

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, February 24 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 24, 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. Kathryn Smith was excused.

Chairman LaBarge called the meeting to order and opened the public hearing on the minor sub-division application received from Gordon C. Tripp for parcel #93.07-1-1 located at 19001/19 County Route 47. No one spoke for or against the proposed action. The hearing was closed at 7:31PM. Mr. Tripp reviewed the details of the sub-division with the Board. Motion by Mr. Surace, seconded by Mr. Koster to approve the minor sub-division as proposed and without conditions. Ayes-4, Nays-0. Motion carried. The applicant provided copies of the plat map for sealing and filing.

An application for a minor sub-division of parcel #85.07-1-2 was received from Gary and Marjorie Roes, 22000 County Route 47. The Board reviewed the submitted plat maps and determined that each of the proposed lots meets minimum frontage requirements. The Board reviewed that application and responded to the SEQR. Motion by Mrs. Brooks, seconded by Mr. Surace to make a determination of negative environmental impact from the proposed action. Ayes-4, Nays-0. Motion carried. Motion by Mr. LaBarge, seconded by Mr. Surace to schedule a public hearing on the proposed minor sub-division on March 9, 2004 at 7:30PM. Ayes-4, Nays-0. Motion carried.

Don Converse submitted an application for preliminary plat approval for parcel #66.00-1-2 located on NYS Route 3, Great Bend. Mr. Converse has secured a purchase option on the parcel from property owner Fred Huntley pending a feasibility study. Mr. Converse proposes dividing the property into 18 building lots for the purpose of constructing stick built family homes with square footage ranging from 1800 sq. ft. - 3000 sq. ft. and valued between \$200,000 and \$350,000 per home. The Board reviewed the preliminary sub-division mapping and discussed the need for increasing the frontage of Lot #1, highway regulations, and utilizing public utility services. The action will require DOH and DEC approval. The Board directed Mr. Converse to provide a topographical map of the proposed sub-division area, reconsider lot design to conform with required frontage standards, and to discuss road configuration with Highway Superintendent Sech. The secretary was directed to forward an application for the required full environmental assessment and information in regards to NYSDEC requirements for a stormwater pollution prevention plan to Mr. Converse.

Motion by Mr. LaBarge, seconded by Mrs. Brooks to approve the minutes for February 10, 2004, as presented. Ayes-4, Nays-0. Motion carried.

Mr. Phelps reported that the County Planning Board had taken action on the proposed site plan application from City of Refuge Church and would be forwarding comments. He also reported that the RACOG planning committee had met to further refine the language in the proposed sub-division law.

Motion by Mr. Surace, seconded by Mr. Koster to adjourn. The meeting adjourned at 8:22PM.

Christina Vargulick
Acting Secretary