

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

November 4, 2019

Present: Chairperson Jerry Wickett, Ron Schneider, Scott Stearns
Chris Christensen,
Absent: Kathy Carroll
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 October 7, 2019 at 7:00pm.

Jerry Wickett made a motion to have Mark Taylor act as a temporary Zoning Board member and Chris Christensen seconded. The motion carried with the following vote:

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

Kathleen and Brian Ciota, 2493A Roman Ave – special permit

Jerry Wickett recused himself from both the discussion and voting on this project.

A public hearing was held for a special permit to allow a 20' X 28' accessory building in a Residential 1 zone. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Ciota explained that the building will be used to store his boat and lawn tractor and personal items. He meets all setbacks, will have power in the building but no heat. The building will also have one (1) overhead door; a man door; and lighting on the front and side door. He was advised that the lights need to be downlighting and cannot go offsite. The small existing shed will remain on the property. Chris Christensen asked if anyone would like to speak in favor or

in opposition to the project and there were none. Hearing no further questions from the Board Scott Stearns moved to close the public hearing and Mark Taylor seconded. The motion carried with the following vote:

Jerry Wickett - abstain
Scott Stearns - aye
Ron Schneider – aye
Chris Christensen – aye
Mark Taylor - aye

Scott Stearns made a motion to approve the special permit as presented as a public hearing was held and there was no one present in opposition; it is for personal use only – no business will be operated from it; there will be power in the building; the applicant was advised that any lighting must be downlighting; and it fits into the character of the neighborhood. Mark Taylor seconded and the motion carried with the following vote:

Jerry Wickett - abstain
Scott Stearns - aye
Ron Schneider – aye
Chris Christensen – aye
Mark Taylor - aye

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 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 a Residential 1 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 building is for personal use only and no business shall be operated from it.
3. Any lighting on the building must be downlighting and cannot spill onto neighboring properties

Minutes:

Jerry Wickett made a motion to waive the reading of the October minutes and accept as distributed. Chris Christensen seconded and the motion carried with the following vote:

Jerry Wickett - aye
Scott Stearns - aye
Ron Schneider – aye
Chris Christensen – aye
Mark Taylor - aye

The meeting was adjourned at 9:00 PM

Respectfully submitted,

Karen Cotter
Secretary