

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

Date: August 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 (Absent)

The Zoning Board of Appeals of the Town of Marcellus met in regular session on August 5, 2024, at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING– Special Permit

Lawrence Minet

3063 RTE 174

20' x 24' Accessory Building

A public hearing was held for a special permit for a 20' x 24' accessory structure. The secretary read the legal notice into the minutes. Larry Minet was present to discuss the special permit application. The following was discussed with Mr. Minet:

- The building will be located in the NW corner of the property.
- Used for personal storage with no electricity.
- Access would be from the footbridge over the creek that divides the property. There is access from the road that will only be used to build the structure.
- The building will have an open lean-to on one side that's 8' x 24' and will face South towards the house.

Chairman Stearns asked if there was anyone who would like to speak in favor or in opposition to the special permit. Jon Bristol of 3922 Rockwell Rd. stated he's in support. Chairman 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

Jerry Wickett made a motion to approve the special permit as a public hearing was held, no one spoke in opposition, and one spoke in favor. The building will be for personal use only with no electricity, meets all setbacks, and keeps with the character of the neighborhood. 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 Lawrence Minet for a special permit in a Residential 1 zone to allow him to construct a 20' x 24' accessory building at his residence for 3063 RTE 174, Marietta, 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 5, 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

Sunset Ridge Golf Club

2814 W. Seneca Tpke

Driving Range Barrier

Andy Myers sent information regarding a proposed barrier per the request of the Zoning Board. A letter sent by Town Counsel James Gascon dated August 25, 2023, gives the Golf Club one (1) year to propose and construct a barrier to the Zoning Boards satisfaction. Andy Myers nor any other representative was present to discuss the information submitted.

SEPTEMBER MEETING CHANGE

Jerry Wickett made a motion to change the September meeting from Monday September 2 to Thursday September 5, 2024, due to the Labor Day Holiday. Chairman Stearns seconded and the motion carried with the following vote:

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

MINUTES

Chairman 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 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