

**SPECIAL MEETING OF THE
VILLAGE OF MARCELLUS
HELD AT THE VILLAGE HALL
ON FEBRUARY 26, 2018**

PRESENT: John Curtin, Mayor See List
Sara Tallman, Trustee
Jeff Brown, Attorney

ABSENT: Patrick Cox, Trustee

Mayor Curtin asked for a motion to open the public hearing at 7:00 p.m. Trustee Tallman made a motion to open the hearing, seconded by Mayor Curtin. Both board members voted aye, and the public hearing was opened.

The Village Clerk read the legal notice of the public hearing to those in attendance.

Mayor Curtin explained that the purpose of the public hearing was to enact proposed Local Law No. 1 of 2018, which will amend Chapter 250, Zoning, of the Code of the Village of Marcellus to add municipal solar as a permitted use in Open Land (OL) districts and to change the zoning classification of the parcel located at 71 North Street, tax map no. 001.-01-01.1 from Commercial District to Open Land District.

Mayor Curtin mentioned that the need for the proposed local law came about as a result of the demolition of the lower Crown Mill at 71 North Street. The property was, at one time, the major employer in the village and was zoned as a Commercial District. With the demolition of the mill by the Village, due to unsafe conditions, the property is now vacant land, which borders Nine Mile Creek.

Mayor Curtin informed the public that changing the zoning to an Open Land District and adding municipal solar as an allowable use, will promote the public interest, as envisioned in the Village Comprehensive Plan, which includes land use planning. Some significant goals in conjunction with the Village's Comprehensive Plan will be met, particularly

- 1) To protect and enhance the natural, scenic and other environmental features of the Village by creating zoning standards that permanently protect environmental corridor features such as floodplains, wetlands, steep slopes, woodlands, and similar environmental sensitive features.
- 2) To protect areas within the 100-year floodplain and more detailed surveys from development to avoid damage to private and public property and the health, safety and welfare of the community.
- 3) To use design guidelines to ensure that future developments and redevelopments do not detract from and help to promote the natural beauty of the Village.
- 4) To continue to highlight one of the important gateways to the Village, with special treatments, including landscapes and appropriate signage.

Mayor Curtin also informed the public that to ensure the vacant land will be thoughtfully developed, all development of the property will be subject to Site Plan Review by the Village Planning Board and the Village Board of Trustees.

In addition, Mayor Curtin notified the public that the Village owns the two adjacent properties to the south (Tax Map Nos. 001.-01-02 and 001.-01-03). Because the Village wishes to acquire the additional property for municipal use, and to promote the public interest envisioned in the Village's Comprehensive Plan, the Village Board proposes the zone change.

Mayor Curtin asked if there were any comments from the public. There were none.

Mayor Curtin then asked for a motion to adjourn the public hearing. Trustee Tallman made the motion, seconded by Mayor Curtin. Mayor Curtin called for a vote. Both board members voted aye and the meeting was adjourned at 7:03 p.m.