

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, June 29, 2022 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Kight, T. Heagle, M. Roberts and M. Stephens.

Chairperson Kight called the meeting to order at 7:00pm. Motion by T. Heagle, seconded by M. Roberts to approve the minutes of June 1, 2022. Ayes-4, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on an area variance application from Corey and Shelbie Cooper, 34201 NYS Route 3, for parcel no. 76.07-1-12.1 was called to order at 7:02pm. The application requests a variance to the left sideyard setback for the construction of an 30' x 30' addition to the existing home. No one from the public addressed the board.

T. Kight questioned the size of the addition. S. Cooper stated that the size was based on the contractor's recommendation.

Members reviewed and responded to the SEQR for the proposed area variance. Motion by M. Roberts, seconded by T. Heagle to make a declaration of negative environmental impact. Ayes-4, Nays-0. Motion carried.

All persons desiring to be heard having been heard, the hearing was closed at 7:17pm.

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

WHEREAS, the RACOG Cooperative ZBA has received an application from Cory Cooper for parcel number 76.07-1-12.1 for a variance of the T/Champion Zoning Law; Article 4; Section 410; sideyard setback, 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 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 Cory Cooper, parcel number 76.07-1-12.1, for a variance of Article 4; Section 410 of the T/Champion Zoning Law is hereby granted with the following conditions:

- 1. A minimum sideyard of 11.5' be maintained on the westerly side of the new construction.

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

T. Heagle.....aye
T. Kight.....aye
M. Roberts.....aye
M. Stephens.....aye

Resolution adopted.

Motion by T. Kight, seconded by M. Roberts to appoint Terry Heagle as vice-chairman. Ayes-3, Nays-0. Motion carried.

Motion by T. Heagle, seconded by M. Stephens to adjourn. The meeting adjourned at 7:20pm.

Christina Vargulick
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RACOG Cooperative ZBA, Secretary