

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

March 7, 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
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 March 7, 2016 at 7:00pm.

Matthew and Jennifer Darin, 3290 Sevier Rd – Special Permit

A public hearing was held to allow a 32' X 48' accessory building. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Darin explained that he will be removing two (2) existing older barns/sheds and replace them with the one (1) new barn. It will be two (2) stories and will have electric but no heat. The building will be for personal use only and no business will be operated from it. They have no garage on site. 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 32' X 48' accessory building as a public hearing was held and there was no opposition; the building will be used for personal use only and no business shall be operated from it;

and the two (2) existing older barns will be removed. Chris Christensen seconded and the motion carried with the following vote:

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

The request of Matthew and Jennifer Darin for a special permit in a R1 zone to allow him to construct a 32' X 48' barn at his residence at 3290 Sevier 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 March 7, 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 an Agricultural 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 building will be used for personal use only and no business shall be Operated from it.

Jeff Kelsen, 3009 Rockwell Rd. – 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. Keith Libick from Renovus Energy represented the project. The panels will meet all setbacks. The underground cable will go into the barn and connect to the NYSEG Grid. 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 Michelle Bingham 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 Jeff Kelsen for a special permit in a R1 zone to allow him to construct solar panels at his residence at 3909 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 March 7, 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

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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 February minutes stand as distributed.

The meeting was adjourned at 9:30PM

Respectfully submitted,

Karen Cotter
Secretary