

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, July 2, 2025 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were T. Heagle, M. Roberts, M. Shettleton, M. Stephens(7:04) and M. Vaerewyck.

Chairman Heagle called the meeting to order at 7:00pm. Motion by M. Roberts, seconded by M. Shettleton to dispense with the reading and to approve the minutes of June 4, 2025 as presented. Ayes-4, Nays-0. Motion carried.

Chairman Heagle opened the public hearing for the proposed area variance for Grant and Susan Crumb, parcel no. 93.07-1-57 located at 34728 Schwendy Drive, T/Champion at 7:02pm. No one from the public spoke in favor or opposition to the action. Chairman Heagle advised that the ZBA had received a letter from Thomas & Charity Williams, adjacent landowners, detailing their opposition to the area variance. All persons desiring to be heard, having been heard, the public hearing was closed at 7:03pm.

Board members reviewed Part 2 of the SEQR. Motion by M. Roberts, seconded by M. Shettleton to declare a moderate environmental impact primarily influenced by the conflict with the adopted zoning regulations, the intensity of the use of land, and the change in quality of nearby property. Ayes-5, Nays-0.

Members reviewed the area variance criteria noting that an undesirable change will be produced, that the applicant could locate the shed on an adjacent lot they own, that the requested variance is substantial, and that the difficulty is self-created.

Motion by M. Shettleton, seconded by M. Roberts to deny the variance. Roll call vote: M. Stephen-aye, M. Roberts-aye- M. Shettleton-aye, M. Vaerewyck-aye and T. Heagle-aye. The area variance is denied.

Chairman Heagle opened the public hearing for the proposed area variance for Beau Elliott, parcel no. 66.20-1-19.41 located at 35682 County Route 36 (NYS Rte 3A), T/Wilna at 7:14pm. The applicant presented a letter from Katrina Hugo, an adjacent property owner, voicing her support for the variance. John Oakes, another neighbor, spoke in favor. All persons desiring to be heard, having been heard, the public hearing was closed at 7:16pm.

Board members reviewed Part 2 of the SEQR. Motion by M. Roberts, seconded by M. Shettleton to issue a declaration of negative environmental impact. Ayes-5, Nays-0. Motion carried.

Members reviewed the area variance criteria noting that the requested variance is substantial and self created.

Motion by M. Roberts, seconded by M. Shettleton to approve the requested area variance. Ayes-5, Nays-0. Motion carried.

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

*Christina Vargulick*

Christina Vargulick

RACOG Cooperative ZBA, Secretary