

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

February 1, 2016

Present: Chairperson Michelle Bingham Gerard Wickett, Chris Christensen,
Robert Oliver
Absent: Bob Ciota,
Town Counsel: James Gascon of Costello, Cooney, and Fearon
Town Engineer: Jason Kantak of TDK Engineering (absent)
Codes Officer: John Houser

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 February 1, 2016 at 7:00pm.

Joe and Kathleen Picciott, 3054 Howlett Hill – Special Permit

A public hearing was held for a special permit to allow solar panels be installed on the property. The secretary read the legal notice in the minutes. Rachel Morrison from Alternative Power System represented the project. The panels will meet all setbacks and project will be 13' from ground to top of array. It is the same as what was approved in October, 2015, on New Seneca Turnpike but they will have more panels. They will trench to the garage and house and the inverter will be located on the barn. It will power the residence and two (2) barns. The Chair, Michelle Bingham asked if anyone would like to speak in favor or in opposition to the project and there were none. Jerry Wickett made a motion to close the public hearing and Chris Christensen seconded. The motion carried with the following vote:

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

Jerry Wickett made a motion to approve the project as the solar panels will meet all setbacks, this is for personal use only and is consistent with the need for future energy. Chris Christensen second and the motion carried with the following vote:

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

The request of Joe and Kathleen Picciott for a special permit in a R1 zone to allow him to construct solar panels at his residence at 3054 Howlett Hill 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 February 1, 2016, 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.

The January minutes stand as distributed.

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary