

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

February 6, 2017

Present: Chairperson Michelle Bingham , Jerry Wickett,
Chris Christensen, Robert Oliver

Absent:

Town Counsel: James Gascon of Costello, Cooney, and

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 6, 2017 at 7:00pm.

Tuscarora Golf Club, Howlett Hill Road – special permit

See Planning Board minutes for the discussion

Keith Ramsden, 2931 Slate Hill Rod – special permit

A public hearing was held for a special permit to allow a 36' X 48' pole barn with an 8' overhang for a porch on the north end of the building to be constructed on his property. The Secretary, Karen Cotter, read the legal notice into the minutes. Mr. Ramsden explained that the barn would have horse stalls and be used for storage of his tractors and other farm equipment. It will be for private use only and no business shall be operated from there. The building will be located to the rear of the house on the south side and will meet all setbacks. He would like to have a farm access to the proposed barn. 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:

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

Jerry Wickett made a motion to approve the 36' X 48' accessory building at the location on the submitted map; it will have horse stalls and be used to store farm equipment; no business shall be operated from the barn. Chris Christensen seconded and the motion carried with the following vote:

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

The request of Keith Ramsden for a special permit in an Agricultural zone to allow him to construct a 36' X 48' accessory building with an eight foot (8') porch overhang;

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 6, 2017, 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

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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 is for personal use only.

The January minutes stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary