

The Town of Marcellus Zoning Board of Appeals

**24 East Main Street
Marcellus, New York 13108**

July 7, 2011

Present: Chairperson Gerard Wickett, Chris Christensen, Bob Ciota,
Absent: Michelle Bingham, 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 July 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. Additional information regarding the flood plains and exact garage location still has not been received. Bill Reagan advised that he has received an e-mail from the surveyor stating the information would be sent to us but as of today nothing has been received. Jerry Wickett made a motion to close the public hearing and Chris Christensen seconded. The motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye

Robert Ossevoort, 3831 Rockwell Road – special permit

A public hearing was held to allow a 10' X 12' shed to store lawnmowers, a snowblower, ect. There will be no power or heat and no driveway access. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or opposition to the project and there were none. Chris Christensen made a motion to close the public testimony and public hearing and Bob Ciota seconded. The motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye

Bob Ciota made a motion to approve the shed as a public hearing was held and there was no opposition, the size of the building is within the character of the neighborhood and it is far enough off the lot line that there will be no impact to the neighborhood. There will be no

business operated from the shed Chris Christensen seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye

The request of Robert Ossevoort for a special permit in a R1 zone to allow him to construct a 12' X 20' shed at his residence at 3831 Rockwell Road, Marcellus, New York.

The Zoning Board of Appeals of the Town of Marcellus met in Regular Session in the Town Hall of the Town of Marcellus, 24 E. Main Street, Marcellus, NY, on July 7, 2011, commencing at 7:00pm, local time at which time and place the following Resolution was moved, seconded and passed.

WHEREAS: The applicant is located in a R1 district: and

WHEREAS: There will be no undesirable change in the character of the neighborhood or detriment to nearby properties: and

WHEREAS: The use shall be consistent with and subordinate to the principal use and may not be carried on independently of the principal residential use: and

WHEREAS: The special permit is used for the use specified on the application. Any change of use is subject to approval by the Zoning Board of Appeals: and

WHEREAS: The special permit conforms to side yard, front and rear setbacks.

THEREFORE BE IT RESOLVED that said special permit be granted upon the following condition:

1. Applicant must apply for a building permit that grants permission for construction.
2. The shed is for personal use only and no business shall be operated from it.

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Ken Phillips, 2483 Masters Road – special permit firewood processing business

See the information under site plan review in the July PB minutes.

The minutes of the June meeting will stand as distributed.

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Karen Cotter
Secretary