

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, November 1, 2023 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Heagle, M. Stephens, and M. Vaerewyck. M. Roberts and M. Shettleton were absent.

Chairman Heagle called the meeting to order at 7:00pm. Motion by M. Stephens, seconded by T. Heagle to approve the minutes of October 4, 2023 as presented. Ayes-3, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on an area variance for parcel no. 93.07-1-30 owned by Scott and Kevin Sullivan and located at 34552 Pleasant Lake Drive was called to order at 7:02pm by Chairman Heagle. No one from the public addressed the Board. No one from the public spoke in favor or in opposition to the proposed variance. The public hearing was closed at 7:08pm.

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

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

WHEREAS, the RACOG Cooperative ZBA has received an application from Scott and Kevin Sullivan for parcel number 93.07-1-30 for a variance of the T/Champion Zoning Law; Article 4; Section 410; sideyard setbacks, 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 Scott and Kevin Sullivan, parcel number 93.00-1-30, for a variance of Article 4; Section 410 of the T/Champion Zoning Law is hereby granted:

Conditions: Left side yard setback shall be no less than two feet (2') and right side yard setback shall be no less than one foot (1') as viewed from the lake.

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

T. Heagle.....aye
M. Roberts.....absent
M. Shettleton.....absent
M. Stephens.....aye
M. Vaerewyck.....aye

Motion by T. Heagle, seconded by M. Stephens to adjourn. The meeting adjourned at 7:13pm.

Christina Vargulick
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RACOG Cooperative ZBA, Secretary