

The Town of Marcellus
ZONING BOARD OF APPEALS
22 East Main Street
Marcellus, New York 13108

Date: February 5, 2024

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

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 February 5, 2024 at 6:30pm.

PUBLIC HEARING – AREA VARIANCE

Applicant: David & Elizabeth Doebert
2930 Davis Grove
Rear Yard Variance

A public hearing was held for a rear yard variance with a 15' reduction from 35' to 20'. The secretary Joanna Clarke read the legal notice into the minutes. David and Elizabeth Doebert were present to discuss the variance. The Doebert's property is located on Otisco Lake which makes the rear part of the property roadside. The following was discussed with Mr. & Mrs. Doebert:

- Mr. Doebert explained they would like to build a two-story garage with a studio space attached in the rear. The two-story garage space is approximately 24' x 36' x 18' and the studio space 16' x 18'. In order to maintain lake views for neighbors and clear distance requirements from their septic system, they would need to build closer to the road.
- The shed on the property will remain, but Mr. Doebert plans to remove it in the future. The proposed garage will be placed between the road and the shed.
- The proposed garage would be slightly closer to the road than the house as the property line is angled.

- John and Tom Decker, owners of the property East of the Doeberts were present. Mr. John Decker expressed concern that the two-story garage may obstruct views from his home. Mr. Tom Decker stated, along with the obstruction of views, the addition of buildings change the landscape of the area and reduces the amount of open space and trees.
- The Board also received two anonymous letters of concern regarding the construction of the garage and its potential detriment to the neighborhood.
- Mr. Doebert stated he is confident of the location of the septic tank and the proposed garage will be within the building regulations. The distribution box is between the house and the shed, and the leach field is between the shed and the lake.
- Scott Stearns requested the Doeberts provide a survey/map with accurate measurements of the location of the septic system. Include all of the underground piping, tanks, and leach field.

Chris Christensen made a motion to adjourn the public hearing until the March 4, 2024 meeting for the Doeberts to provide an accurate map of the entire septic system. Ron Schneider seconded, and the motion carried with the following vote:

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Jerry Wickett – aye

MINUTES

Scott Stearns made a motion to waive the reading of the January minutes and accept as distributed, Ron Schneider seconded. The motion carried with the following vote:

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Jerry Wickett – aye

Adjournment

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

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye
Ron Schneider – aye
Jerry Wickett – aye

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Joanna Clarke, Secretary