VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Gabriel Lutwin
Richelle Schettine
Patricia White
Jesse Faulkner
Maribeth Rayfield, Alternate

Mayor: Chad A. Clark
Village Clerk: Charnley A. Abbott
Code Official: Paul E. Stacey

6 Slocombe Ave.
Marcellus, NY 13108

T 315 673-3112
codes@villageofmarcellusny.gov
www.villageofmarcellus.com

April 16, 2025
Regular Meeting

PRESENT: Acting Chair Gabe Lutwin, Patricia White, Jesse Faulkner, Maribeth Rayfield Village Clerk Charnley Abbott, Code Official Paul Stacey, Stephen Tross (owner, 69 North Street), Scott McClurg.

See List.

Absent: Peter Chapman, Richelle Schettine

Pledge of Allegiance

Maribeth Rayfield made a motion, seconded by Gabe Lutwin, to open the meeting. All members voted aye and the meeting was opened at 7:00pm.

Jesse Faulkner made a motion to approve the minutes from February 19, 2025 public hearing and meeting of the Village of Marcellus Planning Board. The motion was seconded by Patty White. All members voted aye and the motion carried.

Acting Chair Lutwin opened the floor to Stephen Tross, owner of 69 North Street. Mr. Tross presented his site plan to the Planning Board and stated that there were no major changes to the layout and no change in use of the property. Mr. Tross plans to open a restaurant, named Stone Creek, in June of this year. They plan to offer modern American cuisine and eclectic appetizers. They are in the process of remodeling, which consists of new floors and a "facelift" of the current dining room. He stated that they would eventually like to investigate opening a patio on the back of the building. Mr. Tross stated that the potential hours of operation will be 11-9 on weekdays, and 11-10pm on weekends. They will not be a late-night bar establishment. Acting Chair Lutwin made a motion, seconded by Maribeth Rayfield, to approve the submitted site plan. All members voted aye and the motion carried.

Acting Chair Lutwin asked if there were any items from the floor. Scott McClurg spoke to the board about multifamily housing that he is proposing at 19 North Street. Mr. McClurg had a survey completed and presented a concept layout consisting of two multi-family unit buildings and a garage. Mr. McClurg and the planning board discussed the pros and cons of the layout and the potential impact on the neighbors. Mr. McClurg stated that he would like feedback from the

board to prepare a site plan to be submitted for approval. Acting Chair Lutwin stated that he would reach out to the absent Board members for their feedback and provide it to Mr. McClurg.

Acting Chair Lutwin asked if there were any other items from the floor. Jason and Heidi Randall, 3 Orange Street, spoke to the Board regarding quality-of-life problems created by the building of Stewarts Shops. These issues include the impact of extremely bright lighting, failure by Stewarts to turn off the lights creating brightness 24 hours per day, inadequate fencing installed by the contractors which has already fallen due to high winds, trucks idling and creating noise disturbances throughout the night, and the change of elevation that has made the 8' fence ineffective on preventing this negative impact on their quality of life. Code Official Stacey stated that he has been investigating the matter and communicating with the Village Engineer and the Village Board to address these concerns and find a resolution.

Acting Chair Lutwin asked if there were any other items from the floor. Hearing none, Patty White made a motion to adjourn the meeting, seconded by Maribeth Rayfield. All members voted aye and the meeting was adjourned at 7:47 pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk