

Organization Town of Champion

Board ZBA

Date and Time Wednesday, September 5 2001 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 FOR SEPTEMBER 5, 2001

PRESENT:

Ronald Doremus, Vice Chairman

Lawrence Leddy

William Nier

Leonard Peck

Christina Vargulick, Secretary

Brian Phelps, ZOE

The meeting was called to order at 7:30PM by Vice Chairman Doremus.

Proof of Notice having been furnished, the Public Hearing on the application by Joseph Colangelo for an area variance on parcel no. 86.00-1-36.1 was called to order at 7:30pm by Vice Chairman Doremus. Mr. Colangelo explained his intent. No one from the public spoke for or against the proposed action. All persons desiring to be heard, having been heard, the Hearing was closed at 7:31pm.

The Board discussed the application for the requested variance. Motion by Mr. Leddy, seconded by Mr. Peck to approve the variance as requested without condition. Roll call vote: Mr. Leddy-aye, Mr. Nier-aye, Mr. Doremus-aye and Mr. Peck-aye. Motion carried. The Board directed that a letter of approval be directed to Mr. Colangelo.

Proof of Notice having been furnished, the Public Hearing on the application by Robin Steele for an area variance on parcel no. 76.06-1-37 was called to order at 7:33pm by Vice Chairman Doremus. Mr. Steele explained the intent of his application. No one spoke for the proposed action. Ms. Judith Wells, representing Stella Wells, spoke against the action stating that previous development on the parcel has impacted a natural wetland and caused increased flooding onto the Well's property. All persons desiring to be heard, having been heard, the Hearing was closed at 7:35pm.

The Board discussed the proposed action and questioned the location of the water supply, sewage service, and the size of the proposed lots.

Motion by Mr. Peck, seconded by Mr. Nier to adjourn action on the application pending inspection of the site at 7:00pm prior to the next meeting. Ayes-4, Nays-0. Motion carried.

The minutes for August 1, 2001 were read for reference only. Motion by Mr. Doremus, seconded by Mr. Peck to approve the minutes for August 1, 2001 as presented. Ayes-4, Nays-0. Motion carried.

New Business

Erica Uhlinger appeared before the Board to request a use variance on a 4.17 acre parcel subdivided from parcel 76.00-2-38.4. Mrs. Uhlinger requires a variance to build an ice cream store in an R-1 district on the Cole Road. Mrs. Uhlinger was directed to complete a variance application and submit it and the required fee.

Motion by Mr. Leddy, seconded by Mr. Peck to set a public hearing on the proposed action for Wednesday, October 3, 2001 at 7:30pm pending submission of the required application and fee. Ayes-4, Nays-0. Motion carried.

It was the consensus of the Board to visit the site following the inspection of the Steele property.

The Zoning Enforcement Officer strongly recommended that the Board adhere to the criteria for granting

variances and site the criteria as part of the official record for variance approval or denial.

Motion by Mr. Nier, seconded by Mr. Peck to adjourn. The meeting adjourned at 8:13pm.

Christina Vargulick

Secretary