

Organization Town of Champion

Board ZBA

Date and Time Wednesday, September 1 2004 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

The Town of Champion Zoning Board of Appeals met in regular session on September 1, 2004 at 7:30pm. Present were R. Doremus, L. Peck, L. Leddy, W. Nier, Zoning Officer Phelps and Attorney Farley. J. Barnes was absent.

Mr. Doremus called the meeting to order. Proof of notice having been furnished, the public hearing on the application from Yvonne Sullivan for an area variance for parcel #93.07-1-60 to construct a 48' x 32' garage was called to order at 7:31pm. Mrs. Sullivan was represented by Attorney George Meade. Mr. Meade reviewed the dimensions and layout of the parcel relative to the application.

No one from the public spoke in favor of the proposed variance.

The following persons spoke against the proposed variance and submitted written communications that were read for the record and made attachments to the minutes:

Donna Getman, 34740 Schwendy Drive
Janice Purcell, Schwendy Drive

All persons desiring to be heard, having been heard, the hearing was closed at 7:40pm.

Board members continued the discussion with the applicant and attending members of the public responding to questions. A summary of inquiries and responses follows:

- Responsibility for road maintenance? (L. Leddy)
- Applicant plows but does not maintain. (J. Purcell)
- Layout of proposed garage? (L. Peck)
- Survey map prepared for previous subdivision application was submitted for the file by the applicant.
- Is applicant property a year round residence? (R. Doremus)
- Yes. (Y. Sullivan)
- Is Getman property a year round residence? (R. Doremus)
- Yes. (D. Getman)
- Will the height of the proposed garage be taller than surrounding structures? (R. Doremus)
- No. (Y. Sullivan)
- Site excavation? (L. Leddy)
- Level and remove stumps. (Y. Sullivan)

Mr. Doremus reviewed the area variance criteria for those assembled.

Mr. Doremus stated that in his opinion the applicant can resolve the area insufficiency by modifying the design of the proposed garage. The applicant responded that modifications would not satisfy her needs.

Mr. Nier voiced concerns that the size of the proposed structure would result in an undesirable change in the character of the neighborhood.

Mr. Leddy stated that storage capacity sought by the applicant could be achieved in an alternative manner.

Mr. Doremus suggested building the structure elsewhere on the parcel.

Mr. Doremus asked if members would like more time to inspect the proposed building site prior to rendering a decision. Mr. Peck indicated that he would.

Attorney Farley asked if the applicant had submitted an environmental assessment form. Mr. Meade replied that it had been submitted with the variance application. The secretary informed counsel that no EAF had been submitted to date. A form was supplied and the Board gave Mr. Meade an opportunity to complete the EAF.

Attorney Farley reviewed the form and the Board responded to the questions posed to the agency. Motion by Mr. Leddy, seconded by Mr. Nier to make a determination of negative environmental impact as a result of the proposed action. Ayes-4, Nays-0. Motion carried.

Motion by Mr. Leddy, seconded by Mr. Nier to defer action on the application, until the October 6, 2004 meeting, to give interested members an opportunity to inspect the site with the concurrence of the applicant. Ayes-4, Nays-0. Motion carried.

The minutes for August 4, 2004 were read for reference only. Motion by Mr. Doremus, seconded by Mr. Nier to approve the minutes, as presented. Ayes-4, Nays-0. Motion carried.

James Wilton, for Betty Jean Wilton, submitted an application for an area variance of parcel #85-07-1-33 for the purpose of subdividing the parcel. A letter from the Town Planning Board, in support of the action, was submitted for the record. Motion by Mr. Doremus, seconded by Mr. Nier to schedule a public hearing for October 6, 2004 at 7:30pm. Ayes-4, Nays-0. Motion carried.

Motion by Mr. Nier, seconded by Mr. Leddy to adjourn. The meeting adjourned at 8:28pm.

Christina Vargulick
ZBA Secretary