

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, May 14 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: May 18, 2002

SUBJECT: Planning Board Meeting May 14, 2002

The Town of Champion Planning Board meeting was called to order at 7:30 p.m. by Chairman Peter LaBarge. Attending were members James Surace, Frances Brooks, and Kathryn Smith as well as Zoning Enforcement Officer Brian Phelps and Town Supervisor Terry Buckley.

The minutes from the meeting April 9, 2002, were read. Francis Brooks made a motion to accept the minutes and Jim Surace seconded the motion. The motion passed unanimously.

A public hearing for a minor subdivision on the Middle Road by Benjamin Mangan was held. Bruce Markwell appeared on behalf of Mr. Mangan. No one spoke in favor of or against the subdivision. Peter LaBarge made a motion to approve the subdivision and Jim Surace seconded the motion. The motion passed unanimously. Kathryn Smith made a motion seconded by Peter LaBarge that the proposed action will not result in any significant adverse environmental impacts. The motion passed unanimously.

Emma Whitaker advised the board that she would like to subdivide the approximately 148 acres of land on the Whitaker Road. Gordon Hutton would receive approximately 120 acres and the balance retained by Mrs. Whittaker. Frank Koster made a motion seconded by Frances Brooks to hold a public hearing. The hearing will be at 7:30 p.m. Tuesday, May 28, 2002.

Scott Britton submitted an application on behalf of Ronald Covell for a minor subdivision at the corner of Sayre and Cole Road. Mr. Britton will obtain approximately 3/4 of an acre from the two acre site. He explained that the property has a garage which he will use for storage. He also plans to clear off the property so visibility will be improved at that intersection. Frank Koster made a motion, seconded by Kathryn Smith, to hold a public hearing. The hearing was scheduled for 7:45 p.m., Tuesday, May 28, 2002.

David Zehr explained that he would like to subdivide a 7.5 acre parcel into four or five lots on a private road known as Montana Drive. Each lot would be a 1.5 acre minimum. He was told that he would need the survey as well as a letter of authorization from his parents. He was cautioned as to the setbacks, required frontage and the need for a turnaround. He will contact the board when ready to proceed.

Dr. David Rosner advised the board that he had been denied a building permit because he lacked the required 200' frontage. He explained that he owns approximately 136 acres of which five had been separated for mortgage purposes. He submitted an application for a minor subdivision; however, had not paid the required fee to the town clerk. Kathryn Smith made the motion to hold a public hearing and Peter LaBarge seconded the motion. The hearing will be at 8:00 p.m. Tuesday, May 28. He was instructed to provide a receipt from the town clerk for planning board records.

Richard Rapholz and William LaRose who have submitted an application for a site plan review for the operation of a used car sales facility on NYS Rt 3, advised that they have removed the horizontal parking on the west side of the driveway due to the close proximity of the bordering lot. They also advised that six of the nine units were now rented. They were advised that the application would once again be referred to the Jefferson County Planning Board for review. Peter LaBarge made the motion to hold a public hearing for a site plan review and Kathryn Smith seconded the motion. The public hearing will be held at 7:30 p.m., June 11, 2002.

Supervisor Buckley told the members that the town board was waiting for their recommendation for the possible

rezoning of NYS Rt 26 as well as the Lamb Road and Line School Road.

Frank Koster made a motion to adjourn the meeting and Frances Brooks seconded the motion. The meeting adjourned at 8:45 p.m.