

RACOG
Cooperative Zoning Board of Appeals

TO: Members of the Co-op ZBA, T/Champion Board, T/Wilna Board, V/Carthage Board, Town/Village Clerks, Zoning Enforcement Officers, Timothy Farley, T/Champion Attorney, James Burrows, T/Wilna, Town Attorney, and Planning Board Chairmen

FROM: Christina Vargulick, Cooperative ZBA Secretary

DATE: January 10, 2019

RE: Minutes from January 9, 2019

PRESENT: D. Austin, B. Azah, R. Blank, B. Fetterly, and T. Kight (7:03)

Chairperson Kight called the meeting to order at 7:00pm. The roll was called.

Motion by D. Austin, seconded by B. Fetterly to dispense with the reading of the December 5, 2018 minutes and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Public Hearing

Proof of notice having been furnished, the public hearing on an area variance for parcel no. 86.49-2-1 owned by Scott Sauer and located at 1 Dock Street, Carthage was called to order at 7:02pm by Chairwoman Kight. Wayne McIlroy, V/Carthage President, Susan Sauer, and William Blunden spoke in favor of the proposed variance citing the benefits of repurposing an abandoned building and the economic opportunities for the Village.

Board members reviewed an automobile parking study submitted by the applicant detailing the location and number of parking spaces proposed. The project requires seventy-two (72) parking spaces as designed. Fifty-nine (59) spaces are available including seven (7) parking spaces in the public boat launch and parking area, eleven (11) spaces, including one handicapped space, along the river wall, an agreement with National Grid to use five (5) parking spaces in their lot, and thirty-six spaces in a public lot on West Street that currently has twenty-seven spaces that the developer has agreed to improve increasing the number of spaces in the lot to thirty-six (36). The parking spaces on public lands are subject to a licensing agreement between the V/Carthage and the applicant. To comply with village zoning law, a variance of thirteen (13) spaces is necessary.

T. Kight asked if the "licensed" spaces were reserved for the restaurant. W. McIlroy said they were not. The spaces would be open the general public. R.

Blank questioned if the boat launch is used. W. McIlroy responded that the V/Carthage boat launch provides a deeper launch for larger boats.

Susan Sauer questioned why the parking was not an issue for previous businesses operating in the subject building. W. McIlroy explained that either there was no zoning or the regulations have been amended. W. McIlroy added that economic studies have indicated that a restaurant is an appropriate use for the building/site.

Board members and W. McIlroy discussed the status of the railroad tracks.

D. Austin questioned when the Memorandum of Understanding (MOU) between the Village and Mr. Sauer would be signed. W. McIlroy indicated that the Village Board expects to take action at their meeting on January 22, 2019.

Board members discussed delaying action on the variance pending the execution of the necessary agreements with the Village (MOU and licensing agreement) and National Grid.

Brian Draper questioned if this was the ordinary process. T. Kight, D. Austin and B. Azah responded that the applicant will be making a large investment in the project and that it is vital that the owner's rights be protected.

Motion by R. Blank, seconded by B. Azah to close the public hearing. Ayes-5, Nays-0. Motion carried. The public hearing closed at 7:50pm.

Motion by D. Austin, seconded by B. Fetterly to adjourn. The meeting adjourned at 8:00pm.

Christina Vargulick
RACOG Cooperative ZBA, Secretary