

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, April 13 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

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The Town of Champion Planning Board met in regular session Tuesday, April 13, 2004 at 7:30PM. Present were P. LaBarge, F. Brooks, and J. Surace. F. Koster and K. Smith were excused.

Chairman LaBarge called the meeting to order. Alfred & Laurence LaFontaine, 18200 Switzer Rd., Watertown, presented an application for a minor subdivision of parcel #93.00-1-25.5. The applicants explained their intention to subdivide the original eighteen (18) acre parcel into two parcels of six acres and twelve acres, respectively. Members determined that the proposed parcels, located on the Switzer Road and within the AR district, would each have sufficient road frontage. Motion by J. Surace, seconded by P. LaBarge to schedule a public hearing for Tuesday, May 11, 2004 at 7:30PM to hear public comment on the proposed action. Ayes-3, Nays-0. Motion carried. The Board reviewed the SEQR and responded to the questions posed in the environmental assessment. Motion by J. Surace, seconded by F. Brooks to make a determination of negative environmental impact from the proposed subdivision of parcel #93.00-1-25.2. Ayes-3, Nays-0. Motion carried.

Beth LaGraff, representing Assembly of God Church, was present to explain that the Christian Heritage School, affiliated with the Assembly of God Church, has agreed to partner with the City of Refuge Christian Church to modify the former Pine Tree Motel to initially accommodate a school, Sunday school, and fellowship hall. Future utilization may include a food pantry and clothing distribution site. Ms. LaGraff informally requested an extension of the time period for final decision as outlined in Section 525G of the Town Zoning Law. Motion by J. Surace, seconded by F. Brooks to consent to a twenty-eight day extension (May 11, 2004) pending a written request from the City of Refuge Christian Church. Ayes-3, Nays-0. Motion carried. The Board agreed by consensus to request that the applicant revise SEQR-Part 1 to more accurately reflect their intentions.

P. LaBarge read a letter from the Town Zoning Board of Appeals requesting a recommendation concerning the application for an area variance received from Don Converse. Motion by J. Surace, seconded by P. LaBarge to recommend that the area variance be approved. Ayes-3, Nays-0. Motion carried.

Supervisor Buckley reviewed the status of the water/sewer design and road configuration for the proposed major subdivision. Planning Board members reiterated the need for an estimate of the cost of roadway construction, within the subdivision, to determine the minimum bond that will be required. The Board agreed by consensus to strongly encourage Mr. Converse to have the road grading and drainage plans professionally engineered.

Phil Street and Matt Johnson, planners from the Tug Hill Commission, distributed concept maps and regulation outlines for the NYS Route 3 Corridor. The Board reviewed the documents and suggested changes to reflect the Board's intent. P. Street and M. Johnson will update and resubmit the documents.

Motion by P. LaBarge, seconded by J. Surace to approve the minutes of March 24, 2004 as presented. Ayes-3, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 8:55PM.