

Organization Town of Champion
Board Planning Board
Date and Time Tuesday, February 26 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

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: March 3, 2002

SUBJECT: Planning Board Meeting February 26, 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 as well as Zoning Enforcement Officer Brian Phelps and Supervisor Terry Buckley.

The minutes from the meeting February 12, 2002, were read. Peter LaBarge made a motion to accept the minutes and Frances Brooks seconded the motion. The motion passed unanimously.

Lloyd Lundquist appeared before the board in conjunction with his application for a minor subdivision on County Route 143 that he had initially submitted at the board's October 24, 2001, meeting. Since Mr. Lundquist recently submitted the survey maps, he was requested by the board to attend this meeting to review his request. Frank Koster made a motion to hold a public hearing and Peter LaBarge seconded the motion. The public hearing will be held at 7:30 p.m. Tuesday, March 12, 2002, at the town offices.

The board reviewed the application for a site plan approval for the operation of a used car sales facility by lot by Richard Rapholz and William LaRose on two parcels, tax map #'s 76.07-1-13.1 and 76.07-1-13.2, near the village of Deferiet. Mr. Rapholz and Mr. LaRose were not in attendance at this meeting and Mr. LaRose did not submit the scaled drawing of the parking lot showing property lines and office location as was requested by the board at its last meeting. The board discussed the request to combine a used car sales facility with a property that has nine rental units. The combination of the businesses was a concern particularly with respect to the 18 parking spaces required for the rental units and the flow of traffic for the used car business. Several areas had not been addressed by the applicants; i.e., restrooms, office, lot lines, lighting, etc. It was the decision of the board that the application did not meet the criteria in accordance with the provisions of Section 525, General Review Criteria, of the Town of Champion Zoning Law, adopted July 7, 1997.

Frances Brooks made a motion to reject the site plan submitted to date in accordance with Section 525A of the Town of Champion Zoning Law and Peter LaBarge seconded the motion. The motion passed 5-0.

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Supervisor Buckley encouraged the members to attend the Local Government Conference to be held April 11 at Jefferson Community College.

He further addressed the board requesting a review of the town zoning map since it had not been done in about

two years. He stated that businesses can be in harmony with rural areas if the site plans are properly stipulated. Mr. Buckley would like to see an expansion of the business district the entire length of State Route 26 from West Carthage to Great Bend. He explained that there is an urgency to expand the business district at least as far as the Jackson II Road which is about one-half mile. Mr. LaBarge asked why the town board didn't change the zoning since they have that authority. Mr. Buckley noted that he would rather it be an action by the planning board. Frank Koster suggested that the Line School Road be rezoned to R-1 due to the availability of water.

Mr. LaBarge stated that he thought the reporting on the Route 3 sewer district was confusing and the public thought it was being run by the Planning Board. Mr. Buckley advised that the sewer districts were done in the Town of Champion.

Sixteen Carthage Central students in Mr. McHale's Participation in Government Class attended the meeting.

Kathryn Smith made a motion to adjourn the meeting and Jim Surace seconded the motion. The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Kathryn Smith
Secretary