

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Patricia White
Jesse Faulkner

6 Slocombe Ave.
Marcellus, NY 13108

T 315 673-3112
codes@villageofmarcellus.com

www.villageofmarcellus.com

Mayor: John J. Murphy
Village Clerk: Charnley Abbott
Code Official: Paul Stacey

March 20, 2024

PRESENT: Chair Pete Chapman, Gabe Lutwin, Theresa LaMarre, Richelle Schettine, and Patty White, Jesse Faulkner, Code Official Paul Stacey, Mayor Jack Murphy, 19 North owner Chip Vanderhoof, applicant Marwan Obadi.

See List.

Absent: None

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting, seconded by Gabe Lutwin, and the meeting of the Village of Marcellus Planning Board was called to order at 7:00 pm.

Chairman Chapman made a motion to approve the minutes from July 19, 2023 meeting of the Village of Marcellus Planning Board. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

Chairman Lutwin stated that the purpose of the meeting was to conduct a sketch plan conference regarding a small grocery store planning to locate at 19 North Street, in the space next to the current Subway. Chip Vanderhoof and Marwan Obadi, (nephew of business owner) presented their sketch plan layout and pictures of their current stores in surrounding areas. Mr. Obadi stated that they are a family-owned chain of convenience/grocery stores and a few gas stations, in areas such as Solvay, Syracuse, Seneca Falls, Waterloo and Elmira. The plan for the Marcellus store is to focus on groceries, beer, ice cream and smoothies, not items that will compete with the establishments in the area. He stated that they will not be selling prepared foods (sandwiches, salads) or smoke shop products other than tobacco.

The hours of operation would be 7 am to 10 pm, seven days a week. Mr. Obadi also stated that they would like to offer prepackaged fresh meat in the future, and possibly cold cuts. Mr. Obadi also stated that they plan to hire locally to staff the store other than the management. Trash will be collected in the dumpster behind 19 North in the back parking lot, and customers will be encouraged to park in the back. There is not a back door for public entry, but will be used as an emergency exit and for deliveries. The planning board asked that the applicant provide signage to encourage customers to park off the street. Mr. Obadi stated that they will be doing some renovations (floors, coolers, etc.) and hope to be open by the end of May.

Chairman Lutwin then asked if there were any questions from Village Officials, there were none.

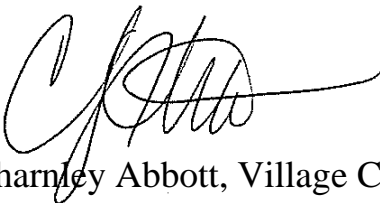
Chairman Chapman then stated that any tobacco/vape sales to underage customers is a concern and will not be tolerated. Mr. Obadi confirmed that they will not engage in that kind of activity. Following questions and discussion between the planning board members and the applicant, Gabe Lutwin made a motion to waive further site plan review, seconded by Chairman Chapman. Chairman Chapman asked if there was any discussion, there was none. Chairman Chapman called for a vote, all members voted aye, and the motion was approved.

Chairman Chapman asked if there were any items from the floor, there were none.

Chairman Chapman confirmed that a quorum of the Board will be available on April 17, 2024, which is the next regularly scheduled meeting of the planning board.

Gabe Lutwin made a motion to adjourn the meeting, seconded by Theresa La-Marre. All members voted aye and the meeting was closed at 7:20.

Respectfully Submitted by,

A handwritten signature in black ink, appearing to read 'Charney Abbott', with a long horizontal flourish extending to the right.

Charney Abbott, Village Clerk