

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, June 5, 2024 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Heagle, M. Roberts, M. Shettleton, M. Stephens, and M. Vaerewyck.

Chairman Heagle called the meeting to order at 7:00pm. Motion by M. Roberts, seconded by M. Vaerewyck to approve the minutes of November 1, 2023 as presented. Ayes-5, Nays-0. Motion carried.

James LaValle of Young/ Sommer LLC, representing Verizon Wireless, summarized the requested public utility use variance for a proposed 150' (plus 4' lightning rod) telecommunications tower on property owned by Justin & April Hall (parcel no. 76.07-1-35.341) located at 33810 NYS Route 3, T/Champion as follows:

- The proposed site is in a Rural Corridor zone. Telecommunication towers are not approved for the zone. Variance requested.
- The proposed construction does not meet the rear yard setback requirement. Variance requested.
- Town zoning law requires annual tower inspections. The national standard is five (5) year inspections. Variance requested.
- Town zoning permits require construction start within six months of issuing. Due to supply chain issues, the applicant requests that the permit term be extended to twelve (12) months. Variance requested.
- Town zoning law requires a vegetative buffer for telecommunication towers. The proposed site is well buffered by existing trees and vegetation. Variance requested.

Board members reviewed the criteria for a public utility use variance determining that the applicant is a public utility and that there is a lack of coverage in the subject area, that co-location is not an alternative, and that alternate locations were considered.

Members confirmed that the proposed tower has received clearance from the FFA in regards to Fort Drum and its airfield.

The Board agreed, by consensus, to schedule a public hearing on July 3, 2024 at 7:00pm at the T/Champion Municipal Building.

Motion by M. Roberts, seconded by M. Stephens to adjourn. The meeting adjourned at 7:22pm.

*Christina Vargulick*  
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RACOG Cooperative ZBA, Secretary