

Organization River Area Council of Governments

Board Cooperative ZBA

Date and Time Wednesday, February 3 2010 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

PRESENT: D. Austin, L. Haverstock , T. Kight, B. Peck and B. Shampine

Chairman Kight called the meeting to order at 7:30pm. The roll was called. Brian Peck has been appointed, by the T/Champion, to fill the expired term of James Barnes.

Motion by D. Austin, seconded by B. Shampine to dispense with the reading of the November 4, 2009 minutes and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

The Board reviewed the status of the application (Log #2009-4) from Roger W. Fuller for an area variance for parcel no. 77.18-2-41.1 located at 22495 Boyd Rd., Carthage. Mr. Fuller was directed by the Board, at their October 7, 2009 meeting, to submit an application with the T/Wilna Planning Board for a site plan review for a flag lot. To date, no application has been filed with the T/Wilna Planning Board.

The following resolution was offered by D. Austin, who moved its adoption, and seconded by B. Shampine to wit:

WHEREAS, the RACOG Cooperative ZBA has received an application from Roger Fuller for a variance to Article 5; Schedule II of the Zoning Law of the T/Wilna to permit a variance of the minimum lot width for the purpose of subdividing the referenced lot, and;

WHEREAS, in connection with such application, the Zoning Board of Appeals has received and reviewed the application and directed the applicant to apply to the T/Wilna Planning Board for a site plan review, and;

WHEREAS, the applicant has not submitted an application for a site plan review.

NOW THEREFORE BE IT RESOLVED, that the application from Roger W. Fuller for a variance of Article 5; Schedule II of the T/Wilna Zoning Law for parcel number 77.18-2-41.1 is hereby denied.

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

- D. Austin.....aye
- L. Haverstock...aye
- T. Kight.....aye
- B. Peck.....aye
- B. Shampine...aye

Resolution adopted.

T. Kight formally presented an application (Log #2010-1) for an area variance for parcel no. 86.41-1-40 owned by Carthage Free Library and located at 412 Budd Street, Carthage. Ron Barrows, development consultant, explained that the library proposes constructing an addition to the rear of the existing building to provide adequate space for library programs and to make the building ADA compliant. The library is located in an R-3 zoning district which requires a 30' rear yard setback. Mr. Barrows did not have exact measurements, but estimated that the addition would be approximately 10' from the rear boundary.

Members reviewed the architect renderings and questioned whether or not there is a sufficient left side yard setback. T. Kight instructed the applicant to provide exact measurements from the new construction to the property boundaries. Members questioned the number of available parking spots. Mr. Barrows responded that the library utilizes a small village lot off Church Street, a number of on street parking spots, and has received permission from the Carthage Federal Savings & Loan to use the bank's parking lot for events held during hours that the bank is not opened.

Mr. Barrows informed members that letters have been mailed to the owners of all nearby properties with information about the library's proposed project. Property owners are encouraged, in the letter, to review the building plan and to share concerns and/or support for the project either in writing or at the ZBA's scheduled public hearing. Kinney's Drugs have verbally expressed their support of the project. The drugstore does not own the property on which their business is located.

Motion by B. Shampine, seconded by D. Austin to schedule a public hearing for Wednesday, March 3, 2010 at

7:30pm to hear comment on the area variance(s) for parcel number 86.41-1-40 owned by Carthage Free Library and located at 412 Budd Street, Carthage. Ayes-5, Nays-0. Motion carried.

Motion by D. Austin, seconded by B. Peck to adjourn. The meeting adjourned at 7:58pm.

Christina Vargulick
Christina Vargulick, Secretary
RACOG Cooperative ZBA