

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, July 3, 2024 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Heagle, M. Roberts, M. Shettleton, and M. Vaerewyck. M. Stephens was absent.

Chairman Heagle called the meeting to order at 7:00pm. Motion by M. Roberts, seconded by M. Vaerewyck to approve the minutes of June 5, 2024 as presented. Ayes-4, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on the application from Verizon Wireless to construct a telecommunications tower at 33810 NYS Route 3 on property owned by Justin and April Hall was called to order by Chairman Heagle at 7:01pm. Justin Hall spoke in favor of the proposed action. No one spoke in opposition. All persons desiring to be heard, having been heard, the public hearing was closed at 7:03pm.

James LaValle of Young/Sommer LLC, representing Verizon Wireless, provided additional information to the Board regarding the authorization from the FFA in relation to the Fort Drum airfield.

Board members reviewed comments from the Jefferson County Planning Board. Members reviewed and discussed each of the requested variances.

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

WHEREAS, the RACOG Cooperative Zoning Board of Appeals has received an application from St. Lawrence Seaway RSA Cellular Partnership (Verizon Wireless) for parcel no. 76.07-1-35.341, owned by Justin and April Hall, for a public use variance of the following articles/sections/subsections of the Town of Champion Zoning Law:

- Article 4; Section 405 – Use Control Law - to construct a telecommunication facility in the Rural Corridor zoning district; and
- Article 8; Section 820; Subsection J.9 – Maintenance and Repair – to allow inspections every five (5) years; and
- Article 8; Section 820; Subsection J.4 – Screening and Existing Vegetation – to waive requirement for additional screening and vegetation; and
- Article 7; Section 740 – Expiration of Zoning Permit – to extend expiration of the zoning permit to a term of twelve (12) months.

WHEREAS, in connection with such application, the RACOG Cooperative 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 Cooperative Zoning Board has weighed the effects of the requested public use variance on the health, safety, and welfare of the neighborhood and community, and made the following findings:

- A. The applicant is a public utility.
- B. The applicant has demonstrated that there is a lack of telecommunication coverage in the subject area.
- C. The applicant has demonstrated that co-location on another telecommunication tower is not an alternative.
- D. The applicant has demonstrated that alternate locations were considered.
- E. The applicant has demonstrated that the action will benefit the public.

NOW THEREFORE BE IT RESOLVED, that the application of St. Lawrence Seaway RSA Cellular Partnership (Verizon Wireless) for parcel no. 76.07-1-35.341, owned by Justin and April Hall, for a public use variance of the articles/sections/subsections of the Town of Champion Zoning Law listed above is hereby granted.

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

Terry Heagle.....Aye  
Mark Roberts.....Aye  
Melissa Shettleton.....Aye  
Michele Stephens.....Absent  
Mary Vaerewyck.....Aye

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

*Christina Vargulick*  
Christina Vargulick  
RACOG Cooperative ZBA, Secretary