

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

Date: August 3, 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
Town Engineer: TDK Engineering (Absent)
Codes Officer: John Houser

The Zoning Board of Appeals of the Town of Marcellus met in regular session on August 3, 2026, at 6:30 pm at Town Hall, 22 East Main Street, Marcellus, New York.

DISCUSSION

Seth O'Brien

4000 Bishop Hill Rd.

Seth O'Brien was present to discuss the two-acre area at 4000 Bishop Hill Road labeled "reserved for future subdivision." The property includes a pole barn currently permitted as part of the quarry operation. The notation on the final plat was intended to allow Mr. O'Brien to apply for subdivision approval when he was ready to construct a primary residence. Mr. O'Brien updated the Board on his progress in securing a water source and septic system and asked whether he could construct a separate dwelling and retain the pole barn as an accessory building. Following discussion, the Board determined that, although the pole barn exceeds the size permitted under current regulations, it would be considered a preexisting, nonconforming structure once the primary residence is constructed.

SEPTEMBER MEETING

Kathy Carroll made a motion to change the September Zoning Board of Appeals meeting from Monday September 7, 2026 to Thursday September 10, 2026 due to the Labor Day holiday. Ron Schneider seconded and the motion carried with the following vote:
S. Stearns, K. Carroll, C. Christensen, R. Schneider, J. Wickett – AYE

MINUTES

Jerry Wickett made a motion to approve the July minutes as written, and Kathy Carroll 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 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 7:35 pm.

Respectfully submitted,

Joanna Clarke

Secretary