

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, James Burrows, T/Wilna, Town Attorney, and Planning Board Chairmen

FROM: Christina Vargulick, Cooperative ZBA Secretary

DATE: February 28, 2019

RE: Minutes from February 27, 2019

PRESENT: D. Austin, R. Blank, B. Fetterly, and T. Kight

Chairperson Kight called the meeting to order at 7:07pm. The roll was called.

Motion by R. Blank, seconded by B. Fetterly to dispense with the reading of the January 9, 2019 minutes and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

The Board resumed their discussion regarding an area variance for parcel no. 86.49-2-1 on Dock Street for required parking. The Board reviewed and responded to the criteria for an area variance.

Members reviewed and responded to the SEQR. Motion by D. Austin, seconded by R. Blank to make a declaration of negative environmental impact. Ayes-4, Nays-0. Motion carried.

The following resolution was offered by R. Blank, who moved its approval, and seconded by D. Austin, to wit:

WHEREAS, the RACOG Cooperative ZBA has received an application from Scott Sauer for parcel number 86.49-2-1 for a variance of the V/Carthage Zoning Law, Article 3; Section 146-10F, and

WHEREAS, in connection with such application, the Zoning Board of Appeals has received and reviewed an application and environmental assessment form, held a public hearing and received comments thereat; and

WHEREAS, after review, the Zoning Board has weighed the effects of the requested variance on the health, safety, and welfare of the neighborhood and community, and made the following findings:

- A. The Board concludes the proposed construction would not produce an undesirable change in the character of the neighborhood or detriment to nearby properties.
- B. The Board concludes that the benefit sought by the applicant could not be achieved by some method, feasible for the applicant to pursue, other than a variance.
- C. The Board concludes that the variance is substantial.
- D. The Board concludes that the variance would not have an adverse visual impact on the physical conditions of the neighborhood.
- E. The Board concludes that the alleged difficulty is self created.

NOW, THEREFORE BE IT RESOLVED that the application from Scott Sauer, parcel number 86.49-2-1, for a variance of Article 3; Section 146-10F of the V/Carthage Zoning Law is hereby granted with the following conditions:

- 1. A variance of a maximum of twelve (12) parking spaces.
- 2. That agreements with third parties be maintained to provide for the parking required in Article 3; Section 146-10F of the V/Carthage Zoning Law.

Ayes-4, Nays-0. Resolution adopted.

Motion by D. Austin, seconded by B. Fetterly to adjourn. The meeting adjourned at 7:20pm.

*Christina Vargulick*  
RACOG Cooperative ZBA, Secretary