

The Town of Marcellus Zoning Board of Appeals
24 East Main Street
Marcellus, New York 13108

August 3, 2015

Present: Chairperson Michelle Bingham (arrived late), Gerard Wickett, Chris Christensen, Bob Ciota, Robert Oliver
Town Counsel: James Gascon of Costello, Cooney, and Fearon
Town Engineer: Jason Kantak of TDK Engineering
Codes Officer: John Houser (absent)

The Zoning Board of Appeals of the Town of Marcellus met in regular session in the Town Hall for the Town of Marcellus, located at 24 E. Main Street, Marcellus, New York, on August 3, 2015 at 7:00pm.

Chris Christensen made a motion to appoint Jerry Wickett as temporary Chairperson and Bob Ciota seconded. The motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Robert Oliver – aye

Todd and Robin Best, 4620 North Street Road – special permit

A public hearing was held for a special permit to allow a 12' X 28' storage shed. The secretary, Karen Cotter, read the legal notice into the minutes. The applicant explained that the shed would be approximately 10' from the end of the house and would be used for bicycles, lawn mowers and personal items. No business shall be operated in it and they will meet all setback requirements. There will be power for lights and a small heater as they will be storing furniture in it. The Chair, Jerry Wickett, asked if anyone would like to speak in favor or in opposition to the project and there were none. Hearing no questions from the Board Chris Christensen made a motion to close the public hearing and Bob Ciota seconded. The motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Robert Oliver – aye
Michelle Bingham – aye

Bob Ciota made a motion to approve the special permit as presented as a public hearing was held and there was no opposition, the project meets all setback requirements, no business shall be operated from the shed/personal use only and there will be no impact on the neighborhood. Chris Christensen seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Robert Oliver – aye
Michelle Bingham – aye

The request of Todd and Robin Best for a special permit in a R1 zone to allow him to construct a 12' X 28' shed at their residence at 4620 North Street Road, Marcellus, New York.

The Zoning Board of Appeals of the Town of Marcellus met in Regular Session in the Town Hall of the Town of Marcellus, 24 E. Main Street, Marcellus, NY, on August 3, 2015, commencing at 7:00pm, local time at which time and place the following Resolution was moved, seconded and passed.

WHEREAS: The applicant is located in a R1 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 is granted upon the following condition:

1. Applicant must apply for a building permit that grants permission for construction.
2. The shed is for personal use only and no business shall be operated from it.

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Meeting Date Change

Due to the Labor Day holiday, Chris Christensen made a motion to change the September, 2015 date to Thursday, September 3, 2015 at 7:00 PM Michelle Bingham seconded and the motion carried with the following vote:

Bob Ciota - aye
Chris Christensen - aye
Jerry Wickett - aye
Robert Oliver – aye
Michelle Bingham – aye

The June minutes stand as distributed

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Karen Cotter
Secretary