

Organization Town of Champion

Board ZBA

Date and Time Wednesday, March 1 2000 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

TOWN OF CHAMPION
ZONING BOARD OF APPEALS
MINUTES FROM MARCH 1, 2000

PRESENT:

William Tribol, Chairman

Ronald Doremus

Lawrence Leddy

Leonard Peck (7:45)

Christina Vargulick, Secretary

Brian Phelps, Zoning Officer

ABSENT:

William Nier

Chairman Tribol called the meeting to order at 7:38PM.

Motion by Mr. Doremus, seconded by Mr. Leddy to approve the minutes for November 3, 1999 as presented. Ayes-3, Nays-0. Motion carried.

There was no old business.

Mr. Timothy Percy, 29807 Andrews Road Black River, presented an application for a use variance on parcel number 76.06-1-28.1. Mr. Percy has recently purchased the property and would like to replace an existing singlewide manufactured home with a 1991 singlewide manufactured home.

Zoning Officer Phelps explained to the Board that he has denied the zoning permit based on two sections of Town zoning law. Section 405 (Use Control Schedule) does not permit singlewide manufactured homes in areas zoned business and Section 750B-7 requires that a one-time upgrade of a nonconforming manufactured housing unit not be more than five- (5) years old on the date that it is placed in service.

Motion by Mr. Doremus, seconded by Mr. Peck to hold a public hearing on the application for a use variance on April 5, 2000 at 7:30PM. Ayes-4, Nays-0. Motion carried. Chairman Tribol supplied Mr. Percy with a SEQR application and the criteria for evaluating variance applications.

Mr. Earl Pettey, 33560 Hall Road, presented an application for a use variance on parcel number 93.00-1-28.2 for the purpose of establishing a junkyard business.

The parcel is located within an agricultural resource district (ARD).

The Board questioned the physical properties of the parcel in regards to streams.

A stream used for fishing transects the property. Mr. Pettey commented on his plans for the property.

Zoning Officer Phelps explained that he has denied the application because junkyards are not an approved use in any zoning district within the Town.

Motion by Mr. Peck, seconded by Mr. Doremus to hold a public hearing on the application for a use variance on April 5, 2000 following the previously scheduled hearing. Ayes-4, Nays-0. Motion carried.

Chairman Tribol requested that the Town Attorney attend the April 5th meeting. The Board discussed holding a coordinated review, of the SEQR for Mr. Pettey's application, with the Zoning Board as lead agency. Motion by Mr. Leddy, seconded by Mr. Doremus to conduct a coordinated SEQR review and request lead agency status. Ayes-4,

Nays-0. Motion carried.

The following agencies will be contacted for inclusion in the review: NYSDMV, NYSDEC, NYSDOT, Jefferson County Soil and Water Conservation, Jefferson County Farmland Protection, and the Town Board.

Motion by Mr. Leddy, seconded by Mr. Doremus to adjourn. Meeting adjourned at 8:10PM.

Christina Vargulick

Zoning Board Clerk