

**The Town of Marcellus Zoning Board of Appeals
24 East Main Street
Marcellus, New York 13108**

December 6, 2010

Present: Temporary Chairperson Bob Ciota, Chris Christensen, Robert Oliver
Absent: Michelle Bingham Gerard Wickett
Town Counsel: Jim Gascon of Costello, Cooney, and Fearon
Town Engineer: Jeffrey Nadge of Barton & Loguidice (absent)
Codes Officer: William Reagan

The Zoning Board of Appeals of the Town of Marcellus met in regular session in the Town Hall for the Town of Marcellus, located at 24 E. Main Street, Marcellus, New York, on December 6, 2010, at 7:00pm.

Chris Christensen made a motion to make Bob Ciota temporary Chairperson as Michelle Bingham was not present. Bob Oliver seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Robert Oliver - aye

Richard Wright, 4809 North Street – front yard variance

A public hearing was held for a front yard variance with a 12' reduction from 35' to 23' to allow construction of a garage. The secretary, Karen Cotter, read the legal notice into the minutes and the certified mailing receipts are on file. The applicant explained that the garage will be constructed above the flood plain elevation. The Chair, Bob Ciota, asked if anyone would like to speak in favor or in opposition to the project and there were none. Mr. Wright advised the following:

1. The garage will not go over the water
2. The location for ingress and egress will remain the same
3. There will be no power or heat but he will have a generator
4. Any outdoor lighting will remain onsite and not affect the road area.
5. Construction will not disturb and of the creek bank.

The project will be sent to OCPB for review.

The minutes of the November meeting stand as distributed.

The meeting was adjourned at 7:30pm.

Respectfully submitted,

Karen Cotter
Secretary