

Organization River Area Council of Governments

Board Cooperative ZBA

Date and Time Wednesday, October 7 2009 at 7:30 PM

Place Town of Champion Offices Board Room (rear of building) 10 N Broad St, West Carthage NY

Contact [Chris Vargulick](#) Town Clerk Phone (315) 493-3240 Fax(315) 493-2900

Minutes

RACOG
Cooperative Zoning Board of Appeals

TO: Members of the Co-op ZBA, T/Champion Board, T/Wilna Board, V/Carthage Board, Town/Village Clerks, Zoning Enforcement Officers, Timothy Farley, T/Champion Attorney, Mark Gebo, T/Wilna & V/Carthage Attorney and Planning Board Chairmen

FROM: Christina Vargulick, Cooperative ZBA Secretary

DATE: October 8, 2009

RE: Minutes from October 7, 2009

PRESENT: J. Barnes, L. Haverstock (7:33), T. Kight, and B. Shampine

EXCUSED: D. Austin

Chairman Kight called the meeting to order at 7:30pm. The roll was called.

Motion by B. Shampine, seconded by J. Barnes to dispense with the reading of the July 1, 2009 minutes and to approve the minutes as presented. Ayes-3, Nays-0. Motion carried.

The Board resumed their review of an area variance application (Log#2009-2) from Charles Kelley, 226 S. James St., Carthage. Mr. Kelley supplied the Board with a map containing an accurate left side yard measurement. A sideyard setback of 10' is required for a lot of record in the Village. The applicant is requesting a left side yard setback of 7'; a variance of 3'. The Board requested that the applicant provide a rear yard setback measurement to confirm that the proposed construction meets that requirement. Motion by J. Barnes, seconded by B. Shampine to schedule a public hearing on the application for an area variance from Charles Kelley for November 4, 2009 at 7:30pm. Ayes-4, Nays-0. Motion carried.

T. Kight formally presented an application (Log #2009-3) for an area variance for parcel no. 77.18-2-41.1 owned by Roger Fuller and located at 22495 Boyd Rd., Carthage. T. Kight explained that the application is for a variance of the minimum lot width so that the applicant may create a "flag lot" for his son. The property is located in an AR zone. The minimum lot width in the zoning district for a permitted use is 250'. Members reviewed T/Wilna Local Law #1 for 2009 - to Create Regulations for Flag Lots noting that Section 86-26.2 specifically states "Flag Lots may only be created by the Planning Board under Site Plan Review...". The Board, having no evidence that the Planning Board has reviewed a site plan application or taken action on such application, advised the applicant to file a Site Plan Review with the T/Wilna Planning Board, prior to any action by the RACOG Cooperative ZBA on the variance application.

Members reviewed the draft 2010 RACOG Cooperative ZBA budget. Motion by J. Barnes, seconded by B. Shampine to approve the budget as presented and forward it to the RACOG executive board. Ayes-4, Nays-0. Motion carried.

Motion by L. Haverstock, seconded by J. Barnes to adjourn. The meeting adjourned at 8:18pm.

Christina Vargulick
Christina Vargulick, Secretary
RACOG Cooperative ZBA