

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, April 7, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were Chairperson Kight, D. Austin, and M. Roberts.

Chairperson Kight called the meeting to order at 7:00pm and the roll was called. Motion by M. Roberts, seconded by D. Austin to approve the minutes of March 3, 2021 as presented. Ayes-3, Nays-0. Motion carried.

Chairperson Kight reopened the discussion on 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' structure and has reoriented the proposed new construction. The lot width is 36.47'. The location does not meet the side yard setbacks (Lake District 10').

The applicants stated that Jefferson County Building Code advised them that no structure may be closer than 5' from the boundary and that the existing septic system was acceptable.

D. Austin visited the site and questioned the location of the septic and the purpose of an exposed pipe. The applicants stated the exposed pipe is gutter drainage. Board members stated that the measurements in the final drawing must be exact to consider the minimum variance necessary. The Board requested a letter from Jefferson County Building Code confirming the viability of the existing septic that hasn't been used in over 20 years.

The applicants stated that the intended construction will be 1½ stories, that trees will be removed to improve parking, and a new survey has been done.

Motion by D. Austin, seconded by M. Roberts to schedule a public hearing for May 5, 2021 to hear public comment on the area variance.

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

*Christina Vargulick*

Christina Vargulick  
RACOG Cooperative ZBA, Secretary