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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January 21, 2026
Regular Meeting

PRESENT: Acting Chair Gabe Lutwin, Jesse Faulkner, Patricia White, Maribeth Rayfield, Code Official Paul Stacey, 5 East Main Street Owners Nicole and CJ Doshna, DPW Superintendent Greg Crysler, WPCP Head Operator Mallory Zabinski, MCSD teacher Tyler Cooper, MCSD student Jack Waterman.

See List.

Absent: Peter Chapman, Richelle Schettine, Village Clerk Charnley Abbott

Pledge of Allegiance

Acting Chair Lutwin called the meeting to order at 6:57pm.

Patty White made a motion, seconded by Jesse Faulkner, to accept the minutes from the December 2025 regular meeting. All members voted aye and the minutes were accepted.

5 East Main (Alvord House) Sketch Plan Conference- Acting Chair Lutwin stated that Village code requires a site plan review when a change of ownership occurs, however the owner had not yet secured a tenant therefore the site plans are not confirmed. Acting Chair Lutwin opened the floor to Nicole Doshna, the new owner, who stated at this time they were doing interior work including removing the drop ceiling and carpeting in preparation for a new tenant. Ms. Doshna stated that they have not determined yet if they will be keeping the apartment. She also stated that they are talking to possible tenants and would like to keep it as a bar/restaurant. AC Lutwin asked about preservation of the mural located on the building, and Ms. Doshna stated that they will not demolish the mural during renovations and will work with the Village to preserve and potentially re-install the mural in the future. Acting Chair Lutwin stated that a site plan review will be required when a tenant is secured and plans for the property are confirmed.

Green Gateway Pavilion and ADA Fishing Ramp Sketch Plan Conference- AC Lutwin opened the floor to Tyler Cooper and MCSD student Jack Waterman to update the Board on the Green Gateway projects. Mr. Waterman and Greg Crysler presented the plans to the Board members, which were in preparation to go out to bid for construction. Mr. Crysler discussed plans for the Village to purchase a piece of land along the creek that is connected to the Village owned property and keep it forever wild. Mr. Waterman explained the proposed plans for an expanded parking area and explained the details to the Board. Mr. Waterman, Mr. Crysler and Ms. Zabinski

answered questions from the Board, including flooding concerns, stormwater retention, engineering details, the next steps of the project and public funding. Mr. Waterman and Mr. Crysler also presented the construction details of the pavilion and explained them to the Board. The Board was extremely impressed with the project and commended the Village for the collaboration with MCSD and support given to the students.

AC Lutwin asked if there were any items from the floor. Carrie Haney, owner of Papa's Pizza, asked if there were any plans for a pizza shop at 5 East Main Street. Ms. Doshna stated that as of this meeting, no.

Acting Chair Lutwin asked if there were any other items from the floor. Hearing none, Maribeth Rayfield made a motion to close the meeting, seconded by Patty White. All members voted aye and the meeting was closed at 7:34pm.

These minutes were composed via a recording of the meeting.

Respectfully Submitted by,

Charnley Abbott, Village Clerk