

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, December 11, 2024 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Heagle, M. Shettleton, M. Stephens and M. Vaerewyck. M. Roberts was absent.

Chairman Heagle called the meeting to order at 7:00pm. Motion by M. Shettleton, seconded by M. Vaerewyck to dispense with the reading and to approve the minutes of November 6, 2024 as presented. Ayes-4, Nays-0. Motion carried.

R. Busler, representing the church, provided a survey and described the proposed action. The church wishes to subdivide the property to separate the church from an existing vacant rectory. The minimum front lot width in the Business District requires 50' for each lot. The proposed subdivision would create two non-conforming lots with approximately 46' and 38' front width respectively.

Proof of notice having been furnished, the public hearing on a proposed area variance for parcel no. 86.41-1-33 owned by Grace Episcopal Church, 421-423 State Street, Carthage was called to order. No one from the public spoke in favor or in opposition to the proposed action. The hearing was closed.

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

WHEREAS, the RACOG Cooperative ZBA has received an application from Grace Episcopal Church for parcel no.86.41-1-33 for a variance of the V/Carthage Zoning Law; Schedule II; Lot Dimensions; Minimum Lot Width, 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 subdivision 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 not be achieved by some method, feasible for the applicant to pursue, other than a variance.
- C. The Board concludes that the variance is not 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 Grace Episcopal Church, parcel no. 86.41-1-33, for a variance of the V/Carthage Zoning Law; Schedule II; Lot Dimensions; Minimum Lot Width is approved.

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

T. Heagle.....aye
M. Roberts.....absent
M. Shettleton.....aye
M. Stephens.....aye
M. Vaerwyck.....abstain

Resolution adopted.

Motion by M. Shettleton, seconded by M. Stephens to adjourn. The meeting adjourned at 7:11pm.

Christina Vargulick
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RACOG Cooperative ZBA, Secretary