

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

**August 1, 2011**

**Present:** Chairperson Gerard Wickett, Chris Christensen, Bob Ciota,  
Michelle Bingham, Robert Oliver  
**Town Counsel:** Jim Gascon of Costello, Cooney, and Fearon  
**Town Engineer:** Jeffrey Nadge of Barton & Loguidice  
**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.

Chairperson, Michelle Bingham made a motion to change the date of the September meeting to Thursday, September 8, 2011, due to the Labor Day holiday. 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

**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. Chris Christensen made a motion to close the public hearing and Bob Ciota seconded the motion carried with the following vote:

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

Chris Christensen made a motion to accept the verbal request of the applicant, to the ZBA secretary, Karen Cotter, to withdraw his variance application. Mr. Wright has not been able to submit the information needed for his project. Bob Ciota seconded and the motion carried with the following vote:

Bob Ciota - aye

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

**Ken Phillips, 2483 Masters Road – special permit**

See transcript in Planning minutes

**David Peatfield, 4158 Bishop Hill Road – special permit**

A public hearing was held for a special permit to allow Mr. Peatfield to have a storage pod at his property while he is renovation his house. All setbacks are met and the special permit would be valid for three (3) months. Chairperson, Michelle Bingham, asked if anyone would like to speak in favor or in opposition to the project and there were none. Chris Christensen made a motion to close the public hearing and Jerry Wickett seconded. The motion carried with the following vote:

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

Chris Christensen made a motion to approve the special permit as a public hearing was held and there was no opposition, there will be no adverse affect to the neighborhood and no business shall be operated from it. Jerry Wickett seconded and the motion carried with the following vote:

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

The request of David Peatfield for a special permit in a R1 zone to allow him to have a storage pod at his residence at 4158 Bishop Hill Rd., 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 August 1, 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 is granted upon the following condition:

1. Applicant must apply for a building permit that grants permission for construction.
2. The pod is for personal use only and no business shall be operated from it.
3. The special permit is valid for three (3) months from day of approval

The minutes of the July meeting will stand as distributed.

The meeting was adjourned at 10:30 PM.

Respectfully submitted,

Karen Cotter  
Secretary