



April 30, 2024

Mr. Peter Chapman, Chair
Village of Marcellus Planning Board
6 Slocombe Ave
Marcellus, New York 13108

Chairman Chapman and Members of the Planning Board,

At the April 17th meeting, Stewart’s introduced its project to the Board, received initial feedback and guidance on how/what to resubmit. Enclosed please find the original version of the Site Plan with the reduction to three pumps, the freestanding sign reduced to thirty-five (35) square feet which will still require area relief and externally illuminated. As discussed, this moves the Orange Street driveway to the south further from the residences at 2&3 Orange Street and increases the vegetative buffer to 3 Orange Street.

The other item Stewart’s was asked to submit was different layout alternatives we considered before forwarding the original concept. These alternatives are: 1) Back to Orange Street, 2) Parallel to Main Street and 3) Angled. Understanding the Board will contemplate the pros and cons of each alternative at the May 15th meeting, below are Stewart’s initial consideration for pro and con.

	Alternative 1: Back to Orange Street	Alternative 2: Parallel to Main	Alternative 3: Angled
Pros	1. Shields canopy 2. Pedestrian interaction at corner	1. Moves Main St driveway west	1. Moves Main St driveway west
Cons	1. Back of building visibility 2. Decreases Orange St Buffer 3. Delivery area next to Orange St driveway and 3 Orange St 4. Dumpster close to 3 Orange St	1. Moves Orange St driveway closer to intersection 2. Lacks Main St pedestrian connection 3. Increases business activity to 3 Orange St 4. Dumpster closer to 3 Orange St	1. Decreases Orange St buffer 2. Moves Orange St driveway north 3. Eliminate access to rear of parcel and portion of stormwater facility

While providing alternatives, it is our position the original design (with pump reduction) meets our business needs, complies closest with intent of existing zoning and minimizes impact on neighbors. However, we understand the change from Nojaim’s and will bring cut outs of the building and canopy to the May meeting, this will further enable the board to review configurations.

It is our hope that coming out of the May meeting the Planning Board will circulate for SEQRA Lead Agency status and a layout will be solidified to proceed with site grading and stormwater design.

If there are any questions, please send to cmarshall@stewartsshops.com or call (518) 581-1201 ext 4435.

Respectfully submitted,

Charles “Chuck” Marshall
Stewart’s Shops Corp.