

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

**January 4, 2018**

**Present:** Chairperson Michelle Bingham, Jerry Wickett,  
Chris Christensen  
**Absent:** Ron Schneider, Kathy Carroll  
**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 January 4, 2018 at 7:00pm.

**James Clarke, 3845 Rockwell Road – special permit**

A public hearing was held for a special permit to allow the applicant to construct a 40' X 80' storage barn for personal use only. There is an existing barn that was originally used for horses but the beams are so low it can't be used for what he would like to store. This will be removed and replaced by the new building. There will be no business operated out of the barn, it will have no heat but will have power. Hearing no further questions Michelle Bingham 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  
Ron Schneider – absent  
Kathy Carroll – absent

The request of James Clarke for a special permit in a R1 zone to allow him to construct a 40' X 80' accessory structure at his residence at 3845 Rockwell Rd., Marcellus, New York.

-pg2-ZBA  
January 4, 2018

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 January 4, 2018, 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.
2. The shed is for personal use only and no business shall be operated from it.

**Skaneateles Ski Hill, Route 174 – special permit/site plan**

See Planning Board minutes for discussion

The minutes of the December meeting stand as distributed.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter, Secretary

Secretary