

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

December 5, 2022

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

Absent:

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 December 5, 2022, at 6:30pm.

Due to the New Year's Day holiday, Jerry Wickett made a motion to change the January meeting to Thursday, January 5, 2023. Scott Stearns seconded, and the motion carried with the following vote:

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

Special Permit

William Veit, 2719 Otisco Valley Rd – Critical Environmental Area

Mr. Veit advised they have owned this property for several years and would now like to construct a three (3) bedroom house with a front porch. He stated this is a flat, buildable lot with parking for two (2) cars. There is good drainage, a high-water table and they have septic approval for the original plan. However, because they have changed the plans it was resubmitted to OCHD and they are waiting for approval.

The following was discussed:

- The revised ditch goes through the CEA. The ditch does not represent what is currently there.
- Maximum flow for swale depth is indicated
- Ditch is designed to handle maximum overflow from the pipe and/or any change with impervious surface
- They do not know where the footer drains go to daylight – still working on it
- Silt fence will be placed on map but will be located wherever codes officer advises – it will be placed outside of where fill is located
- The neighboring property is lower – anything coming off the Veit property is considered run-off – a swale may be needed on Veit property so they don't flood the neighbor
- The discharge rip/wrap (by the beach) ends and doesn't go behind the flood plain
- There are no plans for construction near the shoreline
- There will be no electric down by the shoreline
- They advised they will probably want to construct a garage in the future
- Where is the drainage of roof drains and/or gutters – it needs to be away from the neighboring properties
- This is a year-round home

This project will need to be referred to the Town Engineer for additional review. TDK did an initial review of the project per the request of the Codes Officer, but the plans have changed. The secretary, Karen Cotter, will contact TDK for an amount to review the plans. An escrow account will need to be set up.

Minutes

Jerry Wickett made a made a motion to waive the reading of the November minutes and accept as distributed.

Scott Stearns seconded, and the motion carried with the following vote:

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

The meeting was adjourned at 8:00 PM

Respectfully submitted,

Karen Cotter
Secretary