

Organization River Area Council of Governments

Board Cooperative ZBA

Date and Time Wednesday, April 7 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

RACOG
Cooperative Zoning Board of Appeals

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

EXCUSED: B. Peck

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

Motion by B. Shampine, seconded by D. Austin to dispense with the reading of the March 3, 2010 minutes and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

T. Kight formally presented an application (Log #2010-2) for an area variance for parcel number 76.16-1-25.1 from Helen Vincent, 23700 NYS Rte 26, Carthage. Mary Miller, Northern New York Siding and Windows, and Ed Peebles, subcontractor, represented Mrs. Vincent. They explained that Mrs. Vincent had contracted with the Neighbors of Watertown, a non-profit corporation, for improvements to her residence including a wheelchair ramp. The ramp was constructed prior to the application of a zoning permit. The T/Champion zoning enforcement officer noted the construction and forwarded an Order of Violation to the property owner on March 3, 2010, advising that she must apply for a zoning permit. A permit application was received on March 19, 2010 and was denied due to an insufficient setback from the right-of-way. The property is located in an RC zoning district. The required setback is 75' from the state highway right of way. The representatives were unable to provide information regarding the location of the state right-of-way at 23700 NYS Rte 26 but confirmed that the measurement from the white shoulder mark to the wheelchair ramp is 62'. The contractor stated that they are requesting a variance to avoid an estimated \$600-700 in additional costs to comply with the Town area regulation. D. Austin questioned who would be responsible for the additional expense. M. Miller responded that Northern New York Siding and Windows would be the responsible party. The contractor discussed limitations imposed on the construction by the presence of large evergreen trees. L. Haverstock questioned the design of the ramp. The contractor stated that HUD directives require that the ramp have direct access to the driveway.

Motion by D. Austin, seconded by B. Shampine to schedule a public hearing for Wednesday, May 5, 2010 at 7:30pm to hear comment on the area variance for parcel number 76.16-1-25.1 owned by Helen Vincent and located at 23700 NYS Rte 26, Carthage. Ayes-4, Nays-0. Motion carried. The matter shall be forwarded to the Jefferson County Planning Board for a 239-M review.

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

Christina Vargulick
Christina Vargulick, Secretary
RACOG Cooperative ZBA