

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, August 4, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were Chairperson Kight, D. Austin, T. Heagle, M. Roberts, and M. Stephens.

Chairperson Kight called the meeting to order at 7:00pm.. Motion by D. Austin, seconded by M. Roberts to approve the minutes of August 4, 2021 as presented. Ayes-5, Nays-0. Motion carried.

C. Marshall, representing Stewart's Shop Inc., presented an application for a number of area variances. Stewart's seeks to construct a new and larger store and to realign the fueling facility. Stewart's has three (3) neighboring residential properties under contract including parcel nos. 76.06-2-61, 63, and 60. The existing structures on the parcels would be demolished. T. Kight questioned if the new store would be similar to the one constructed in Black River. C. Marshall confirmed it would be.

The requested variances of the T/Champion Zoning Law are as follows:

1. Variance of Section 535(a)1 – reduce the setback from 40' to 38' on NYS Route 26.
2. Variance of Section 535(a)1 – reduce the setback from 40' to 32' on NYS Route 3.
3. Variance of Section 405 – increase the maximum allowed building size from 2,000 sqft to 3,975 sqft.
4. Variance of Section 635(f)2d – increase the maximum allowed free-standing sign height from 6' to 7.5'.
5. Variance of Section 635(f)3 – increase the number of maximum allowed wall signs from 2 to 3 to allow improved visibility from both major highways.

D. Austin questioned the proximity of the fuel pumps to the sidewalk. C. Marshall responded that they will be further from the sidewalk than the existing pumps. D. Austin questioned the number of parking spaces. C. Marshall responded that there are 28 spaces, more than required, plus space behind the store that would accommodate two large trucks/trailers. C. Marshall stated that the realignment of the fueling facility would improve the ingress/egress of all vehicles.

T. Heagle asked about fencing. C. Marshall stated that a fence will be constructed and the area will be landscaped.

T. Kight questioned when construction is anticipated. C. Marshall responded that they anticipate a May-June timeframe.

P. LaBarge, T/Champion ZEO, stated that the town planning board supports the project.

T. Kight directed secretary to forward the project to the County for a 239-M review.

Motion by D. Austin, seconded by M. Roberts to schedule a public hearing on February 2, 2022. Ayes-5, Nays-0. Motion carried.

Motion by D. Austin, seconded by M. Roberts to adjourn. The meeting adjourned at 7:28pm.

*Christina Vargulick*

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RACOG Cooperative ZBA, Secretary