

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, March 3, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were Chairperson Kight, D. Austin, R. Blank and M. Roberts.

Chairperson Kight called the meeting to order at 7:00pm and the roll was called. Motion by R. Blank, seconded by D. Austin to approve the minutes of December 2, 2020 as presented. Ayes-4, Nays-0. Motion carried.

Chairperson Kight presented an application for an area variance for parcel no. 93.07-1-31 located at 34458 Pleasant Lake Drive and submitted by Matthew and Judith Smith. The applicant is seeking to replace the existing building with a 20' x 30' single story structure in the same footprint. The lot width is 36.47'. The proposed location does not meet the right sideyard setback (Lake District 10'). The applicant submitted photographs of the existing structure.

D. Austin suggested reorienting the new structure to decrease the requested setback variance. The applicant stated that they wished to build on the existing foundation. M. Roberts remarked that the existing foundation, as shown in the photographs, was crumbling.

In response to questions from the Board, Peter LaBarge, T/Champion Zoning Officer, stated that the proposed setback does not meet the requirements of the NYS Building Code, a new engineered septic system will be required, and questioned the parking on the site. Mr. LaBarge advised the Board that Pleasant Lake is a protected water source because it is the alternate supply for the V/West Carthage. Mrs. Smith responded that parking is sufficient with spaces both at the rear and in front of the building.

Chairperson Kight recommended that the applicant speak with Jefferson County Building Code to determine the required building code setback and the requirements for a septic system and to advise the Board secretary prior to March 19<sup>th</sup> as to whether they want to proceed with the project.

Motion by D. Austin, seconded by M. Roberts to table the discussion until the April meeting pending more information from the applicant. Ayes-4, Nays-0. Motion carried.

Motion by D. Austin, seconded by M. Roberts to adjourn. The meeting adjourned at 7:41pm.

*Christina Vargulick*

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RACOG Cooperative ZBA, Secretary