

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, March 9 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, March 9, 2004 at 7:30PM at the Champion Municipal Building. Present were Chairman Peter LaBarge, members Frances Brooks, James Surace, and Frank Koster, and Brian Phelps, Zoning Officer. Kathryn Smith was excused.

Chairman LaBarge called the meeting to order and the minutes for February 24, 2004 was read for reference only. Motion by Mrs. Brooks, seconded by Mr. LaBarge to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge called the public hearing on the minor sub-division application received from Gary and Marjorie Roes for parcel #85-07-1-2 to order. No one from the public spoke for or against the proposed action. The hearing was closed at 7:31PM. Mr. Roes reviewed the proposal 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.

John Sech informed the Board that he has received copies of the plat map for the minor sub-division of parcel #93.00-2-14.2. Motion by Mrs. Brooks, seconded by Mr. Surace to schedule a public hearing on the proposed minor sub-division on March 23, 2004 at 7:30PM. Ayes-4, Nays-0. Motion carried.

Phil Street and Matt Johnson, Tug Hill Commission staff, were present to continue discussions regarding the planning and development of the NYS Route 3 Corridor in Great Bend. Members of the Board outlined issues they would like to see addressed in an amendment to the Zoning Law including:

- Regulations addressing commercial development in regards to community aesthetics.
- A review of uses concentrating on retail and light industrial and an elimination of uses deemed undesirable for the concept of the community.
- A decrease in road frontage requirements to maximize the utilization of public utilities.
- Language regulating the appearance and location of parking areas.
- Regulations addressing architectural features including: vegetation and screening; site layout; roof pitch, and building finishes and colors
- Language to set standards for building in regards to the number of stories.

Mr. Street discussed incentive zoning that allows the Planning Board to accommodate developers that cooperate fully with the Board. Mr. Street and Mr. Johnson will review the Board's direction and make recommendations for new zoning law language at the April 13, 2004 meeting of the Board.

Chairman LaBarge distributed the advisory comments received from the Jefferson County Planning Board relative to the site plan review received from the City of Refuge Christian Church. Based on the comments, the Planning Board directed the secretary to forward a letter to the applicant detailing the following:

...that the Town Planning Board shall require that the following submittals prior to the final review of the application:

1. As required in the Town of Champion Zoning Law, Article 5; Sections 520; paragraph B and 525; paragraphs A, B, & C, the Town Planning Board requests a larger site plan drawn to scale with the proposed parking spaces, loading, and circulation areas shown to ensure their adequacy given the multiple uses of the facility. The site will be required to connect to the municipal water and sewer systems. Connections to those systems should also be shown.
2. Pursuant to Article 6; Section 635; paragraph C and Article 5; Section 625; paragraph E, respectively, the Town Planning Board requests information regarding the location and design of any proposed signage, lighting, and landscaping.
3. The Town Planning Board requires that the plan include a pedestrian link to the neighboring church to mitigate potential vehicular traffic between the two properties on the state highway.

Furthermore, it has been determined that additional permits/reviews may be required for work on the site. The applicant shall be required to contact the NYS Department of Transportation to ascertain the need for a Highway Work Permit and the Jefferson County Building Code office to comply with requirements for a change in use and to ensure building safety for the intended uses.

A final review of the application will be made at the April 13, 2004 meeting of the Town Planning Board. All additional submittals must be received no later than that date.

Chairman LaBarge distributed the most recent draft of the model sub-division law for review and comment by the Planning Board.

Members inquired on the status of the application for a major sub-division presented at the February 24, 2004 meeting by Don Converse. The applicant's representative has been in contact with Highway Superintendent Sech to discuss road configuration in preparation for a submittal.

Motion by Peter LaBarge, seconded by Mr. Koster to adjourn. The meeting adjourned at 8:48PM.

Christina Vargulick
Acting Secretary