

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

September 8, 2016

Present: Chairperson Michelle Bingham, Gerard Wickett, Bob Ciota,
Chris Christensen
Absent: Robert Oliver
Town Counsel: Nicholas Cortese of Costello, Cooney, and Fearon
Town Engineer: Jason Kantak of TDK Engineering
Codes Officer: John Houser (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 September 8, 2016 at 7:00pm.

Richard Ghezzi, 2710 Schuyler Rd. – special permit

A public hearing was held for a 36' X 48' accessory building to be constructed on his property. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Ghezzi explained that he retired three (3) years ago and has started a collection of antique cars. He currently stores them in the existing barn but has no room for his lawn tractor, patio furniture, ect. He is an electrician and has a trailer and truck that has all of his work materials stored in it. There are no business materials being stored in the building – everything is kept in the trailer or truck. There will be no businesses run from either of the accessory buildings. There will be no heat or electricity and it will have a stone gravel floor. There will be one (1) overhead door. The Chair, Michelle Bingham asked if anyone would like to speak in favor or in opposition to the project and there was none. 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
Michele Bingham – aye

Jerry Wickett made a motion to approve the accessory building as a public hearing was held and there was no one spoke in favor and/or opposition to the project; the building will be used for personal storage only - no business shall be operated from it and it is consistent with the uses in that zone. Bob Ciota seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Michele Bingham – aye

The request of Richard Ghezzi for a special permit in an Agricultural zone to allow him to construct a 36' X 48' accessory building at his residence at 2710 Schuyler 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 September 8, 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 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 shed is for personal use only and no business shall be operated from it.

Kenneth Leeb, 3801 Bishop Hill Road – special permit

A public hearing was held for a 21' X 40' accessory building to be constructed on his property. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Leeb explained that he has snowmobiles and four wheelers that he would like to store in the building... He also advised that he is making the building smaller than his original request of 20' X 40' . There will be no driveway to the building and it can be accessed along the side of the house. Chris Christensen has some concern about the size of the building as it is almost as large as the house on a small lot. This is for personal storage only and no business shall be operated from it. It will have electricity but no heat. The Chair, The Chair, Michelle Bingham asked if anyone would like to speak in favor or in opposition to the project and there was none. Bob Ciota 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
Michele Bingham – aye

Jerry Wickett made a motion to approve the accessory building as a public hearing was held and there was no one spoke in favor and/or opposition to the project; the building will be used for personal storage only - no business shall be operated from it and it is consistent with the uses in the that zone.

Bob Ciota seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Michele Bingham – aye

The request of Kenneth Leeb for a special permit in an Agricultural zone to allow him to construct a 21' X 40' accessory building at his residence at 3801 Bishop 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 September 8, 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 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 shed is for personal use only and no business shall be operated from

Doug Fellows, 3001 Pleasant Valley – special permit

A public hearing was held for a 20' X 24' accessory building to be constructed on his property. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Fellows explained that he has goats and hay that would be in the building as well as being used for personal storage. There was a discussion earlier that he might have cows in the building but Mr. Fellows stated there would be no cows. He also advised that he is making the building smaller than his original request of 20' X 40' and he would be 68' from the side line. This is for personal storage only and no business shall be operated from it. It will have no electricity. The Chair, Michelle Bingham asked if anyone would like to speak in favor or in opposition to the project and there was none. 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
Jerry Wickett - aye
Michele Bingham – aye

Jerry Wickett made a motion to approve the accessory building as a public hearing was held and there was no one spoke in favor and/or opposition to the project; the building will be used for personal storage only - no business shall be operated from it and it is consistent with the uses in the that zone. The applicant will modify the original application to indicate correct setback. Bob Ciota seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Michele Bingham – aye

The request of Douglas and Deana Fellows for a special permit in an Agricultural zone to allow him to construct a 20' X 24' accessory building at his residence at 3001 Pleasant Valley Road, Marcellus, New York.

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WHEREAS: The applicant is located in a 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 shed is for personal use only and no business shall be operated from
3. The applicant will make the setback corrections on the original application.

Tuscarora Golf Club, Howlett Hill Road – special permit

See Planning Board minutes for the discussion

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The August minutes stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary