

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, April 5, 2023 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Kight, T. Heagle, M. Roberts and M. Shettleton. M. Stephens were absent.

Chairperson Kight called the meeting to order at 7:00pm. Motion by M. Roberts, seconded by T. Heagle to approve the minutes of November 16, 2022 as presented. Ayes-4, Nays-0. Motion carried.

J. Abdallah, AEDA, and Scott Davison, Seville Development, presented an area variance application for parcel no. 86.47-1-38 owned by Mirza Ashraf and located at 29 North Broad Street, West Carthage. The applicant is proposing a 10,760 sq.ft. retail store. V/West Carthage zoning requires 46 parking spaces. The applicant requests a reduction of 11 spaces for a total of 35 spaces which are the corporation standard. The project site has identified steep sloping terrain that presents property constraints. Additional parking would increase the impervious surface causing additional runoff.

T. Heagle questioned the presence of archeological sites. The applicant stated that the property was previously disturbed when a former home on the site was demolished and removed. T. Heagle asked for clarification regarding alternative siting of the proposed store.

Motion by M. Roberts, seconded by T. Heagle to schedule a public hearing on April 19, 2023 at 7:00pm to hear comments concerning the area variance application. Ayes-4, Nays-0. Motion carried.

Motion by T. Heagle, seconded by M. Roberts to adjourn. The meeting adjourned at 7:24pm.

*Christina Vargulick*

Christina Vargulick  
RACOG Cooperative ZBA, Secretary