

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, October 12 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 meeting was called to order at 7:21p.m. by Chairman Peter LaBarge. Attending were members James Surace, Kathryn Smith, Frank Koster, Frances Brooks, Zoning Enforcement Officer Brian Phelps.

The minutes from the meeting September 28, 2004, were read. Frances Brooks made a motion to accept the minutes and James Surace seconded the motion. The motion passed unanimously.

The board reviewed the information received from Town Attorney Timothy Farley regarding Roland Houghton's plan to transfer approximately 86 acres to Hanson Aggregates. Mr. Farley advised that the lot to be conveyed shall be one tax parcel which may not be further subdivided or transferred separately and that the new lot also be granted with a 50 foot right of way across the balance of the Houghton property to County Route 47. A motion to accept the negative declaration on the environmental assessment was made by Kathryn Smith and seconded by Jim Surace. The motion passed unanimously. A motion to hold a public hearing was made by Peter LaBarge and seconded by Jim Surace. The motion passed unanimously. The public hearing will be at 7:30 p.m., October 26, 2004.

Since the Town of Champion Zoning Board of Appeals approved an application for an area variance from Betty Jean Wilton, a motion to hold a public hearing for a minor subdivision located at the intersection of Hall Road and County Route 47 was made by Jim Surace and seconded by Frances Brooks. The motion passed unanimously. The public hearing will be held at 7:45 p.m., October 26, 2004.

The board reviewed the application for a site plan for the construction of a self-storage facility by Steven Henri to be located at the intersection of County Route 47 and State Route 26 in conjunction with the recommendations received from the Jefferson County Planning Department. The application was denied for the following reasons: the plan did not specifically identify the location of the driveway cut; layout of the buildings including size, square footage and setbacks; vehicular traffic access and circulation patterns. The board also felt that additional buffering plans were needed and were not convinced that solar lighting would be adequate. Also lacking was information that addressed the appearance of the finished product.

The board was provided with a draft for the Route 3 rural corridor land use to be reviewed for discussion at the next meeting. It was noted that the committee should address the problems of pre-existing signs and when they should be changed, special event signs, temporary signage and accent lighting in the hamlet district.

Frank Koster made the motion to adjourn the meeting. Jim Surace seconded the motion. The meeting adjourned at 9:05 p.m. The next meeting will be October 26, 2004.

Kathryn Smith  
Secretary