

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

December 3, 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 December 3, 2018 at 7:00pm.

Discussion –

Vance Gorke, 2500 Cherry Valley Turnpike – zone change

Mr. Gorke advised that he would like to request a zone change from Residential 1 to Agricultural and to allow the highway overlay zone to go through his property on the west side of Route 20 and Route 174. He and his sister own the property and have someone that may be interested in operating a business from that area. Chris Christensen asked if there had been any lot line changes since 1986 as there could be a possible subdivision issue. Mr. Gorke stated that nothing had changed with the properties. He was advised that the regulations as to what is allowed in the overlay zone are very specific and only those specific types of development would be allowed. Mr. Gorke wondered what the reasoning was to stop the overlay zone at that specific location on Route 20. There was some discussion but the exact reasoning for why that zone was stopped couldn't be answered at this meeting. Our office will research the minutes and information from the comprehensive plan meetings to see what the reasoning was.

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The ZBA would then have to make a recommendation to the Town Board for a zone change and the Town Board would then have to change the zoning in the area. This process isn't something that would happen quickly.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary