

VILLAGE OF MARCELLUS COMPREHENSIVE PLAN

Public Workshop #1 Report

Report Summary

Event: Public Workshop #1

Date: Tuesday, August 13th, 2025

Location: Marcellus Free Library

Time: 5:00 - 7:30

Total Attendance: 15+

Key Take-Aways

- Preserve Marcellus as a family-friendly and neighborly community.
- Maintain historic character and housing characteristics.
- Improve safety along Main Street through traffic calming, lighting, and pedestrian amenities.
- Improve public transportation infrastructure (specifically bus shelters).
- Improve Village communication with the residents (various means of communication).
- Preserve small business character (no vape shops and chain stores).
- More proactive local governance.
- Maintain and enhance infrastructure (water, sewer, internet).
- Enhance recreation and social amenities (biking and hiking trails, gazebo on Main Street).
- Increase diversity of housing types (owner-occupied, rental, senior housing, tiny homes, etc.).

Who | What | Why

Who is involved in the planning process?

Local Lead: Village of Marcellus

Steering Committee:

Mike Bird

Sandy Caldwell

Nancy Calley

Chad Clark

Claire Dunn

John Lischak

Jack Murphy

Jamie Plis

Mallory Zabinski

Consultant Team: MRB Group

What is a comprehensive plan?

Comprehensive planning is a community planning process that creates a framework and a guide that shapes a community's physical, social, and economic development aspirations. Intended to be led by and created for the community, a comprehensive plan articulates a vision for the future, planning principles, priority policy areas, and action items to direct day-to-day and long-term decision-making for local leaders and the community of Marcellus.

Benefits of a Comprehensive Plan

Social

- Builds community cohesion by providing opportunities for the public to become engaged in shaping the future vision for the Village, developing priority policy areas, and curating an implementation strategy.

Physical

- Outlines future land use recommendations for the community
- Allows for a proactive approach to making development decisions
- Incorporates smart growth and community planning principles to support resiliency

Economic

- Overviews existing demographic and economic conditions in the community
- Determines priority policy areas for the Village to drive revitalization and economic resilience

Political

- Creates a foundational planning document to guide local leaders in their decision-making
- Outlines community priorities to help decision-makers allocate funding and resources for the betterment of Marcellus

Demographic Snapshot (Part 1)

Demographics of the Village

Population 2023



1,750

Households



873

Median Age



47 years

Median Household Income



\$75,792

Median Home Value



\$224,189

Data included in the following analysis was sourced from the 2010 US Decennial Census, US Census American Community Survey 5-year Estimates (2017-2021), Esri Business Analyst Online (Esri), and Lightcast.

Industry Data

Top 5 Industries in the Village			
NAICS & Description		Village of Marcellus*	
		2023 Jobs	% of Total Jobs
90	Government	376	28.5%
23	Construction	198	15.0%
62	Health Care and So	129	9.8%
44	Retail Trade	118	8.9%
22	Utilities	110	8.3%

Source: Lightcast

Jobs in 2022



Total: 1,321

**Approximation using Census Tract 36067016502. Includes the northernmost portion of the Town of Marcellus. [1] The Government industry includes jobs within the U.S. Postal Service; federal, state, and local government; schools and educational support services; and more.*

Demographic Snapshot (Part 2)

Housing

Housing Units By Units In Structure

	Village of Marcellus
Total	905
1, detached	69.2%
1, attached	0.6%
2	4.3%
3 or 4	7.7%
5 to 9	3.8%
10 to 19	4.4%
20 to 49	8.2%
50 or more	2.1%
Mobile home	0.0%
Boat, RV, van, etc.	0.0%

Source: Esri

Housing Units By Year Structure Built

	Village of Marcellus
Built 2020 or later	0.0%
Built 2010 to 2019	0.0%
Built 2000 to 2009	3.5%
Built 1990 to 1999	3.2%
Built 1980 to 1989	7.0%
Built 1970 to 1979	17.8%
Built 1960 to 1969	14.8%
Built 1950 to 1959	14.6%
Built 1940 to 1949	6.6%
Built 1939 or earlier	32.5%
Total	100%

Source: Esri

At-Risk Populations

At-Risk Populations, 2023

	Village of Marcellus
Households with Disability	24.6%
Population 65+	23.3%
Households without a Vehicle	6.9%
Households Below the Poverty Level (%)	7.0%
Households Below the Poverty Level (#)	62.0%

Source: Esri

Housing Tenure, 2023

	Village of Marcellus
Owner-Occupied	70.6%
Renter-Occupied	25.9%
Vacant Units, Rate	3.5%
Total Housing Units	905

Source: Esri

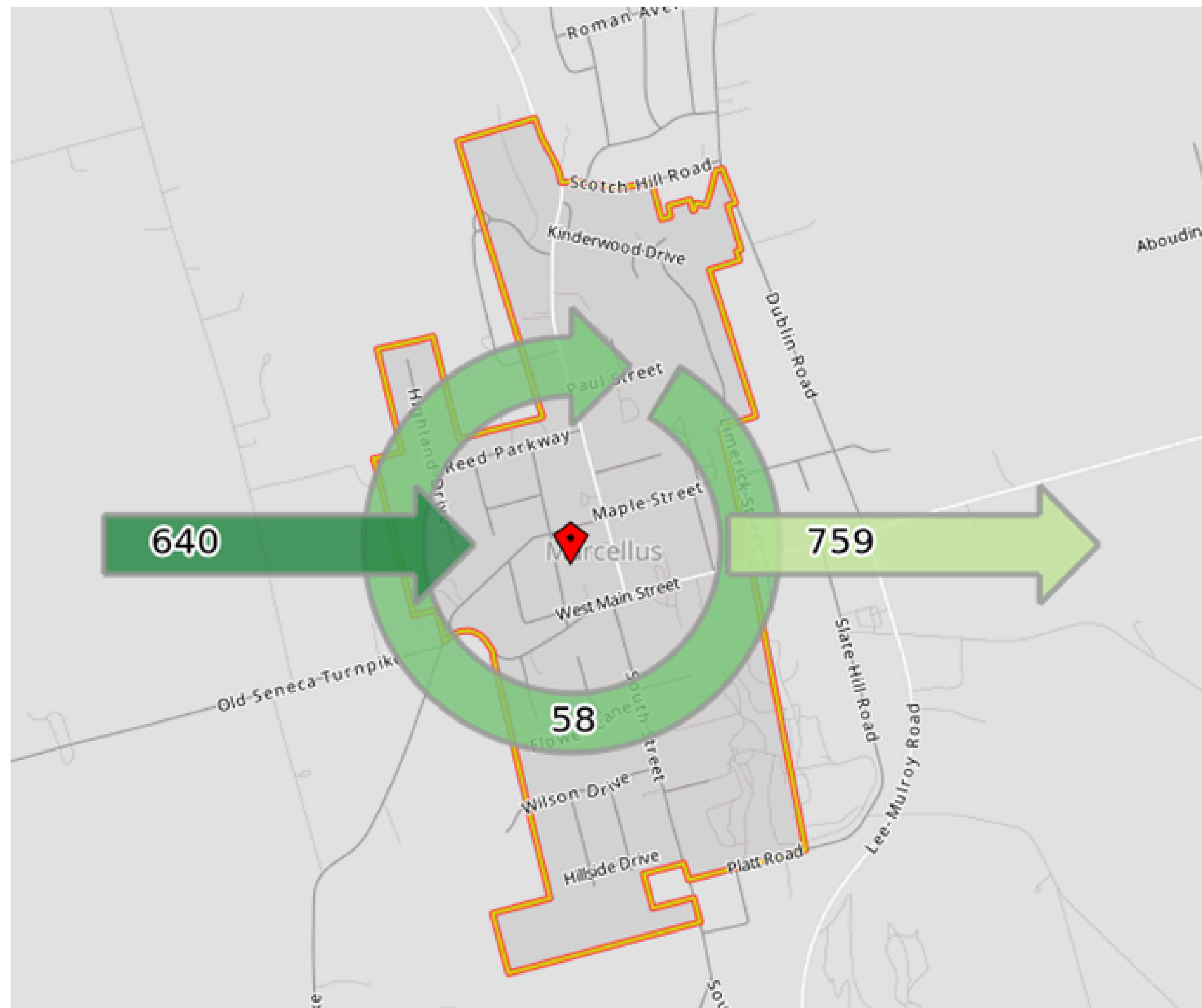
Demographic Snapshot (Part 3)

Commuting

Within Onondaga County, the Village of Marcellus has a net out-commuting population.

In 2021, there were 640 individuals commuting into the Village for work, and 759 individuals leaving the Village for work. There were 58 individuals who lived and worked in the Village.

Those who live in the Village but work elsewhere primarily commute to the City of Syracuse (200 commuters).



Source: Census Bureau On The Map, 2021

Our Vision for Marcellus! (Part 1)

What is a vision statement?

The comprehensive plan vision is our shared aspiration for the future of Marcellus. **Our vision is the heart of what we love about our community or our “why” for our intentions behind the comprehensive plan.** It is a statement that explicitly states what we hope to preserve and what we hope to create over the next 20 years in our community.

We need your help gathering inspiration for the comprehensive plan vision statement!

Instructions

On the sheets below, write 3 words or phrases that describe the ideal Village of Marcellus 20 years in the future.

Our Vision for Marcellus! (Part 2)

Results:

- Friendly
- Caring
- Over funded
- Family friendly
- Neighbors helping neighbors
- Kind
- Safe
- Community oriented
- Similar feeling to present-day Marcellus
- Space for new business
- Mix of businesses along Main Street and intentional business attraction
- Small businesses that add value
- A country store

Infrastructure - Results

Instructions: for each square below, please place a post-it note with an infrastructure topic/issue (e.g. water, sewer, etc.).

- Good Village infrastructure, keep it updated
- Sewer system tested often
- Drinking water being tested

**We've got it and
want to keep it**

- Planning Board members that don't venture onto Main Street at night
- Social media

**We've got it and want
to get rid of it**

**We don't have it
but want it**

- Separate sewer and water bills - want to know each
- Dissemination of information not through social media
- Fiber optic internet
- Right of way for storm sewers

**We don't have it
and don't want it**

- Vape shops x3
- No Dollar Stores

Transportation and Community Connectivity - Results

Instructions: for each square below, please place a post-it note with a transportation and community connectivity topic/issue (e.g. roads, walkability, bike lanes, public transit, etc.)

- Parking, get people to use what we have
- City bus

**We've got it and
want to keep it**

- Heavy traffic through Village
- No right on red at traffic light
- Main Street is too wide...cars go around cars turning at crosswalks

**We've got it and
want to get rid of it**

**We don't have it
but want it**

- Trolley or zipline to Skaneateles
- Bus stop shelter from weather
- Bike lanes so everyone is not riding on the sidewalks
- Bus stop at Scotch Hill
- Bus stop shelter at North Street and Main Street

**We don't have it
and don't want it**

Downtown Revitalization - Results

Instructions: for each square below, please place a post-it note with a downtown revitalization topic/issue (e.g. downtown businesses, streetscapes, tourism opportunities, etc.)

- Our new Downtown Farmer's Market

**We've got it and
want to keep it**

- Cement block wall and green fence on north side of Main Street

**We've got it and want
to get rid of it**

**We don't have it but
want it**

- Open up sidewalk space in front of businesses (Jordy's, Finders Keepers, etc.) - take our wrought iron sections
- Uniformity in building appearance (similar style, color, characteristics)
- More uniform streetscapes
- Grocery store x2
- Pharmacy x2

**We don't have it
and don't want it**

- Chain stores

Recreation - Results

Instructions: for each square below, please place a post-it note with a recreation topic/issue (e.g. parks, greenspaces, trails, etc.)

- The creek is cool - it should be clean

We've got it and
want to keep it

- More cleaning up after pets (dogs)

We've got it and want
to get rid of it

We don't have it
but want it

- Street lights on Main Street need to be brighter
- Lighting on creek walk
- Mountain bike trails behind school
- Pump track/skate park

We don't have it
and don't want it

Community Character and Historic Preservation -

Results

Instructions: for each square below, please place a post-it note with a community character/historic preservation topic/issue (e.g. historic buildings, neighborhood character, historic assets, etc.)

- General character and style of businesses/houses
- Balance historic preservation needs vs realistic needs of homeowners and community
- Historical preservation character - don't want teardown mentality of Skaneateles

**We've got it and
want to keep it**

- Feral cats
- Red tape

**We've got it and want
to get rid of it**

**We don't have it
but want it**

**We don't have it
and don't want it**

- A map showing when each house was built

Housing - Results

Instructions: for each square below, please place a post-it note with a housing topic/issue (e.g. types of housing, location, neighborhood character, etc.)

- Owner-occupied houses
- Rental properties

We've got it and
want to keep it

We've got it and want
to get rid of it

We don't have it
but want it

We don't have it
and don't want it

- Senior housing (market rate)
- Tiny homes

Natural Resource Conservation and Sustainability - Results

Instructions: for each square below, please place a post-it note with a natural resource and/or sustainability topic/issue (e.g. agricultural land, sustainability projects, etc.)

- Municipal composting

We've got it and
want to keep it

We've got it and want
to get rid of it

We don't have it but
want it

We don't have it
and don't want it

- Exploring disappearing
lake and Marcellus shale
as a destination

Community Survey

Instructions: if you haven't already, please take a few minutes to fill out our community survey. Scan the QR code or take a hard copy from the box.

We want to know more about your experiences living and working in Marcellus!

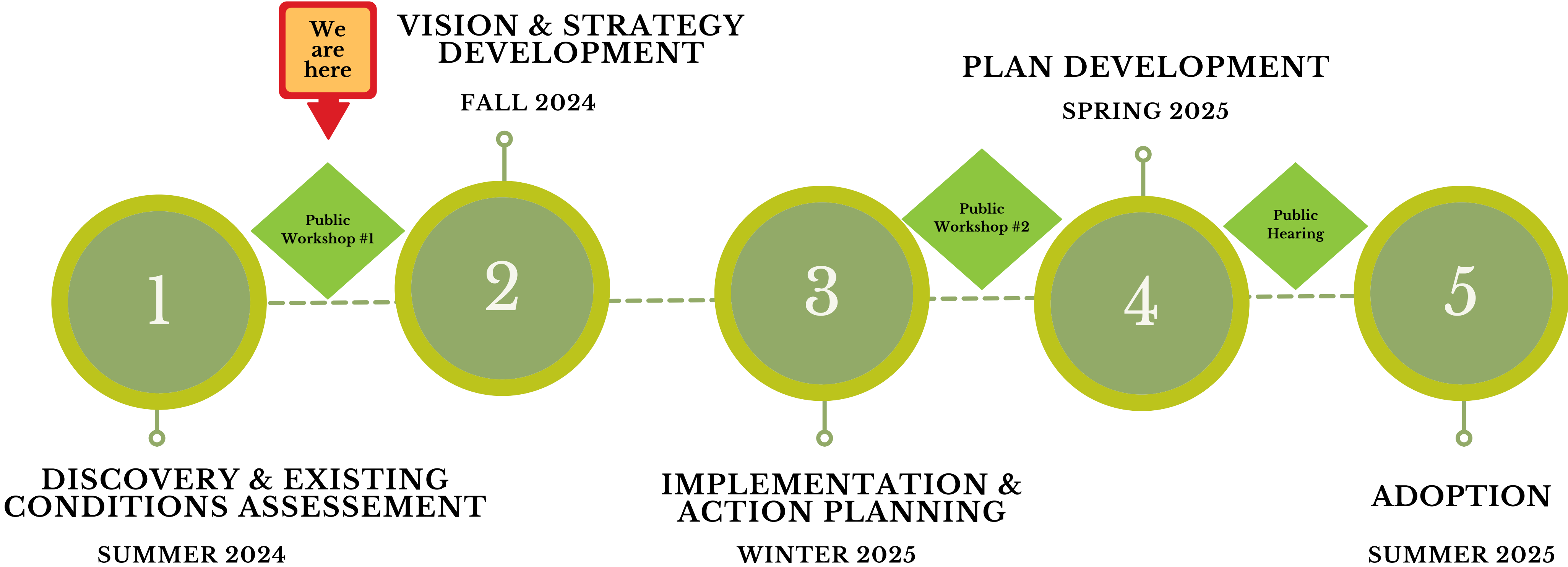


<https://tinyurl.com/VillageMarcellusCompPlan>



Hard Copies below!

Planning Phases and Timeline



New York Forward Grant Program

The Village of Marcellus is pursuing the New York Forward (NYF) Grant Program to help revitalize downtown Marcellus. NYF is a New York State-funded program that grants communities \$4.5 million to complete “transformative” public and private capital improvement projects.

If the Village’s grant application is successful, the NYF funds will be used for capital projects that will transform the physical environment of the downtown to benefit the quality of life and experience of current residents, visitors, and future generations.

The Village’s NYF application will include a mix of public projects and private projects. More information regarding eligible project types is below.

Eligible Project Types:



- **Public Projects** = streetscaping and transportation improvements; recreation, parks, and greenspace enhancement; green infrastructure; other public realm projects to enhance the vitality of downtown Marcellus
- **Private Projects** = new construction; adaptive reuse; redevelopment; mixed-use/commercial/residential development
- **Municipal Small Project Fund** = \$300,000 - \$600,000 to fund smaller capital projects like facade improvements, building renovations, business assistance, public art, etc.
- **Branding and Marketing** = one-time branding materials for downtown vibrancy

Ineligible Project Types:



- Planning activities or studies
- Operations and maintenance for routine expenses
- Property acquisition
- Training and other program expenses
- Expenses related to existing programs

NYF Potential Public Projects - Results

The Village seeks your input to help determine priorities for potential public projects.

Public projects are intended to have a “transformative” impact on downtown Marcellus to improve the overall quality of life for residents and spur revitalization and economic development.

Instructions:

Using the map on the next poster board, mark your project idea location with a dot and describe your transformative public project on a post-it note.

Results:

- A gazebo on Main Street for sitting and eating
- Better lighting to see where you're walking (like Solvay)
- Narrow Main Street to slow traffic down
- Rumble strips to slow cars coming down the hill



Comprehensive Plan 2045 | Village of Marcellus | Public Workshop 1 Report

www.villageofmarcellus.com