

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, February 10 2004 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 met in regular session Tuesday, February 10, 2004 at 7:30PM at the Champion Municipal Building. Present were Chairman Peter LaBarge, members Frances Brooks, Frank Koster, and James Surace, and Brian Phelps, Zoning Officer. Kathy Smith was excused.

Chairman LaBarge called the meeting to order and opened the public hearing on a site plan application received from Rev. John Jordan, City of Refuge Christian Church, for parcel number 76.06-1-15 located at 32470 NYS Route 3, Great Bend. No one from the public spoke for or against the site plan. Rev. Jordan reviewed the proposed uses including office space, classrooms, clothing distribution, food storage, guest rooms, and fellowship hall. Chairman LaBarge explained to Rev. Jordan that no decision could be made by the Board at this time pending comment from the Jefferson County Planning Board. F. Brooks questioned the use of the guest rooms and requested information regarding buried materials located at the rear of the structure. A decision shall be rendered no more than 62 days from the date of the public hearing.

The Board received an application for a minor sub-division of parcel number 93.07-1-1 located at 19001/19 County Route 47. The Board reviewed the preliminary survey to divide the parcel. Zoning Officer Phelps questioned whether the sub-division could meet the requirements for road frontage since a portion of the identified frontage is on the Bach Road extension. Members discussed the classification of the highway extension. Motion by J. Surace, seconded by F. Brooks to make a determination of negative environmental impact from the proposed action. Ayes-4, Nays-0. Motion carried.

Motion by J. Surace, seconded by P. LaBarge to schedule a public hearing for February 24, 2004 at 7:30PM on the application, pending information concerning the highway classification. Ayes-4, Nays-0. Motion carried.

Motion by F. Brooks, seconded by P. LaBarge to approve the minutes for January 27, 2004, as presented. Ayes-4, Nays-0. Motion carried.

B. Phelps reported that the RACOG planning committee will be meeting February 19, 2004 to review the integrated sub-division law. P. LaBarge reported on discussions between himself and the Town Justices' regarding enforcement and prosecution of the law.

Chairman LaBarge asked the Board to share their expectations regarding the resumption of facilitated discussions with Tug Hill Commission staff regarding planning along the NYS Route 3 corridor. F. Brooks stated that she supports strong language and enforcement regulations to improve the aesthetic appeal of future commercial development. J. Surace had no comment. F. Koster supports a modified business district. P. LaBarge stated that he does not support a hamlet zone due to the considerable commercial development already in place. Zoning Officer Phelps recommended the promotion of an integrated commercial and residential zone. The Board agreed to invite Phil Street, THC, to attend the March 9, 2004 meeting to continue discussions.

Motion by J. Surace, seconded by P. LaBarge to adjourn. The meeting adjourned at 7:55PM.

Christina Vargulick
Acting Secretary