

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

**Date:** July 1, 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 July 1, 2024 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

**PUBLIC HEARINGS– Special Permit**

**Michael Casler**  
**4444 Lathrop Dr.**  
**22' x 22' Accessory Building**

A public hearing was held for a special permit for a 22' x 22' accessory structure. The secretary read the legal notice into the minutes. Michael Casler was present to discuss the special permit application. Mr. Casler stated he would like the larger space to store his snow removal equipment, specifically a UTV with a plow that he uses for his property. He has removed a 10' x 12' shed and plans to place the larger accessory structure in the same location. The building will have no electricity and be for personal use only.

Chairman Scott Stearns asked if there was anyone who would like to speak in favor or in opposition to the special permit. Christy Wangsness of 4438 Lathrop Dr. stated she is the direct neighbor and fully supports Mr. Casler building the accessory structure. Chairman Scott Stearns made a motion to close the public hearing and Jerry Wickett seconded. The motion carried with the following vote:

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett - AYE

Kathy Carroll made a motion to approve the special permit as a public hearing was held, no one spoke in opposition and the adjacent neighbor spoke in favor. The building will be for personal use only with no electricity. Ron Schneider seconded, and the motion carried with the following vote:

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett - AYE

The request of Michael Casler for a special permit in a Residential 1 zone to allow him to construct a 22' x 22' accessory building at his residence for 4444 Lathrop Dr., 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 July 1, 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.

**Victor Grozdich**

**2281 Cherry Valley Tpke.**

***25' x 30' Accessory Building***

A public hearing was held for a special permit for a 25' x 30' accessory structure. The secretary read the legal notice into the minutes. Kim Corless was present representing Victor Grozdich. Ms. Corless explained that Mr. Grozdich would like to build the accessory structure to use for vehicles and other personal items. The following was discussed:

- The zone listed on the application should note that the first 500' of the property is Residential-1.
- The accessory structure will be placed slightly behind and NW of the house. The overhead door will face South.
- It was noted that the property contains a loop driveway with two road cuts which should be further explored to determine if the cuts were created without authorization.

Chairman 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. Chairman Scott Stearns made a motion to close the public hearing and Jerry Wickett seconded. The motion carried with the following vote:

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. 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. The building will be for personal use only. Chris Christensen seconded, and the motion carried with the following vote:

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett - AYE

The request of Victor Grozdich for a special permit in a Residential-1 zone to allow him to construct a 25' x 30' accessory building at his residence for 2281 Cherry Valley Tpke., 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 July 1, 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.

#### **MINUTES**

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

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett - AYE

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

S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett - AYE

The meeting was adjourned at 7:20pm.

Respectfully submitted,  
Joanna Clarke  
Secretary