



Village of Marcellus
Planning Department
6 Slocombe Ave.
Marcellus, NY 13108

Monday, July 8, 2024

RE: Stewart's Shop
27 East Main Street
Marcellus, NY 13108

Planning Board Members –

Enclosed are (10) sets of revised plans for our proposed Marcellus Stewart's project. This plan set is revised to address the TDE comments from Jim's June 12th comment letter.

Below is a summary of the revisions that have been made to the plan set:

2. *Signature lines for the Planning Board Chairperson, Town Engineer, DPW Superintendent, and Code Enforcement Officer should be added to the plans. – The Title Sheet now includes the Village Signature Block for sign offs.*
3. *Any future variances granted shall be added to sheet S-2. - Acknowledged*
4. *Once determined by the Village Board of Trustees, the following information will need to be added to the zoning compliance table on sheet S-2. - Acknowledged*
 - a. *Required lot area*
 - b. *Required front, side and rear setbacks*
 - c. *Required parking*
5. *The plans should identify on the site an area that is proposed to be used for snow storage. – Snow Storage areas have been added to Sheet S-6*
6. *A demolition and sequencing plan for the removal of the existing Nojaim Brothers grocery store should be added to the plan set. – A Demo Plan has been added to the Plan Set*

7. *The existing sidewalk on Orange Street in all likelihood will be disturbed by the demolition of Nojaims Brothers grocery store. We recommend that the applicant replace the existing sidewalk along the extents of the east property with a new 5' wide sidewalk. We also recommend that the new sidewalk alignment be shifted west to align with the sidewalk crossing at East Main Street. This sidewalk could then be transitioned back to meet the existing sidewalk alignment at a location north of the Orange Street proposed curb cut. The applicant should provide a tree lawn between the new sidewalk and the curb. The existing granite curb adjacent to Nojaims will most likely need to be replaced and should be done so in kind. – The plans have been revised to show replacement of sidewalks along Orange as well as replacement or resetting of granite curbing. The sidewalk has been shifted as requested.*
8. *The applicant should provide handicap sidewalk ramp details for the new sidewalk along Orange Street. – Ramps and detectable warnings are proposed at all sidewalk/entrance crossings. A detail is included in revised plan set.*
9. *The applicant should show details for the curbing radius at the driveway entrances. All proposed curbing located within the right of way should be granite to match the existing curbs. A note should be added to the plans to this effect. – A blown up section of the proposed entrances has been added to the plan set. A note in regards to the granite curbing has also been added.*
10. *The Village Driveway Apron detail should be added to the plans for the Orange Street entrance. – Village details have been added to the Plan Set.*
11. *If an RPZ (reduced pressure zone) device is required, the location should be noted on the plans. An engineer's report will also need to be submitted to the water purveyor. – Stewart's is currently in coordination with OCWA and will work with them on any requirements.*
12. *The distance to the nearest existing fire hydrant(s) should be noted on the plans. – There is an existing hydrant located at the corner of East Main and Orange and will be approximately 160 feet from the proposed Stewart's.*
13. *All existing easements, if any, are to be shown on the plans with liber and page. Also, all existing and proposed utilities, if not done so already, are to be labeled with size, material, inverts and slope (if applicable). The inverts and rim elevation of all proposed catch basins and field inlets should also be noted. – Storm and Utility invert elevations are shown on Plan Set.*
14. *Is a grease trap being proposed? If so, details and sizing calculations should be provided. The size of the inlet and outlet pipe should be noted along with inverts and slopes. The rim elevation for any access points for the trap should also be noted. – A grease trap and detail has been added to Plan Set.*
15. *Sheet S-3 shows that the proposed trees on the south side of the property may be located over the proposed sewer laterals. The plans should be updated to avoid any potential root disturbance to existing and proposed utilities. – The proposed sewer lateral has been shifted to avoid any disturbance. Onsite adjustments may need to be made in order to limit potential disturbance.*
16. *The applicant should clarify why there are two sanitary laterals shown on the plans. – As discussed at the meeting, we separate grease and septic within our building. Only grease lines will be directed to grease trap and line tie together prior to connection at main.*
17. *A sanitary lateral cleanout should be provided at the right-of-way line. Please also add the Village Cleanout detail to the plans. – Village details have been added to the Plan Set.*
18. *The Village Sanitary Lateral detail should be added to the plans along with the Wye Lateral Connection to Sewer Main detail. – Village details have been added to the Plan Set.*

19. *East Main Street falls under the jurisdiction of the Onondaga County DOT Department. As such, the proposed sewer lateral work within their right-of-way, along with the pavement restoration details, will require their approval and permitting. Please copy the Village and MRB on all correspondence. – Stewart’s has reached out to being the process with OCDOT.*
20. *The water service sizing and details will need to be reviewed and approved by the Onondaga County Water Authority (OCWA). Please copy the Village and MRB on all correspondence. – Stewart’s is currently working with OCWA for demo and new install.*
21. *We recommend that a striped pedestrian crosswalk be provided from the parking at the rear of the property to the sidewalk around the main building. – A striped crosswalk has been added to the parking area.*
22. *Per Village Code §136-5 – Review of Lighting Policy and Plans, this application is subject to referral to the Village Planning Board for a lighting permit. Lighting specification sheets for all proposed light fixtures should be provided for review. We note that all lighting should be dark sky compliant. – Lighting specs have been added to the Photometric Plan.*
23. *What are the proposed hours of operation of this facility and what lighting would remain on during off hours? – As of now, proposed shop hours are 5am-12am. For safety purposes site lighting comes on 30 minutes prior to opening and shuts off 30 minutes after close.*
24. *Details of the proposed vinyl fence along the property line of the Randall residence should be shown on the site plans. – A detail for the proposed stockade fence has been added to the Plan Set.*
25. *The applicant should coordinate with local and county emergency services to ensure all questions and concerns are addressed. – Stewart’s will reach out to local and county emergency services.*
26. *Details of the proposed infiltration basin on sheet S-4 should be added to the plans. – SWPPP and stormwater details to follow at later submission.*
27. *Please note that vehicle fueling stations are considered to be a stormwater hotspot type use as per section 4.11 of the NYS SWMDM. Any portions of the site associated with a hotspot use are generally not permissible to be treated with infiltration type practices such as infiltration chambers or infiltration bioretention areas and would require coordination with NYSDEC to determine the treatment requirements for runoff prior to infiltrating. If bioretention or a similar filtering practice is utilized to treat drainage from stormwater hotspot areas, then the bioretention area will be required to be fitted with an impermeable liner and an underdrain system, unless otherwise permitted by coordination with NYSDEC. If NYSDEC is contacted, a copy of all correspondence with NYSDEC is to be provided to the Village and MRB Group. – SWPPP and stormwater details to follow at later submission.*
28. *As indicated in the Cover Letter to the Planning Board, dated June 2, 2024, the applicant acknowledges the requirement that they are to prepare a Stormwater Pollution Prevention Plan (SWPPP) which will be submitted at a later date. Once received, MRB will review and provide SWPPP and drainage comments under separate cover. – SWPPP and stormwater details to follow at later submission.*

Per Village code, we also adjusted the parking spaces throughout the lot to the required 10'x20' layout.

Also included is a USB drive with a PDF of the plan set to aid in Village distribution.

Thank you for your help with this project and please feel free to contact me if you have any questions or concerns.

Thank you,



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