

The Town of Marcellus Zoning Board of Appeals

24 East Main Street

Marcellus, New York 13108

March 7, 2011

Present: Chairperson Michelle Bingham, Gerard Wickett, Bob Ciota,
Chris Christensen, Robert Oliver

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 March 7, 2011, at 7:00pm.

Richard Wright, 4809 North Street – front yard variance

The continuation of a public hearing was held for a front yard variance of 12' reduction from 35' to 23' to allow construction of a garage. Mr. Wright contacted the ZBA secretary, Karen Cotter, and advised that due to weather conditions he has not been able to survey the property. He asked to be placed on the April agenda.

Tuscarora Golf Club, Howlett Hill Road – special permit

A public hearing was held for a special permit to allow additional parking to be added at a recreational facility. Tim Coyer, engineer from Ianuzi and Romans Land Surveyor was present to discuss allowing the golf course to have additional parking. The golf course is in the Town of Camillus and the parking area is located in the Town of Marcellus. They are concerned with the amount of cars that park along the side of the road, especially during special events. The applicant will be meeting with OCDOT to discuss the location of ingress/egress. The following was also discussed:

- Any additional lighting must be kept on site. There can be no spillage onto neighboring properties or the road. The lights are seasonal and will be off during the winter and on timers during the golfing season. They will not be on overnight. The ZBA would like to see the existing lights placed on timers as well
- There can be no parking in the road boundary
- They will have no signs
- They would like to keep as much of the wooded area as possible and additional discussion will be had regarding the proposed berm
- There are no proposed changes on the east side
- The garbage receptacles stay as is with improved screening
- There was additional discussion regarding setbacks, the minimum amount of parking spaces that would be desired and the berm .

The Chair, Michelle Bingham, asked if anyone would like to speak in favor or opposition as it pertains to the special permit and there were none. She then read the OCPB resolution #Z-11-58,

dated 2/23/11 into the minutes. Jerry Wickett made a motion to adjourn the public testimony and public hearing and Chris Christensen seconded. The motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Robert Oliver - aye
Jerry Wickett - aye
Michele Bingham – aye

The project will require additional review and will be placed on the April agenda. (See the March 7, 2011 Planning Board minutes for more details on this project)

Michael Van Ryn, 4221 Deer Path – front yard variance/special permit

Architect Bob Eggelsen was present to discuss the project. Mr. Van Ryn is requesting an area variance and special permit that would allow him to add an additional bay to his existing garage as well as an in-law apartment for an additional bedroom, bathroom. This area would have access from the inside of the existing house as well as a separate entrance. The applicant would also like to improve the mudroom/laundry room area. The project would meet the town's 35' front yard setback but does not meet the Folksway Subdivision requirement of a 50' setback. They would meet all the special permit requirements as it is to be used by a family member, it will have the same exterior finishes and blends with the existing house, the internal connection will be through the mudroom, there is only one meter for electric, gas and water service that will be used by both areas. The large row of pine trees will be maintained near the garage. They have spoken to OCHD and they are reviewing the septic plan. The applicant understands that this is intended to be an in-law residence used by a family member only and cannot be turned into an apartment. The Chair, Michelle Bingham, made a motion for an unlisted negative declaration for SEQR purposes. Chris Christensen seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Robert Oliver - aye
Jerry Wickett - aye
Michele Bingham – aye

This project will be sent to OCPB for review.

Vito Lucchetti , 2679 West Seneca Turnpike – special permit

Architect Dave Tucker came before the ZBA to discuss the conditions of a special permit that was approved on February 3, 2003. The original permit stated that a 30' X 60' barn could be

constructed if a principal residence began construction within six months of the special permit being issued. Neither building was ever constructed. Mr. Lucchetti would like to construct a

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larger barn, 80' X 40' within the footprint of the original barn. The bricks for the house and barn would come from the Crown Mill. The barn would be used for storage of agricultural equipment and eventually for horses. After much discussion the ZBA and Town Attorney believes that the house should be constructed prior to the barn as that is the intent of our Zoning Regulations.

The minutes of the February stand as corrected.

The meeting was adjourned at 10:30 PM

Respectfully submitted,

Karen Cotter
Secretary