

The RACOG Cooperative Zoning Board of Appeals met in regular session on Wednesday, August 4, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were Chairperson Kight, D. Austin, and T. Heagle. M. Roberts was excused.

Chairperson Kight called the meeting to order at 7:00pm.. Motion by T. Heagle, seconded by D. Austin to approve the minutes of July 14, 2021 as presented. Ayes-3, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on the area variance for Julio Hall for property located at 19 Bridge Street was called to order at 7:03pm by Chairperson Kight. No one spoke for or objected to the proposal to exceed the maximum number of square feet allowed for a free-standing sign.

T. Kight inquired if the existing sign structure would remain unchanged. J. Hall responded that with the exception of refacing the sign, it would remain unchanged. T. Kight stated that at such time that the sign is replaced, the new sign must conform to the V/West Carthage zoning law.

D. Austin questioned the size of the proposed digital sign. J. Hall responded that the digital sign may be located elsewhere and formally withdrew his request to place a digital sign below the free-standing sign. The change in the application reduced the requested variance to 6.48sqft. J. Hall asked if the free-standing sign could be temporarily removed for maintenance. T. Kight confirmed that was allowable.

The public hearing was closed at 7:16pm. Members reviewed area variance criteria.

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

WHEREAS, the RACOG Cooperative ZBA has received an application from Julio Hall for parcel number 86.48-2-37 for a variance of V/West Carthage Zoning Law Article 91, Section 17;1 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 be achieved by some method, feasible for the applicant to pursue, other than a variance.

C. The Board concludes that the variance is not 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 Julio Hall for parcel number 86.48-2-37, for a variance of Article 91; Section 17;1 of the V/West Carthage Zoning Law is hereby granted with the following condition:

1. The free-standing sign may not exceed 30.48sqft in size.

The foregoing resolution was duly put to a vote as follows:

T. Kight.....aye  
D. Austin.....aye  
M. Roberts.....absent  
T. Heagle.....aye

Resolution adopted.

Motion by D. Austin, seconded by M. Roberts to adjourn. The meeting adjourned at 7:48pm.

*Christina Vargulick*  
Christina Vargulick  
RACOG Cooperative ZBA, Secretary