

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

Date: June 3, 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 on June 3, 2024 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING – Special Permit

Vince Raymond

3810 Rockwell Rd

20' x 40' Accessory Building

A public hearing was held for a special permit for a 20' x 40' three (3) sided accessory structure. The secretary Joanna Clarke read the legal notice into the minutes. Vincent Raymond was present to discuss the special permit application. Mr. Raymond stated he would like to build a three (3) sided implement shed to store his tractor. It will be located more than 200 feet from all lot lines and placed against a mound that's covered with flowers and shrubs. The open side will face North.

The Chair, Scott Stearns, asked if there was anyone who would like to speak in favor or in opposition to the special permit and there was none. Jerry Wickett made a motion to close the public hearing and Kathy Carroll seconded. The motion carried with the following vote:

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Jerry Wickett – aye

Kathy Carroll made a motion to approve the special permit as a public hearing was held and no one spoke in favor or opposition. There is ample space on the property and will be located in excess of 200 feet from each lot line. The building will be for personal use only with no electricity and the open side will face North. Jerry Wickett seconded, and the motion carried with the following vote:

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Jerry Wickett – aye

The request of Vince Raymond for a special permit in a Residential 1 zone to allow him to construct a 20' x 40' three (3) sided accessory building at his residence for 3810 Rockwell 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 June 3, 2024 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.

DISCUSSION

July Meeting

The Chairman Scott Stearns asked if anyone has a conflict with the July meeting date. None of the Board members have conflicts so the July meeting will stand as scheduled July 1, 2024.

MINUTES

Scott Stearns made a motion to waive the reading of the May minutes and accept as corrected and distributed, Kathy Carroll seconded. The motion carried with the following vote:

Scott Stearns – aye

Kathy Carroll – aye

Chris Christensen – aye

Ron Schneider – aye

Jerry Wickett – aye

Scott Stearns made a motion to adjourn the meeting and Jerry Wickett 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 6:45pm.

Respectfully submitted,

Joanna Clarke

Secretary