

**Organization** Town of Champion  
**Board** Planning Board  
**Date and Time** Tuesday, June 11 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: June 14, 2002

SUBJECT: Planning Board Meeting June 11, 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, Frank Koster Frances Brooks, and Kathryn Smith . Also attending were Zoning Enforcement Officer Brian Phelps and Town Councilman Henry Watkins.

The minutes from the meeting May 28, 2002, were read. Peter LaBarge made a motion to accept the minutes. Jim Surace seconded the motion. The motion passed unanimously.

A public hearing for a site plan review for the operation of a used car sales facility on NYS Rt 3, near the village of Deferiet, NY, was held. No one spoke for or against the proposal. The applicants stated that there were no changes in their plans. Councilman Watkins said that he had driven by and it looked pretty crowded. Chairman LaBarge tabled discussion until later in the meeting. He advised that it would be discussed further at the next meeting and they would be notified by mail as to the board's decision. Frank Koster made a motion to close the public hearing which was seconded by Frances Brooks. The motion passed 5-0

William Nier submitted an application for a minor subdivision on Sayre Road. His intention is to subdivide approximately 2.5 acres from his 14 acre parcel. Peter LaBarge made a motion to hold a public hearing. Jim Surace seconded the motion. The motion passed unanimously. The public hearing will be at 7:30 p.m., Tuesday, June 25. Mr. Nier was instructed to provide a receipt for the application from the town clerk.

Steve Mix submitted an application for a minor subdivision on behalf of Paul Stiles, d/b/a/ Great Bend Construction Corporation on County Route 47. Mr. Mix plans to purchase one acre from the 10 acre parcel for the operation of a small business. A motion to hold a public hearing was made by Peter LaBarge and seconded by Frank Koster. The motion passed unanimously. The hearing will be at 7:45 p.m., Tuesday, June 25.

An application for a minor subdivision on the Lamb Road was received from John Wagenaar. Mr. Wagenaar plans to sell the house, barn and approximately two acres of land. Zoning Officer Phelps will contact Mr. Wagenaar for additional information on the property's acreage/frontage and advise that a letter of authorization is required since he no longer resides in the area. Peter LaBarge made a motion seconded by Frank Koster to hold a public hearing. The motion passed unanimously. The public hearing will be at 8:00 p.m., Tuesday, June 25.

The board discussed the possible rezoning of NYS Route 26 from R-1 to Business. Frances Brooks made a motion, seconded by Peter LaBarge, to extend the business district on Route 26, following property lines to the water on the Jackson II Road and to continue to the Jackson Road, extending 1000' on the west side of the highway. The motion was defeated by a vote of 3-2 with Frank Koster, Jim Surace and Kathryn Smith opposed.

Frank Koster introduced a motion, seconded by Kathryn Smith, extending the business district to the Jackson II Road, following the property lines and extending 1000' on the west side of the highway. That motion passed by a vote of 4-1, Frances Brooks opposed.

Chairman LaBarge explained that another member was needed to attend the RACOG meeting. He explained that Phase II which will encompass maps and forms should begin mostly likely in October or November. Frank Koster volunteered for this position.

The site plan review for the used car sales facility was introduced for discussion. Frank Koster made a motion to deny the request in accordance with the provisions of Section 525 A of the Town of Champion Zoning Law. The

motion was seconded by Frances Brooks and passed unanimously. The letter of denial will be reviewed by the board at its next meeting.

Mr. Phelps advised the board about the debris problem at the Lunco property;. Since there is no zoning violation, the matter was turned over to DEC.

Jim Surace made the motion to adjourn the meeting and Kathryn Smith seconded the motion. The meeting adjourned at 9:10 p.m.