

TOWN OF MARCELLUS
ZONING BOARD OF APPEALS
22 East Main Street
Marcellus, New York 13108

Date: June 1, 2026

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

Board Members Absent:

Town Counsel: James Gascon of Costello, Cooney, and Fearon (Absent)
Town Engineer: TDK Engineering (Absent)
Codes Officer: John Houser

The Zoning Board of Appeals of the Town of Marcellus met in regular session on June 1, 2026, at 6:30 pm at Town Hall, 22 East Main Street, Marcellus, New York.

DISCUSSIONS

Battery Energy Storage Systems

The Town Board enacted a one-year moratorium on Battery Energy Storage Systems (BESS) and referred the matter to the Zoning Board of Appeals for discussion and review. Town Counsel James Gascon will prepare a draft local law for review by the Zoning Board of Appeals and consideration by the Town Board.

Garage Doors

Chairman Stearns raised the topic of garage doors and the fact that we limit homes to 3-car garages. Current Town Code does not give a specific limit on garage doors for residential homes but does define garage which includes “having a capacity of not more than three automobiles”. Code Officer John Houser stated the 3-car garage limit is challenged and is more concerned with larger detached garages. Mr. Houser stated that he does not support establishing a specific limit on garage doors and instead evaluates each application based on site conditions.

MINUTES

Chairman Stearns made a motion to approve the May minutes as written, 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 Kathy Carroll seconded. The motion carried with the following vote:

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

The meeting adjourned at 6:52 pm.

Respectfully submitted,
Joanna Clarke
Secretary