

**VILLAGE OF MARCELLUS**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**SEPTEMBER 22, 2025**  
**VILLAGE HALL**

**PRESENT:** Chad A. Clark, Mayor See List  
James P. Curtin, Trustee  
Timothy P. Manahan, Trustee  
Jeff Brown, Attorney  
Charnley A. Abbott, Village Clerk

**ABSENT:** None

Pledge of Allegiance.

Mayor Clark opened the regular meeting at 7:00pm.

**CONSENT AGENDA:**

The Village Clerk submitted the minutes of the public hearing and regular board meeting for the month of August 2025. The bills on Abstract Sheet #004 for General Fund in the amount of \$60,868.08, Water Fund in the amount of \$2,923.21, Sewer Fund in the amount of \$37,043.09, Capital Funds in the amount of \$0.00, and Trust & Agency in the amounts of \$2,465.99 were audited. The bills totaled \$103,300.37. The Board tabled the Police Report for the month of August 2025 from Chief Bernie Podsiedlik. The Code Enforcement report for the month of August 2025 was submitted by Code Official Paul Stacey. The Board acknowledged receipt of the minutes of the Town Board meetings for August 2025 and the financial statements for July 2025 and August 2025 from Treasurer Jennifer Plis. Trustee Manahan made a motion to approve the consent agenda. The motion was seconded by Trustee Curtin. Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**19 NORTH STREET- SPECIAL USE PERMIT:**

Trustee Curtin made a motion to table the Special Use Permit for 19 North Street until the October meeting of the Board of Trustees. The motion was seconded by Mayor Clark. Mayor Clark asked if there was any discussion on the matter. Hearing none, Mayor Clark called for a vote. Mayor Clark and Trustee Curtin voted aye, and Trustee Manahan abstained due to recusal. The motion carried.

**RESOLUTION- ACQUISITION OF PARCEL FOR GREEN GATEWAY:**

Trustee Curtin made a motion to approve the following resolution:

WHEREAS, GEV Real Estate, LLC (Seller) is proposing to sell certain real property located on North Street Road, Tax ID 013.-02-47.1, located in the Town of Marcellus, County of Onondaga and State of New York, consisting of 2.93 acres (Parcel); and

WHEREAS, the Parcel is located adjacent to the existing Green Gateway Park in the Village, and consists of vacant land; and

WHEREAS the Green Gateway is a project that began as a vision to create a park at an abandoned woolen mill site, using a variety of eco-friendly and “green” initiatives; and  
WHEREAS, the Seller has offered to sell the Parcel to the Village for Three Thousand Forty Dollars (\$3,040.00) plus closing costs; and

WHEREAS the Onondaga County Real Property Tax Department lists the assessed value of the parcel as \$3,000.00; and

WHEREAS the \$3,040.00 purchase price is consistent with the fair market value of the Parcel; and

WHEREAS the Village Board is authorized to acquire real property to be used for Village purposes, in this case provision of park space, pursuant to New York State Village Law Section 1-102(1); and

WHEREAS, the purchase is an Unlisted action pursuant to the State Environmental Quality Review Act (SEQR) - Article 8 of Environmental Conservation Law and therefore subject to the regulations of that law (6 NYCRR Part 617); and

WHEREAS, the Village Board has reviewed the potential impacts identified in the Short Environmental Assessment Form (EAF) and has determined that no significant impacts are likely to occur as a result of the purchase;

NOW THEREFORE, BE IT RESOLVED, that the Village Board declares itself Lead Agency pursuant to 6 NYCRR 617.6; and

BE IT FURTHER RESOLVED that the Village Board approves the EAF as presented; and

BE IT FURTHER RESOLVED that a Negative Declaration shall be issued for the Project in accordance with 6 NYCRR 617.7; and

BE IT FURTHER RESOLVED that the Negative Declaration is to be filed and published in accordance with 6 NYCRR 617.12; and

BE IT FURTHER RESOLVED that this determination is based upon the purchase supporting the expansion of green/park space in the Village, which is a proper public purpose; and

BE IT FURTHER RESOLVED that the Village Board of the Village of Marcellus finds that the Parcel will be valuable and useable for Village purposes; and

BE IT FURTHER RESOLVED that the Village Board of the Village of Marcellus has determined that purchase of the Parcel at the price of Three Thousand Forty Dollars (\$3,040.00), represents fair value for the Parcel and is in the best interests of the Village of Marcellus; and

BE IT FURTHER RESOLVED, that the Village Board of the Village of Marcellus approves the purchase of the Parcel from the Seller at the purchase price of Three Thousand Forty Dollars (\$3,040.00), plus payment of the Seller's closing costs and subject to the terms and conditions of a Contract to Purchase to be executed by the parties; and

BE IT FURTHER RESOLVED, that the Village of Marcellus Village Board hereby authorizes the Mayor to enter into a Contract to Purchase with the Seller for the purchase of the Parcel at the price of Three Thousand Forty Dollars (\$3,040.00), plus payment of the Seller's closing costs and subject to the contingencies set forth in the Contract to Purchase; and

BE IT FURTHER RESOLVED, subject to said contingencies, the Mayor is hereby authorized to execute any and all documents necessary to purchase said property prior to and/or at the time of closing pursuant to said Contract to Purchase.

The motion was seconded by Trustee Manahan. Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye and the motion carried.

**REVISED SCHEDULE E- RETIREE HEALTH CARE:**

Trustee Manahan made a motion to approve the revised Schedule E- Retiree Health Care for long-term full-time employees, lowering the age of eligibility for the Village of Marcellus to share in the cost of coverage to age 55 rather than age 62. The motion was seconded by Trustee Curtin. Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**BRUSH GRINDING CONTRACT:**

Trustee Curtin made a motion to approve a one-year contract with Green Renewable of Manchester, NY whereby Green Renewable will grind and process yard waste that the Village and the Town of Marcellus accumulate for the period 9/1/2025 to 9/1/2026. The one-year contract total is \$10,000.00, which is to be split between the Village and Town, at a cost to the Village and Town of \$5,000.00 each. This is another excellent example of the cooperation that exists between the Village and the Town. The motion was seconded by Trustee Manahan. Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**PROCLAMATION-FRIENDS OF THE LIBRARY:**

A motion was offered by Mayor Clark, who moved its adoption, seconded by Trustee Curtin, to wit:

WHEREAS Friends of the Marcellus Free Library raise money that enables our Library to move from good to great – providing the resources for additional programming, much needed equipment, support for children's summer reading, and special events throughout the year and,

WHEREAS, the work of the Friends highlights on an on-going basis the fact that our Library is the cornerstone of the community providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of other from ages past to the present, and,

WHEREAS, the Friends understand the critical importance of well-funded libraries and advocate to ensure that our Library gets the resources it needs to provide a wide variety of services to all ages including access to print and electronic materials along with expert assistance in research, readers' advisory, and children's services, and

WHEREAS the Friends' gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community, and,

NOW, THEREFORE, BE IT RESOLVED, that John J. Clark, Mayor of the Village of Marcellus proclaims October 19-25, 2025 as Friends of Libraries week in Marcellus, NY and urges everyone to join the Friends of the Library and thank them for all they do to make our Library and community so much better.

Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**CLOSING OF FIRST STREET FOR HALLOWEEN:**

Trustee Manahan made a motion to authorize the Marcellus Police Department to close off First Street to vehicular traffic between the hours of 5:30 p.m. and 8:30 p.m. on Halloween, Friday, October 31<sup>st</sup>, for the safety of trick-or treaters, and to assign additional officers to patrol the neighborhood during this time. The motion was seconded by Trustee Curtin. Mayor Clark asked if there was any discussion on the matter. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**BUDGET MODIFICATIONS:**

Trustee Curtin made a motion to approve budget modifications requested by the Village Treasurer transferring revenues and appropriations in the General Fund for August 2025. The motion was seconded by Trustee Manahan. Mayor Clark asked if there was any discussion. Hearing none, Mayor Clark called for a vote. All board members voted aye, and the motion carried.

**ANNOUNCE VILLAGE MEETINGS:**

Trustee Manahan announced that the Village Clerk has posted future meeting dates on the Village website for the benefit of residents, as well as information regarding Halloween in the Village, the Brush and Leaf Pickup dates and the Fall Trash Days schedule. The Village Office will be closed for Columbus Day, Monday October 13<sup>th</sup>, there will be NO DELAY in trash pickup that week.

**ITEMS FROM THE FLOOR:**

Mayor Clark asked if there were any items from the floor. Hearing none, Mayor Clark made a motion to adjourn the meeting. The motion was seconded by Trustee Curtin. Mayor Clark called for a vote and all members voted aye.

The Regular Board Meeting was adjourned at 7:06 p.m.

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Charnley A. Abbott, Village Clerk