

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

**August 7, 2023**

**Present:** Chairperson Jerry Wickett, Chris Christensen, Scott Stearns, Kathy Carroll  
**Absent:** Ron Schneider  
**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 August 7, 2023 at 6:30pm.

**Public Hearing – Special Permit**

**Mark Hole, 4576 Limeledge Rd. – 7’1’ x 29’4” accessory structure**

A public hearing was held for a special permit to allow construction of a 7’1” x 29’4” ground mounted solar array. The secretary Joanna Clarke read the legal notice into the minutes. Mark Hole was present with Lyndsey Mavissakalian from Solar Liberty to discuss the project. Mr. Hole explained he would like to install a smaller sized solar array that’s ground mounted. The position of the array would be in the back area of his property and would not interfere with the neighbors visual sightlines. Ms. Mavissakalian added the height of the array will be about 5’7”and will be installed horizontally. The panels are all black and are not reflective.

The Chair, Jerry Wickett, asked if there was anyone who would like to speak in favor or in opposition to the project and there was none. We did receive a letter in support of the project from Rich Krenzer, local architect and neighbor who resides at 4568 Limeledge Rd. Scott Stearns made a motion to close the public hearing and Chris Christensen seconded. The motion carried with the following vote:

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

**Special Permit Resolution:**

Kathy Carroll made a motion to approve the special permit submitted as a public hearing was held and there was no opposition and a written letter of support; the height of the panels will be

limited to 5'7" and the location of the array is in accordance with our regulations. Chris Christensen seconded, and the motion carried with the following vote:

Jerry Wickett – aye

Scott Stearns – aye

Ron Schneider – absent

Chris Christensen – aye

Kathy Carroll - aye

The request of Mark Hole for a special permit in a Residential 1 zone to allow him to construct a 7'1" x 29'4" solar array at his residence for 4576 Limeledge Rd., Marcellus, NY.

The Zoning Board of Appeals of the Town of Marcellus met in Regular Session in the Town Hall of the Town of Marcellus, 22 E. Main Street, Marcellus, NY, on August 7, 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 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. Applicants 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.

**September Zoning Board Meeting:**

Date change for the September meeting due to the Labor Day holiday – September 4, 2023, to September 7, 2023.

Jerry Wickett made a motion to change the September meeting from Monday September 4, 2023, to Thursday September 7, 2023. Scott Stearns seconded, and the motion was approved with the following vote:

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

**Minutes:**

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

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

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

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

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Joanna Clarke  
Secretary