

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, January 8 2002 at 7:30 PM

**Place** Town of Champion Offices Board Room (rear of building) 10 N Broad St, West Carthage NY

**Contact** [Peter LaBarge](#) Planning Board Chairman

## Minutes

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Town of Champion

Planning Board

Carthage, NY 13619

TO: Members of the Town Board; Members of the Planning Board; Christina Vargulick, Town Clerk, ZBA, and Timothy Farley, Town Attorney.

FROM: Kathryn Smith, Secretary

DATE: January 10, 2002

SUBJECT: Planning Board Meeting January 8, 2002

The Town of Champion Planning Board meeting was called to order at 7:30 p.m. by Chairman Peter LaBarge. Attending were members Frank Koster, Frances Brooks, Jim Surace and Kathryn Smith. Also attending was Zoning Enforcement Officer Brian Phelps.

The minutes from the meeting November 28, 2001, were read. Frances Brooks made a motion, seconded by Peter LaBarge to accept the minutes. The motion passed by a 4-0 vote, Kathryn Smith abstaining due to her absence at that meeting.

A public hearing for a major subdivision on behalf of Mary Jane Thompson, 35811 Jackson II Road, was held. Mrs. Thompson explained that the 83.45 acres is to be divided into six lots. One son will receive 39.1 acres; one will receive 37.6 acres; and Lot #5, .85 acres will be combined to a 1.7 acre parcel owned by her granddaughter, Melissa Thompson Santucchi. No disposition was given for the remaining three lots; however, the plat plans were reviewed to ensure that they were in compliance with the town subdivision law. No one spoke in favor of or against the subdivision. A motion was made by Frances Brooks seconded by Jim Surace, to approve the subdivision on the condition that the .85 acre parcel be combined into one deed for a total of 2.55 acres owned by Mrs. Santucchi.

The board reviewed and responded to Part II of the Environmental Assessment. Frank Koster made a motion seconded by Frances Brooks that the proposed action will not result in any significant adverse environmental impacts. The motion carried unanimously.

Richard Rapholz and William LaRose advised the board that they would like to operate a used car lot on two parcels, tax map #'s 76.07-1-13.1 and 76.07-1-13.2, near the village of Deferiet. Mr. Rapholz explained that he sold his dealership in Watertown, NY, and is currently selling cars at a friends lot on Pearl Street, Watertown, NY. He advised that in order to maintain his NYS license, he must have a spot for three cars. They are not anticipating hiring any employees and the only signage is what is required by the state. The property currently houses 9 rental units, most unoccupied. Since this area is zoned business, they submitted an application for site plan approval. This application is being referred to the Jefferson County Planning Board, under the provisions of Section 740 of the Town of Champion Zoning Law adopted July 7, 1977, for review at its meeting January 29.

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Kathryn Smith made a motion to hold a public hearing on February 12, 2002. Frank Koster seconded the motion. The motion passed unanimously.

Elwood Thomas and Robin Steele appeared before the board and explained that Mr. Steele wanted to purchase property formerly owned by his parents. The parcel does not have 200' frontage as required and

there is no record of a recorded deed. The board reviewed the application for a minor subdivision and plat plans and determined that a public hearing should be held. Jim Surace made a motion to hold a public hearing and Frances Brooks seconded the motion. The public hearing will be January 22, 2002, at 7:30 p.m.

Kathryn Smith made a motion to adjourn the meeting and Frank Koster seconded the motion. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Kathryn Smith

Secretary