

The Town of Marcellus Zoning Board of Appeals

24 East Main Street

Marcellus, New York 13108

April 4, 2011

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

Absent: Bob Ciota,

Town Counsel: Jim Gascon of Costello, Cooney, and Fearon

Town Engineer: Jeffrey Nadge of Barton & Loguidice (absent)

Codes Officer: William Reagan (absent)

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 April 4, 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. Karen Cotter, ZBA secretary, advised that she left a message for Mr. Wright regarding the status of the project and she did not get a response from the applicant. Michelle Bingham made a motion to continue the public hearing until the May meeting and Jerry Wickett seconded. The motion carried with the following vote:

Chris Christensen - aye

Robert Oliver - aye

Jerry Wickett - aye

Michele Bingham - aye

Jim Gascon advised that we need to receive written notification, from the applicant, requesting the status of the project and what his plans are for the property.

Tuscarora Golf Club, Howlett Hill Road – special permit

A letter was received from Tuscarora Golf Club, dated March 23, 2011, advising the ZBA and PB that they would like to be removed from the agenda as they are no longer interested in moving forward with their project. The letter was read into the minutes by the Chair, Michelle Bingham.

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

A public hearing was held for an area variance and special permit. The secretary, Karen Cotter, read the legal notices into the minutes and advised that the certified mailing receipts were on file. Bob Eggelson, architect, was present to represent the project. He explained that Mr. Van Ryn's mother-in-law will be moving into the area and would like to have an in-law accessory

-pg2-PB
April 4, 2011

apartment. They are requesting a front yard variance due to the setback requirements of the Folksway subdivision. The project will meet the 35' setback required by the town but not the 50' setback required by the subdivision. They have spoken to the OCHD and after repairing a distribution box the health dept. has no further issues with the project. The project will meet all the requirements of a special permit. The Chair, Michelle Bingham, asked if anyone would like to speak in favor or in opposition to the project and Jim Milne, 4225 Deer Path stated that he is the neighbor who would be most affected and he has no issue with the addition. There was no opposition. Chris Christensen wanted to make sure the applicant understood that this was to be used for a direct relative only and cannot be turned into a house with an apartment for rent for a non-family member – either for them or for future property owners. Chris Christensen made a motion to adjourn the public hearing for the variance and special permit. Jerry Wickett seconded and the motion carried with the following vote:

Chris Christensen - aye
Robert Oliver - aye
Jerry Wickett - aye
Michele Bingham - aye

We are waiting for a response from the OCPB. The project will be carried over to the May meeting.

The minutes of the March meeting will stand as distributed.

The meeting was adjourned at 7:50PM.

Respectfully submitted,

Karen Cotter
Secretary