

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

Date: August 4, 2025

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

Absent:

Town Counsel: James Gascon of Costello, Cooney, and Fearon

Town Engineer: Joe Durand of TDK Engineering

Codes Officer: John Houser

The Zoning Board of Appeals of the Town of Marcellus met in regular session on August 4, 2025 at 6:30pm in the Marcellus Town Hall located at 22 East Main St., Marcellus, New York.

PUBLIC HEARING – SPECIAL PERMIT

Cherry Valley Development & Jerry Randall

2532 Cherry Valley Tpk.

Indoor recreational activity

A public hearing was held for a special permit to allow indoor recreational activities at 2532 Cherry Valley Tpk. The secretary read the legal notice into the minutes. Jeremy Randall representing Papavero Clay Studio and Chris Corfield with Cherry Valley Development were both present. The current building on the property owned by Cherry Valley Development is approximately 4600 square feet divided equally into 2 spaces. Mr. Corfield occupies half of the building as a professional office building and will be leasing the other half to Papavero Clay Studio. The following was discussed:

- The space would primarily be used as a ceramic arts studio, offering clay and pottery classes. Some of the pieces made would be for retail sale.
- The part of the property where the building is located is zoned Agriculture with a Highway Overlay. Indoor recreational activities requires a special permit.
- The only exterior change to the building will be a wall sign. The proposed wall sign fits within the zoning regulations. Jerry Wickett noted that the dimensions should be listed in the application. Mr. Randall is not sure if the site will need outdoor lighting. There is no current plan to add to the current free-standing sign.
- Jerry Wickett stated the hours and days of operation and number of people in the classes should also be documented in the application. This will ensure there is enough parking spaces. Mr. Wickett does not feel this requires a site plan modification as the only change proposed is the installation of a wall sign.
- Chris Christensen noted that drainage and septic should be looked at with an additional tenant in that space. Code Officer John Houser stated they have been doing annual storm water inspections at that site and doesn't have any immediate concerns.

- The total lot size is approximately 6.9 acres and should be taken into consideration for any future plans on the site. Many of the permitted uses in this zone are only allowed based on a certain number of acres.
- Town Counsel James Gascon recommended the Board consider this application as a country store as opposed to indoor recreation as it seems to fit better under that definition. Mr. Gascon also suggested a site plan modification application to update the hours/days of operation and sign. Mr. Houser interprets the use to be more indoor recreation as the retail part of the business is minimal.

Chairman Stearns stated the Board was not ready to determine if this should be considered an indoor recreational activity or country store and asked the applicants to return in September with an updated site plan and the determination would be made at that time.

Chris Christensen made a motion to close the public hearing and Chairman Stearns seconded. The motion carried with the following vote:

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

SPECIAL PERMIT

Tim's Pumpkin Patch – Tim & Erica Leubner

2901 Rose Hill Rd.

Refer to the Planning Board minutes dated 08/04/25.

SEPTEMBER MEETING

Chairman Stearns made a motion to change the September meeting from Monday September 1, 2025 to Thursday September 4, 2025 due to the Labor Day Holiday. Kathy Carroll seconded, and the motion carried with the following vote:

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

MINUTES

Kathy Carroll made a motion to waive the reading of the July minutes and accept as distributed, Jerry Wickett 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 adjourned at 7:45 PM.

Respectfully submitted,
Joanna Clarke
Secretary