

The RAOCG Cooperative ZBA met in regular session on Wednesday, October 2, 2019. Present were T. Kight (7:04), D. Austin, R. Blank, and B. Fetterly. M. Spencer was absent. Vice-Chairperson Austin called the meeting to order at 7:00pm.

Motion by R. Blank, seconded by B. Fetterly to dispense with the reading of the September 4, 2019 minutes and to approve the minutes as presented. Ayes-3, Nays-0. Motion carried.

Philip Vogt, representing Three C Sales, summarized a request for an area variance for parcel no. 86.55-1-8 owned by Gary Johnson and located at 79 Bridge Street, West Carthage. The application seeks to cover an existing sign with a new sticker. The Village ZEO has determined that the signage violates Section 91-17A; subsection 2 of the V/West Carthage zoning law in so much as the sign exceeds the allowed square footage. Mr. Vogt explained that the new sign is slightly smaller in area than the former sign. The new sticker was installed at a cost of \$375. The cost to replace the sign has been quoted at \$3,500.

Proof of notice having been furnished, the public hearing on the application for an area variance for parcel no. 86.55-1-8 was called to order by Chairperson Kight at 7:06pm. No one from the public spoke in favor or opposition to the proposed variance. The Board expressed some confusion in regards to the measurement of the face of the building, questioning if the attached garage was part of the ZEO's measurement. Motion by D. Austin, seconded by R. Blank to adjourn the public hearing and to request more information from the Village ZEO. Ayes-4, Nays-0. Motion carried.

Chairperson Kight presented an area variance application for parcel no. 77.16-1-21 owned by George and Nancy McBride and located at 23696 Co. Rte. 42, Town of Wilna. The applicant seeks to subdivide the parcel into two parcels. The existing lot has 400' of frontage and is located in an Agriculture/Residential district. The district specifications require a minimum of 250' of road frontage for new parcels. The application seeks to create parcels with 185' and 215' of frontage respectively.

Mr. McBride advised the Board that two neighboring parcels only have 200' of road frontage each and suggested that therefore, his subdivision would not create a change in the character of the neighborhood.

Members noted that the variance would create two non-conforming lots. They discussed altering the proposed subdivision boundaries with the applicant. Mr. McBride stated that his intention is to retain ownership of a barn on the property.

Motion by B. Fetterly, seconded by R. Blank to schedule a public hearing on the proposed area variance application for parcel no. 77.16-1-21 on November 6, 2019 at 7:00pm. Ayes-4, Nays-0. Motion carried.

Motion by D. Austin, seconded by R. Blank to adjourn. The meeting adjourned at 7:47pm.

Christina Vargulick
RACOG Cooperative ZBA, Secretary