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

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August 18, 2025

Public Hearing Re: 9 Flower Lane (Coon's Pond) Subdivision
And Regular Meeting

PRESENT: Chair Peter Chapman, Gabe Lutwin, Patricia White, Jesse Faulkner, Village Clerk Charnley Abbott, Code Official Paul Stacey, Mayor Chad Clark, Jan Caster, owner of 9 Floser Lane

See List.

Absent: Richelle Schettine, Maribeth Rayfield

Pledge of Allegiance

Chair Chapman called the meeting to order and made a motion to open the public hearing at 7:00pm, seconded by Gabe Lutwin.

9 Flower Lane Subdivision- Chair Chapman stated that the purpose of the hearing was to allow all interested parties the opportunity to be heard regarding the proposed subdivision of 9 Flower Lane. Following lengthy negotiation between the Village and the Caster Family, owners of 9 Flower Lane, a settlement agreement was reached, whereby 9 Flower Lane will be subdivided and the pond and surrounding property will be purchased by the Village. Future maintenance and upkeep will be the responsibility of the Village and an easement agreement will be executed and filed to allow for access.

Chair Chapman opened the floor to public comment. Several members of the public addressed drainage and property access concerns. Others questioned future maintenance plans and concerns, such as dredging and mowing. Mayor Clark and Code Official Stacey answered the questions to the best of their abilities. Ms. Caster, owner of 9 Flower Lane, provided some information to the public regarding how the agreement was reached and expressed her support for the subdivision. Dwight Widger, neighbor of Ms. Caster, raised concerns about working with the Village regarding maintenance issues in the future, such as tree removal and environmental concerns. He also expressed his support for the subdivision.

Chair Chapman asked if there were any other matters to be discussed at the hearing, there were none.

Chair Chapman made a motion to close the public hearing, seconded by Gabe Lutwin, all members voted aye and the public hearing was closed at 7:15 pm.

Chair Chapman made a motion to approve the minutes from the July 16, 2025 meeting of the Village of Marcellus Planning Board. The motion was seconded by Patty White. All members voted aye and the motion carried.

9 Flower Lane Subdivision- Chair Chapman led the Planning Board through the Short EAF SEQR Part 2 to which all questions were answered with "no, or small impact" and declared that the proposed action would NOT result in any significant adverse environmental impacts. Chair Chapman made a motion to approve the application for subdivision of 9 Flower Lane. The motion was seconded by Gabe Lutwin. Chair Chapman asked if there was any discussion, hearing none, Chair Chapman called for a vote. All members voted aye and the motion carried.

8 Paul Street Site Plan- Chair Chapman opened the floor to Dave Kimmel, of Two Plus Four, to continue Site Plan Review for proposed housing at 8 Paul Street. Mr. Kimmel spoke about the process for submitting his application for state funding and what makes an application competitive.

Chair Chapman asked if there were any items from the floor, Kay Kershaw discussed her desire to join Harvest Hosts, a network of property owners that allow RVers to park overnight. Ms. Kershaw stated that she believes this would be a good opportunity to bring in visitors that will support local businesses and would like to allow for RV overnight parking in her lot behind 14 East Main Street. The Planning Board and Ms. Kershaw discussed the rules and regulations associated with Harvest Hosts and the potential impact on the Village. Planning Board concerns include disruption to neighbors, noise, accidental sewage spills, size restrictions of the proposed area for camping, and interpretation of Village Code regulations in regard to RV parks and camping vs. storage. Per the Village Code, RV camping in the Village center is prohibited, and it would be up to the Board of Trustees to amend the local law or grant a special use permit. Chair Chapman advised that the Village Board of Trustees and the Village Attorney discuss the matter before she moves forward. Code Official Stacey stated that he would discuss the matter with the Village Board and Attorney. Ms. Kershaw then asked if one of her tenants could temporarily hold jewelry making classes at 14 West Main Street. Code Official Stacey stated that it is already zoned to allow for that use and there is no need for discussion on the matter.

Chair Chapman asked if there were any other items from the floor. John Racciatti, owner of 15 Baltimore Ridge, informed the Planning Board about a drainage concern behind his house due to a swale constructed by the developer. He stated that Greg Crysler, DPW Superintendent, has been informed of the issue and has visited the property to examine the swale. The Planning Board members stated that the Village Board and Greg Crysler will handle the matter appropriately in consultation with the Village Engineers. Mr. Racciatti was advised to send an email to the Mayor as well.

Chair Chapman asked if there were any other items from the floor. Hearing none, Chair Chapman made a motion to adjourn the meeting, seconded by Gabe Lutwin. All members voted aye and the meeting was adjourned at 8:02 pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk