

Organization River Area Council of Governments

Board Cooperative ZBA

Date and Time Wednesday, July 6 2011 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: July 7, 2011

RE: Minutes from July 6, 2011

PRESENT: R. Blank, T. Kight and B. Shampine

EXCUSED: D. Austin and L. Haverstock

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

Motion by B. Shampine, seconded by R. Blank to dispense with the reading of the December 1, 2010 minutes and to approve the minutes as presented. Ayes-3, Nays-0. Motion carried.

T. Kight formally presented an application (Log #2011-1) for an area variance for parcel no. 76.00-2-38.41 submitted by Carthage Area Hospital for the project known as "Meadowbrook Terrace Assisted Living Facility" (ALF) and proposed for construction at 21957 Cole Road. The Planning Board has approved a site plan that requires 223 parking spaces (one space per every 200 sq. ft. of floor area). The applicant is requesting that the required parking be reduced to 63 spaces. The applicant has proposed widening the perimeter driveway to allow parking on one side. The proposal would add an additional 40 parking spaces. The applicant submitted research regarding the parking requirements and available parking at a number of assisted living facilities nationwide. Joe Millard, hospital representative, stated that the project bids were substantially higher than budgeted. The project developers would like to reduce the number of parking spaces to reduce the total project cost.

Chairperson Kight acknowledged T/Champion Planning Board Chairman, Peter LaBarge, and invited him to comment. Mr. LaBarge stated that the Planning Board had determined that insufficient parking at the facility would have a detrimental impact on neighboring homes, businesses and the school. He stated that the Planning Board supports the project overall.

Board members discussed aspects of the project including the number of anticipated employees (20/day; 8/night); the number of residential and visitor parking places; parking for volunteers, vendors, occupational therapists, physical therapists, other medical professionals, hairdressers/barbers, and parking for the shuttle bus and maintenance vehicle that will be parked on site. B. Shampine questioned how the engineer determined the number of spaces they are requesting. L. Kozak, Nelson Associates, responded that they based the number on research and common sense. R. Blank reported that he had contacted the City of Watertown. They do not have zoning specific to Assisted Living Facilities either. Other facilities reported parking similar to the submitted research. B. Shampine responded that she feels that ALF would have a larger number of visitors than a nursing home. T. Kight agreed. T. Kight questioned the possibility of establishing an agreement with the neighboring church to utilize its parking area as necessary and convenient. J. Millard agreed that this may be an alternative.

Motion by R. Blank, seconded by B. Shampine to schedule a public hearing on the matter for Wednesday, August 3, 2011 at 7:30pm. Ayes-3, Nays-0. Motion carried. R. Blank asked to be excused from the meeting due to a prior commitment. Board members requested that the parking design approved by the Town Planning Board be available for the August meeting.

Motion by B. Shampine, seconded by R. Blank to adjourn. The meeting adjourned at 7:55pm.

Christina Vargulick
RACOG Cooperative ZBA, Secretary

