

AGENDA

VILLAGE OF MARCELLUS PLANNING BOARD

Regular Meeting

November 20, 2024

1. Pledge of Allegiance
2. Call Meeting to Order
3. Approve Minutes from October 16, 2024 meeting
4. Sketch Plan Conference- 19 North Street Housing
5. Items from the Floor
6. Adjournment

**DOCUMENT J – APPLICATION FOR SITE PLAN APPROVAL
VILLAGE OF MARCELLUS**

New Site Plan Modification of Existing Site Plan

Part 1

Tax Map Number: _____ Property Zoning: Village Center
 Property Location: 19 North St

Prior Site Plan/Subdivision Action: _____ Date: _____

Prior ZBA Action: _____ Date: _____

Property Owner's Name: 19 North St LLC Phone: 315 952 6474

Property Owner's Address: 60 East Main St Marcellus NY

Property Owner's Email Address: Smccleary@mcclaryteam.com 13108

Owner's Representative's Name: Scott Mcclary Phone: 315 952-6474

Attorney: ED MOSES Phone: 315 474 7571

Architect: Simplex Architectural Stamp Phone: _____

Surveyor: _____ Phone: _____

Existing Land Use: VACANT LAND / COMMERCIAL BLDG Total Land Area: 1.52 ACRES

Is Property in floodway or floodplain? NO Is Property in Federal or State wetlands? NO

Is Property in a Critical Environmental Area? NO

Part 2

Briefly describe the project. Include existing structures to remain, new structures, and general changes in grades. Attach a separate sheet if necessary.

Owner removed Building / Residence
Build 4 Family new construction

Part 3

Statutory Requirements:	<u>REQUIRED</u>	<u>PROPOSED</u>
Number of parking spaces	<u>8</u>	_____
Lot coverage	_____	_____
Bldg./ pavement coverage	_____	_____
Front yard setback	<u>Set by 30ft</u>	_____
Side yard setbacks	<u>3ft</u>	_____
Rear yard setback	<u>Set by 30ft</u>	_____
Maximum height of building	_____	_____

Part 4

Check yes/no to indicate information included with application.
In general, all information is required.

I. Survey and Site plan including the following information:

- | YES/NO | |
|--|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| Title of drawing, including name and address of applicant and person responsible for preparation of such drawing | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| North arrow, scale and date | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Boundaries of the property plotted to scale | |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Center line and edge of pavement | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| All existing easements | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Existing watercourses | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location of: State Wetlands, Federal Wetlands, Federal Floodway, Federal Floodplain | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Grading and drainage plan, showing existing and proposed contours | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location, design and type of construction proposed use and exterior dimensions of all buildings | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location, design and type of construction of all parking and truck loading areas, showing access and egress | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Provisions for pedestrian access | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location of outdoor storage, if any | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location, design and construction materials of all existing or proposed site improvements including drains, culverts, retaining walls and fences | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Description of the method of sewage disposal and location, design, and construction materials of such facilities | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| All existing utility lines | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Description of the method of securing public and/or potable water and locations, design and construction materials of such facilities | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location of fire and other emergency zones, including the location of fire hydrants | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location, design and construction materials of all energy distribution facilities, including electrical, gas and alternative energy sources | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location, size and design and type of construction of all proposed signs; | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location and proposed development of all buffer areas, including existing vegetative cover | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location and design of outdoor lighting facilities | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Identification of the location and amount of building area proposed for retail sales or similar commercial activity | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Location of all existing trees of greater than 6" diameter | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| General landscaping plan and planting schedule | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| An estimated project construction schedule | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Record of application for and approval status of all necessary permits from state and county officials | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Identification of any state or county permits required for the project's execution | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Other elements integral to the proposed development as considered necessary by the Planning Board | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| SEQR submission | |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Names of property owners within 500 feet of property | |

II. Elevations of all sides of the structure to be added or modified including:

- YES/NO
 Any rooftop HVAC or other equipment
 Maximum height of building
 Loading area

Part 5

Is the subject property within 500' of the Onondaga County Ag District #5?

NO

Is the subject property within 500' of an operating farm?

NO

****If the answer to any of the questions in Part 5 is "yes", you must complete and attach to this application the Agricultural Data statement which may be obtained from the clerk.**

Part 6

General Notes:

- a) Site plans must be signed by a licensed professional and must be scaled no larger than 1:20 and no less than 1:50.
- b) Submit one application, disclosure affidavit and EAF with original signatures along with a set of plans and ten (10) copies of all submittals.
- c) Application must be filed with the Planning Board Clerk 15 days prior to the meeting date.
- d) ~~Meetings are 7:00 p.m. on the first Monday of the month except for holidays.~~
- e) Professional fees to be paid by applicant will be determined by the Planning Board at the first meeting at which your application is considered.

Applicant Signature:

I have read the above list of items to be included with this application and to the best of my knowledge this application is accurate. If I am not the property owner, the property owner has authorized me to make this application, which is indicated by the signature below.

Date

Signature of Applicant

Approved Denied

Date

Signature of Chairperson

Quality Homes

by **Simplex**



MULTI-FAMILY DIVISION

FOURPLEX PLAN
2 STORY

modular - buildy solution of pen-y-horn

4 Bed Plan



ARTIST RENDERING OF THE HOLLISTER

THE HOLLISTER

The Hollister as shown comes with a tower projection and dormer at the front entry as a standard feature. Optional features include the high pitched roof, gable end eave returns, vertical and shake siding with wide cornerposts, decorative trim boards, window grills, mantels, shutters, lineals and korbels. The porch and roof are site supplied and installed. The front door and sidelight style are also optional.

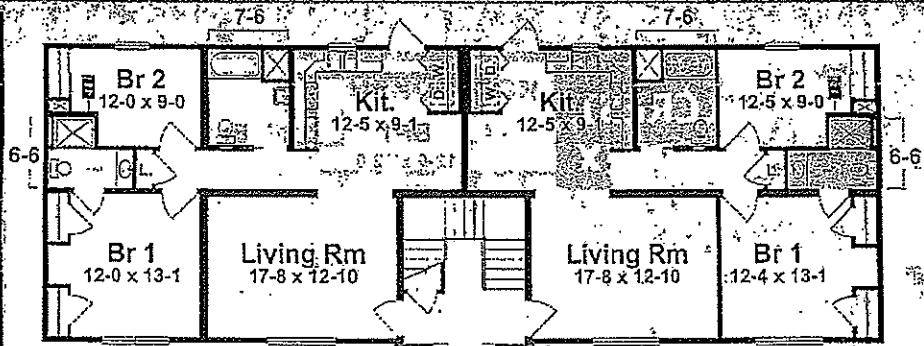
THE HOLLISTER TOWNHOUSE

27'-6" x 79'-3"

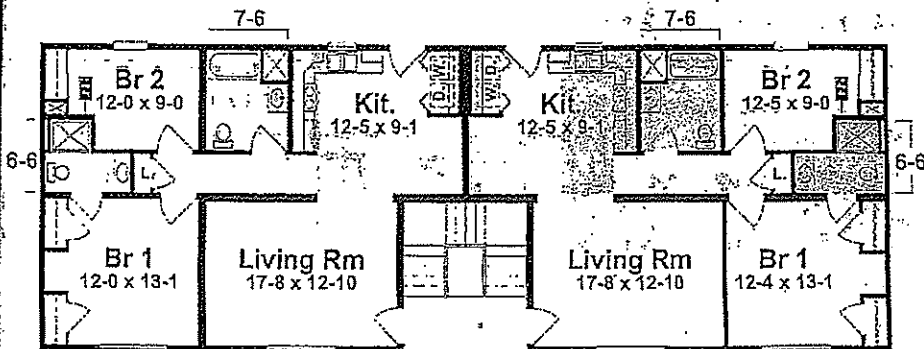
2 BR - 2 BATHS

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FIRST FLOOR



SECOND FLOOR

= linoleum areas

"Building Homes With You In Mind"

Artist renderings depict typical finished homes and generally include some optional exterior features. Standard specifications and pricing available on request. Specifications may be subject to revision as required by use and location.

19 North Street



03/29/2024

19 North Street



03/27/2024

19 North Street (2)



03/25/2021