

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, April 12 2005 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 meeting was called to order at 7:30 p.m. by Chairman Peter LaBarge. Attending were members James Surace, Frank Koster, Frances Brooks, Kathryn Smith, as well as Zoning Enforcement Officer June Haugen, Town Supervisor Terry Buckley and Town Councilman John Peck.

The minutes from the meeting March 22, 2005, were read. Frances Brooks made a motion to accept the minutes. James Surace seconded the motion. The motion passed unanimously.

A public hearing for a proposed minor subdivision on Sayre Road by David VanAllen was held. No one spoke for or against the proposal. Jim Surace made a motion to approve the subdivision. Frank Koster seconded the motion. The motion passed unanimously.

Mike Eddy advised the board that he would like to sell one of 3 lots; identified as lot #13 on an existing plat. The lot is approximately six acres with 200' frontage. The board agreed to accept the plat with the understanding that the attorney will provide the description for the parcel being sold. A motion to hold the public hearing was made by Jim Surace and seconded by Frank Koster. The motion passed unanimously. The public hearing will be at 7:30 p.m., Tuesday, April 26, 2005. It was noted that a negative declaration on the environmental assessment was done at the board's February 8 meeting. Mr. Eddy was instructed to provide a receipt at the next meeting for the minor subdivision application.

Jim Woodward, FMHC Corporation, presented a lease agreement for the construction of a telecommunications tower on property owned by Elwood and Lois Thomas, Budlo Drive, Great Bend, NY. Mr. Woodward explained that the existing tower is full. To locate on that tower would require more ears and would not provide the coverage Cingular wants. Mr. Woodward was advised that the property is in the Rural Corridor and cell towers are only permitted by special permit in the agricultural resource and industrial zones. Section 820 of the Zoning Law was reviewed with Mr. Woodward. He was advised that he would be provided with a copy of Section 820 and Article 4 of the zoning law as well as a copy of the zoning map.

The board accepted an application for a minor subdivision from Bruce Freeman, Vorce Road, Copenhagen, NY. Mr. Freeman plans to sell approximately 40 acres with 550' frontage on Pleasant Lake. The lot would extend from the lake to South Lake Road. The property is being surveyed and a public hearing will be scheduled after the survey is reviewed by the board. Mr. Freeman will provide the board with a receipt for the minor subdivision application.

Walter VanTassel presented an application for site plan approval for the operation of U-Lock sales office on NYS Route 26, Great Bend, NY. He explained that the only improvement he had planned to make was change the sign. The office would have one employee selling packing materials. Some materials would be stored on the premises and some delivered. Mr. VanTassel estimated one to three customers per day. Chairman LaBarge explained that the project must conform to the new hamlet zoning regulations. A Site Plan Review Checklist was provided and he was advised that the required fee must be paid to the town clerk and a copy of the receipt brought to the next meeting. To expedite the process, Mr. VanTassel agreed to deliver his information to the town clerk who would notify Mr. LaBarge so it could be reviewed prior to the meeting. Mr. VanTassel advised that he was not aware of a survey but if the project is approved, he will have it done.

Lori McKenna submitted an application for a minor subdivision of approximately 8.5 acres on the Humphrey Road. She was advised that a survey was needed and to bring it to the board when completed.

Possible zoning violations noted and briefly discussed are a sawmill, taxi stand, and an archery shop.

It was noted that Town of Wilna and the Village of Carthage are reviewing home occupation regulations.

One Carthage Central School student from the Participation in Government Class attended the meeting.

Mrs. Brooks advised that she will be unable to attend the next two meetings due to her employment and vacation schedule.

Frank Koster made a motion to adjourn the meeting. Kathryn Smith seconded the motion. The meeting adjourned at 8:45 p.m..

The next meeting will be Tuesday, April 26, 2005.

Respectfully submitted,
Kathryn Smith
Secretary