

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, July 22 2003 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

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, Francis Brooks, and Kathryn Smith, as well as Zoning Enforcement Officer Brian Phelps. The minutes from the meeting July 8, 2003, were read. Peter LaBarge made a motion to accept the minutes. Frances Brooks seconded the motion. The motion passed unanimously.

A public hearing for a minor subdivision on Jackson II Road by Teresa Bossuot was held. Out of approximately 18 acres, Mrs. Bossuot plans to subdivide approximately 2.3 acres for a single wide mobile home, storage building and two-stall garage. Neighboring property owners Fritz Metzger and two unnamed individuals had no objection to the proposal. A Mr. and Mrs. Morgan inquired as to the nature of the subdivision but had no questions at this time. Kathryn Smith made a motion seconded by Frank Koster to approve the subdivision. A motion to accept the negative declaration on the environmental assessment statement was made by Jim Surace and seconded by Kathryn Smith. Both motions passed unanimously.

Scott Eves inquired as to the possibility of using the former Niagara Mohawk sub-station lot on State Route 126 for seasonal use selling produce. The lot is approximately 150' x 150'. He would use a tent or possibly construct a small building. He was instructed to apply for a site plan review. He has not yet purchased the parcel.

Matt Johnson and Phil Street from the Tug Hill Commission discussed designating Great Bend a hamlet zone and provided the members with a booklet entitled "Hamlet Design Guidelines" which was prepared by the Dutchess County Department of Planning and Development. Also provided were maps of Great Bend depicting various land uses within 1/4 and 1/2 mile radius within a 5 and 10 minute walk and possible hamlet zoning proposals. They explained that Great Bend, as a small village, could be treated as a hamlet because of its uniqueness. The Route 3 corridor study was to save those hamlets. They have not checked the soil maps, but did not feel that there were too many environmental constraints. The sewer board was to meet with five municipalities; however, it is difficult to work with that many at the same time. The work of this board will be shared with the other committees. Mr. Johnson and Mr. Street will return on August 26.

Peter LaBarge made the motion to adjourn the meeting. Jim Surace seconded the motion. The meeting adjourned at 8:55 p.m. The next meeting will be held August 12, 2003.

Respectfully submitted,

Kathryn Smith
Secretary