

**PUBLIC HEARING OF
THE VILLAGE OF MARCELLUS
HELD AT THE VILLAGE HALL
ON AUGUST 25, 2025**

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

ABSENT: None

Mayor Clark made a motion to open the public hearing regarding an application for a Special Use Permit to allow for the construction of multi-unit residential housing at 19 North Street. Trustee Curtin seconded the motion. Mayor Clark called for a vote. All board members voted aye, and the public hearing was opened at 7:00 p.m.

Mayor Clark explained that 19 North Street is a privately owned parcel 1.52 acres in size located in and zoned as "Village Center". Pursuant to Chapter 250 Article X Section 250-31 of the Village Code, multi-unit dwellings in the Village Center district require a Special Use Permit granted by the Village Board of Trustees. The applicant appeared before the Village Planning Board multiple times for sketch plan conferences and Site Plan review beginning in October of 2024. The Site plan for Phase 1 construction only, consisting of one proposed multi-unit building and parking area, was approved by the Planning Board in July 2025. Additionally, in accordance with GML 239 requirements, the project was reviewed by the Onondaga County Planning Board, to which they provided comments regarding easements and landscaping, and the NY State Historical Preservation Office (SHPO) confirmed that there were no concerns and a formal review by SHPO was not necessary. The applicant contacted the Marcellus Fire Department and the Onondaga County Water Authority regarding accessibility and hydrant requirements and a SEQR Short EAF was completed by the Planning Board.

Mayor Clark opened the floor to Scott McClurg, owner of 19 North Street who stated that he has met with the Marcellus Fire Department and Onondaga County WDA regarding the hydrant, and it has been determined that it will not be possible to install a hydrant. He also stated that he has met with the MFD Chief, and they have determined that there are no issues regarding accessibility of fire equipment, and the building will be equipped with sprinklers.

Mayor Clark asked if there were any comments from the Village Officials. There were none.

Mayor Clark asked if there were any comments from the public. Trustee Manahan recused himself from participating in discussion and recused himself from voting on the matter.

Cheryl Joyner, 8 First Street- concerns regarding privacy, safety, security and historic character of the Village.

Terry Everson, 8 First Street- concerns regarding historic preservation and integrity of the Village

John Curtin, 12 First Street- in favor of project, supports the development of property by a reputable builder, desires fencing or landscaping to create a barrier for residents behind the property.

Kathy Casolare, 10 First Street- concerns regarding preservation of her fence, barn, and trees that are close to property line.

Nicole Gallagher, 6 First Street- concerns regarding property upkeep and maintenance, loss of privacy, proposed balconies that overlook neighboring properties and the noise associated with such, security, and fencing.

Mayor Clark asked if there were any other matters to be addressed at the hearing, there were none.

Mayor Clark made a motion to adjourn the public hearing and open the regular meeting, seconded by Trustee Curtin. Mayor Clark called for a vote. All members voted aye, and the hearing was adjourned at 7:36pm.

Charnley A. Abbott, Village Clerk

(SEAL)