board had no comment.

Acting Chairperson LaMarre opened the floor to public comment. The following community members were given equal opportunity to hold the floor:

Mary Beth Fish, 13 Baker Road
Bob Dean, 4219 South St Road
John Bromka, 36 South Street

Acting Chairperson LaMarre then opened the floor to James Trasher to present revised site plans and other updates regarding the project. Mr. Trasher stated that the Village Engineers submitted several comments which were individually addressed and responded to. Mr. Trasher also indicated that the revised site plans show all connections for utilities and sanitary sewer lines, grading and drainage plans, as well as detailed construction data requested by the Village.

Acting Chairperson LaMarre again opened the floor to public comment. The following community members were given equal opportunity to hold the floor:

Mary Beth Fish, 13 Baker Road
John Bromka, 36 South Street

Upon completion of public comments, Acting Chairperson LaMarre called for a motion to consider final subdivision and site plan approval. Richelle Schettine made a motion, seconded by Hugh White, to approve the following resolution:

**VILLAGE OF MARCELLUS PLANNING BOARD RESOLUTION
BALTIMORE RIDGE SUBDIVISION
FINAL PLAT APPROVAL**

WHEREAS, by a resolution adopted on April 21, 2021 the Village of Marcellus Planning Board (the "Planning Board) granted preliminary plat approval for the Baltimore Ridge Subdivision, Linda Roche and Camex Realty, as owners (the Applicants) have duly made an application for final approval of a proposed subdivision in the Village of Marcellus known as the Baltimore Ridge Subdivision; and

WHEREAS, the requirements of 6 NYCRR, Part 617 have heretofore been satisfied by a Resolution of April 21, 2021 in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board duly called and held a public hearing to consider the preliminary plat, with multiple sessions held on March 3, 2021 and April 21, 2021 and May 19, 2021; and

WHEREAS, notice of said hearing was published in the manner required by law and proof of said publishing had been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, it appears to the best interest of the Village, that the said application for final plan approval be approved.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Section 7-728 of the Village law and Chapter 223 of the Village of Marcellus Code, the Planning Board of the Village of Marcellus hereby grants final approval, contingent on approval of a final construction cost estimate of the items to be dedicated to the Village (road, sewer stormwater pond, etc.) as well as the establishment of a Letter of Credit, or other form of surety, in that amount to assure that all the improvements are fully constructed per the plans, along with any other conditions such as satisfying any outstanding Village engineer items, securing the highway permit from OCDOT, etc. on the subdivision known as the Baltimore Ridge Subdivision based on a map last revised 5/12/21.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Theresa LaMarre	Voting Aye
Gabriel Lutwin	Voting Aye
Richelle Schettine	Voting Aye
Jill Bristol	Voting Aye
Hugh White	Voting Aye

The resolution was thereupon declared duly adopted.

Acting Chairperson LaMarre asked if there were any more items from the floor. Hearing none, Acting Chairperson LaMarre called for a motion to adjourn the public hearing. The motion was made by Richelle Schettine and seconded by Hugh White. Acting Chairperson LaMarre asked if there was any discussion. Hearing none, Acting Chairperson LaMarre called for a vote. All members voted aye and the public hearing was adjourned at 7:23pm.

Respectfully Submitted by

Charnley Abbott, Village Clerk