

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, November 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

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The Town of Champion Planning Board meeting was called to order at 7:26 p.m. by Chairman Peter LaBarge. Attending were members James Surace, Frank Koster, Frances Brooks, Kathryn Smith, Zoning Enforcement Officer Brian Phelps and Town Supervisor Terry Buckley.

The minutes from the meeting November 12, 2002, were read. Peter LaBarge made a motion to accept the minutes. Frank Koster seconded the motion. The motion passed unanimously.

A public hearing for a minor subdivision on the Copenhagen Road by Quentin Kotary was held. Under the proposal, approximately 5 acres would be divided and sold as two separate parcels. The former chicken house with 3.74 acres would be sold and one lot of 1.5 acres would be offered for residential use. The balance of the property would be retained by Mr. Kotary. Wendell Hutt submitted authorization from Mr. Kotary to act on his behalf. Mr. Hutt advised that there is an encroachment of about 2' onto the adjoining property which is owned by Tim Earle; however Mr. Kotary has agreed to transfer whatever footage is necessary to keep the property line in the hedge row. It is expected to be 8 to 10 feet. Mr. Earle maintained that his survey, done about 30 years ago, is correct and didn't know about the situation until the surveyors stake was placed in his yard. Mr. Earl stated that he was in favor of the proposed subdivision. A motion to approve the subdivision was made by Frances Brooks and seconded by Peter LaBarge. The motion passed unanimously. A motion to accept the negative declaration on the environmental assessment statement was made by Jim Surace and seconded by Mr. LaBarge. The motion passed unanimously.

Rev. Thomas Jones, pastor of the Christian Covenant Lutheran Church, advised that the church has purchased the house next door to the church which they would like to use as a parish center. The house is currently occupied by a single caretaker. Since this area is zoned residential, he was provided with the necessary information to apply for a change of use and a site plan review.

A public hearing for a minor subdivision of 301.14 acres on County Route 163, Plank Road, for Kathleen Elmer was held. The proposal would transfer 185.48 acres to Randy Elmer with the 115.66 acre balance retained by Ms. Elmer. No one spoke for or against the subdivision. Francis Brooks made a motion to approve the subdivision and Jim Surace seconded the motion. Peter LaBarge made the motion to accept the negative declaration on the environmental assessment statement and Kathryn Smith seconded the motion. Both motions passed unanimously.

A public hearing for a major subdivision by David Zehr on Montana Drive was held. Mr. Zehr advised that there are two existing lots with three more planned. When looking at the survey, Lot F will be added to Lot A, Lot B will remain unchanged, and the new lots are annotated at C, D and E. The lots will vary in size from 1.7 to 5+ acres. Mr. Zehr was advised that the board needed the maintenance agreement for the road. No action will be taken by the board until the maintenance agreement is submitted.

Mr. Buckley provided the board with a Black River Trailway Update, a color coded map and a proposed law for the prohibition of clutter, litter and debris. The proposed law was produced by the NYS Tug Hill Commission; however enforcement would be the responsibility of the town board. The language of the law should be so that the town zoning enforcement officer could inspect the property. Mr. Buckley requested the planning board provide a recommendation to the town board.

Zoning Officer Brian Phelps advised that the new code books will be available at the next meeting.

The Jefferson County Planning Department returned the Caskinette-Lofink site plan review because it was under 500 square feet. On a motion by Peter LaBarge and seconded by Kathryn Smith, the site plan was approved. It will now be necessary for Caskinette-Lofink Ford to contact the Mr. Phelps for a zoning permit and to secure a building permit from Jefferson County.

The following students attended the meeting as part of the Participation in Government Class at Carthage Central School: Mark Zabackis, Josh Constance, Danielle Cob, Natalie Hickey, Mike Addley, Jordan Gebo, Natasha Simmons and Heather Woodward.

Kathryn Smith made a motion to adjourn the meeting. Frank Koster seconded the motion. The meeting adjourned at 8:30 p.m.

Kathryn Smith  
Secretary

