

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

**February 6, 2023**

**Present:** Chairperson Jerry Wickett, Scott Stearns,  
Ron Schneider, Chris Christensen  
**Absent:** Kathy Carroll  
**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 February 6, 2023, at 6:30pm.

**Public Hearing – Special Permit**

**Daniel VanBrocklin, 2415 Amidon Dr.– 18’ X 32’ accessory bldg.**

A public hearing was held for a special permit to allow construction of an 18’ X 32’ accessory structure. The secretary, Karen Cotter, read the legal notice into the minutes. Mr. Van Brocklin advised that the building is for storage of personal household items and will replace an existing smaller accessory structure; it will have no power or heat; no new access will be required, and it will meet all setbacks. There will be one (1) overhead door facing the east and one (1) man door. He has no plans to remove the row of trees that currently exist. 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 Scott Stearns made a motion to close the public hearing and Ron Schneider seconded. The motion carried with the following vote:

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

Scott Stearns made a motion to approve the 18' X 32' accessory building. A public hearing was held and there was no one present in opposition to the project; it is consistent with the neighborhood; and it will be for personal use only no business shall be operated from it or in it. Chris Christensen second the motion carried with the following vote:

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

The request of Daniel VanBrocklin for a special permit in a Residential 1 zone to allow him to construct an 18' X 32' accessory building at his residence 2415 Amidon Dr., 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 February 6, 2023, 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 Residential 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.

**Lewis Loudermilk, 4663 Limeledge Dr. – 36' X 56' accessory bldg.**

See Planning Board minutes – Subdivision

**Marcellus Golf Course, 2814 West Seneca Tpk – special permit**

See Planning Board minutes - Subdivision

**William Viet, 2179 Otisco Valley Rd. – CEA**

See Planning Board minutes - Subdivision

**Minutes**

Jerry Wickett made a made a motion to waive the reading of the January 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 – absent  
Scott Stearns – aye

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

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

The meeting was adjourned at 8:30 PM

Respectfully submitted,

Karen Cotter  
Secretary

