

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

**October 3, 2022**

**Present:** Chairperson Jerry Wickett, Scott Stearns,  
Kathy Carroll, Ron Schneider,  
**Absent:** Chris Christensen  
**Town Counsel:** James 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 Marcellus Town Hall for the Town of Marcellus, located at 22 East Main St., Marcellus, New York, on October 3, 2022 at 6:30pm.

**Public Hearing – Special Permit**

**Randy & Kristy LaManche, 3481 South Street Rd. – 10’ X 30’ accessory bldg**

A public hearing was held for a special permit to allow construction of a 10’ X 30’ addition to an existing accessory structure. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. LaManche explained they received a special permit in 2006 for the existing 12’ X 30 accessory building and is used for their horse. They would like to stop boarding the horse and keep it on their property. The addition will be attached to the existing structure and will be enclosed so they can keep it warmer for the horse and when Mrs. LaManche is in the stall. There is existing power and water. This accessory structure is for personal use only and no business will be operated in/from it. The chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there was none. Hearing no further questions Ron Schneider made a motion to close the public hearing and Scott Stearns seconded. The motion carried with the following vote:

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

Kathy Carroll made a motion to approve the 10' X 12' accessory building. A public hearing was held and there was no one present in opposition to the project; it is a mirror image of the existing accessory structure that it will be attached too; it is consistent with the neighborhood; and it will be for personal use only no business shall be operated from it or in it. Ron Schneider second the motion carried with the following vote:

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

The request of Randy and Kristy LaManche for a special permit in a R1 zone to allow him to construct a 10' X 30' accessory building at their residence 3481 South Street 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 October 3, 2022, commencing at 6:30 pm, 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 accessory structure is for personal use only and no business shall be operated from or in it.

### **Minutes**

Jerry Wickett made a made a motion to waive the reading of the September minutes and accept as distributed. Ron Schneider seconded and the motion carried with the following vote:

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

Jerry Wickett made a motion to adjourn the meeting and Scott Stearns seconded. The motion passed with the following vote:

Jerry Wickett – aye  
Chris Christensen - absent  
Scott Stearns – aye  
Kathy Carroll - aye  
Scott Stearns – aye

The meeting was adjourned at 8:00 PM

Respectfully submitted,

Karen Cotter  
Secretary

