

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

November 5, 2018

Present: Chairperson Michelle Bingham Jerry Wickett, Kathy Carroll,
Chris Christensen, Ron Schneider

Absent:

Town Counsel: Jim 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 November 5, 2018 at 7:00pm.

Patrick and Peggy Morocco, 2527 Falls Rd – Special Permit

A public hearing was held for a 24' X 40' pole barn. The Secretary, Karen Cotter, read the legal notice into the minutes. Mr. Morocco stated that the barn will be used for personal storage of a boat, two (2) jet skis', tractor, lawnmower and gator. It will be located in the rear of the property and will not be seen from the road. Chris Christensen asked if there were any streams or **drainage ditches* near the location and there are none. No business shall be operated from it and it will have no heat or electricity. The Chairperson, Michelle Bingham, asked if anyone would like to speak in favor or 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:

Michelle Bingham - aye

Chris Christensen - aye

Ron Schneider – aye

Kathy Carroll – aye

Jerry Wickett – aye

Jerry Wickett made a motion to approve the special permit for a 24' X 40' storage barn as a public hearing was held and there was no one present in favor or opposition to the project; the building will have no power or heat and meets all setbacks; it is similar to what is in the neighborhood and will have no adverse effect; it will be for personal storage only and no business shall be operated from there. Chris Christensen seconded and the motion carried with the following vote:

Michelle Bingham – aye
Chris Christensen - aye
Ron Schneider – aye
Kathy Carroll – aye
Jerry Wickett – aye

The request of Patrick and Peggy Morocco for a special permit in a Residential zone to allow them to place a 24' X 40' pole barn on their property at 2527 Falls 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 November 5, 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 Residential 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.

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THEREFORE, BE IT RESOLVED that said special permit is granted upon the following condition:

1. Applicant must apply for a building permit
2. Personal use only no business shall be operated from it

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary

**Corrected at the December 3, 2018 ZBA meeting*