

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

Date: July 6, 2026

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

Board Members Absent: Kathy Carroll

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

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

PUBLIC HEARING – Special Permit

Aaron Lawn

2899 Pleasant Valley Rd.

Accessory (in-law) apartment

A public hearing was held regarding an accessory in-law apartment at 2899 Pleasant Valley Road. The Secretary read the legal notice into the minutes. Aaron and Catherine Lawn were present to discuss the application. Mr. Lawn stated that his in-laws need full-time assistance and would like to construct an in-law apartment attached to their home to provide care for them. The addition will be 20' x 35' and meets all other applicable regulations. Mr. Lawn stated that he is in contact with the Onondaga County Health Department regarding the septic system and whether any changes are required. Chris Christensen reiterated the definition of an in-law apartment and the requirements associated with that designation.

Chairman Stearns asked if there was anyone who would like to speak in favor of or in opposition to the application, and there was none. Anthony Dubar, property owner in the Town of Marcellus, inquired about the need for the special permit if two-family homes were allowed in an A-1 zone. The applicants stated they preferred the designation of in-law apartment. Jerry Wickett made a motion to close the public hearing, and Ron Schneider seconded. The motion carried with the following vote:

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

Jerry Wickett made a motion to approve the Special Permit, as an in-law apartment is a permitted use in an A-1 Agricultural Zone, the occupants will be family, and the proposal is consistent with all other zoning regulations. Ron Schneider seconded, and the motion carried with the following vote:
S. Stearns, C. Christensen, R. Schneider, J. Wickett – AYE
K. Carroll - Absent

The request of Aaron Lawn for a special permit in an A-1 Agricultural Zone to allow him to construct a 20' x 35' accessory in-law apartment at his residence at 2899 Pleasant Valley Road, 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 East Main Street, Marcellus, NY, on July 6, 2026, 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 an A-1 Agricultural Zone; 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 conditions:

1. Applicants must apply for a building permit that grants permission for construction.
2. The accessory in-law apartment is to be occupied by an immediate family member.
3. No additional driveway cuts are permitted.

MINUTES

Jerry Wickett made a motion to approve the June minutes as written, and Ron Schneider seconded. The motion carried with the following vote:
S. Stearns, C. Christensen, R. Schneider, J. Wickett – AYE
K. Carroll - Absent

Jerry Wickett made a motion to adjourn the meeting, and Ron Schneider seconded. The motion carried with the following vote:
S. Stearns, C. Christensen, R. Schneider, J. Wickett – AYE
K. Carroll - Absent

The meeting adjourned at 7:35 pm.

Respectfully submitted,
Joanna Clarke
Secretary