

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, May 5, 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 April 7, 2021 as presented. Ayes-3, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on the area variance for Matthew & Judith Smith for property located at 34458 Pleasant Lake Drive was called to order at 7:02pm by Chairperson Kight. Scott Sullivan spoke in favor of granting the variance. All persons desiring to be heard, having been heard, the hearing was closed at 7:12pm.

Members reviewed and responded to the SEQR for the proposed area variance. Motion by D. Austin, seconded by M. Roberts to make a declaration of negative environmental impact. Ayes-3, Nays-0. Motion carried.

D. Austin stated that Jefferson County Building Code has identified the private septic.

The following resolution was offered by D. Austin, who moved its approval, and seconded by M. Roberts, to wit:

WHEREAS, the RACOG Cooperative ZBA has received an application from Matthew & Judith Smith for parcel number 93.07-1-31 for a variance of T/Champion Zoning Law Article 4, Section 410, and

WHEREAS, in connection with such application, the Zoning Board of Appeals has received and reviewed an application and environmental assessment form, held a public hearing and received comments thereat; and

WHEREAS, after review, the Zoning Board has weighed the effects of the requested variance on the health, safety, and welfare of the neighborhood and community, and made the following findings:

- A. The Board concludes the proposed construction would not produce an undesirable change in the character of the neighborhood or detriment to nearby properties.
- B. The Board concludes that the benefit sought by the applicant could be achieved by some method, feasible for the applicant to pursue, other than a variance.
- C. The Board concludes that the variance is not substantial.
- D. The Board concludes that the variance would not have an adverse visual impact on the physical conditions of the neighborhood.
- E. The Board concludes that the alleged difficulty is self-created.

NOW, THEREFORE BE IT RESOLVED that the application from Matthew & Judith Smith, parcel number 93.07-1-31, for a variance of Article 4; Section 410 of the T/Champion Zoning Law is hereby granted with the following condition:

1. The right sideyard setback shall be a minimum of six feet (6').

The foregoing resolution was duly put to a vote as follows:

T. Kight.....aye
D. Austin.....aye
M. Roberts.....aye

Resolution adopted.

Chairperson Kight presented an area variance application for a portion of parcel no. 76.05-1-30 owned by Tim Thomas and located on NYS Route 3, Town of Champion. The applicant seeks to increase the height of a free-standing sign to twenty feet (20') due to the difference in the elevation of the road compared to the location of the sign. The applicant is requesting a variance of fourteen feet (14').

Motion by D. Austin, seconded by M. Roberts to schedule a public hearing on the matter June 2, 2021 at 7:00pm. Ayes-3, Nays-0. Motion carried.

Chairperson Kight presented an area variance application for parcel no. 93.00-2-25 owned by Amy Mann and located at 36412 VanBrocklin Road, Town of Champion. The applicant seeks to replace an existing deck with a 10' x 13'4" covered deck. The construction would not meet the front yard setback and would require a 19' variance. The applicant was not present.

Motion by M. Roberts, seconded by D. Austin to schedule a public hearing on the matter June 2, 2021 following the previously scheduled hearing. Ayes-3, Nays-0. Motion carried.

Motion by D. Austin, seconded by M. Roberts to adjourn. The meeting adjourned at 7:37pm.

Christina Vargulick

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RACOG Cooperative ZBA, Secretary