

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

**March 4, 2019**

**Present:** Chairperson Jerry Wickett, Kathy Carroll,  
Chris Christensen, Ron Schneider, Scott Stearns

**Absent:**

**Town Counsel:** Jim Gascon of Costello, Cooney, and Fearon

**Town Engineer:** Joe Durand 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 March 4, 2019 at 7:00pm.

Jerry Wickett made a motion to make Scott Stearns a temporary member of the ZBA. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett - aye

Chris Christensen - aye

Ron Schneider – aye

Kathy Carroll – aye

**Kathryn Webster, 2383 Lawrence Rd – Special Permit**

A public hearing was held for a special permit for a 12' X 32' accessory building. The secretary, Karen Cotter, read the legal notice into the minutes. The building will have no windows, two (2) man doors, no utilities and will sit on a stone pad. The use of the building will be for personal storage and no business will be operated from it. Steve Pierce (same address) advised that the building will meet all setbacks however, they may rotate the building. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition of the building and there were none. Hearing no further questions Chris Christensen made a motion to close the public hearing and Kathy Carroll seconded.

The motion carried with the following vote:

Jerry Wickett - aye  
Chris Christensen - aye  
Ron Schneider – aye  
Kathy Carroll – aye  
Scott Stearns – aye

Chris Christensen made a motion to approve the project as presented as a public hearing was held and there was no opposition; the building will be used for personal use only – no business shall be operated from it; the building will meet all setbacks and it is consistent with the neighborhood. Ron Schneider seconded and the motion carried with the following vote:

Jerry Wickett - aye  
Chris Christensen - aye  
Ron Schneider – aye  
Kathy Carroll – aye  
Scott Stearns – aye

The request of Kathryn Webster for a special permit in an Agricultural zone to allow her to construct a 12' X 32' accessory structure at her residence at 2383 Lawrence 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 March 4, 2019, 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

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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.

The minutes of the February meeting stand as distributed.

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter  
Secretary