

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, April 26 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 7:28 p.m. by Chairman Peter LaBarge. Attending were members James Surace, Frank Koster, Kathryn Smith, as well as Town Supervisor Terry Buckley. Frances Brooks was excused.

The minutes from the meeting April 12, 2005, were read. Peter LaBarge 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 County Route 69 by Michael and Charlene Eddy was held. No one spoke for or against the proposal. The board determined that the original plat could be used and the lot to be subdivided is identified on that plat as #13. No additional subdivisions are anticipated. It was also decided that the Eddy file be cross referenced w/Fryfogle, property owners prior to the Eddy's. Peter LaBarge a motion to approve the subdivision. Jim Surace seconded the motion. The motion passed unanimously.

Bruce Freeman provided survey maps for a minor subdivision on the South Lake Road. Mr. Freeman plans to subdivide approximately 40 acres having 576' road frontage and 50' at Pleasant Lake. A motion to accept the negative declaration on the environmental assessment was made by Jim Surace and seconded by Kathryn Smith. 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 held at 7:30 p.m., Tuesday, May 10, 2005.

Thomas Lamb, Great Bend, NY, advised that he had been contacted by the zoning enforcement officer regarding the operation of a taxi business from his home. He stated that while he does not operate the taxi out of his home he does park two cars there. He is purchasing the trailer and land on a land contract. Action was deferred until such time as it can be reviewed with the zoning officer.

Thomas Compeau, GYMO, appeared with developers Scott Paymer and Robert Kiejdan, relative to the construction of a 410 multi-family housing unit to be located on 49 acres, on the Champion-Rutland town line on State Route 3. They explained that all but 1.5 acres are located in the Town of Champion and 10 acres would remain forever wild. Tentative plans are for 100 one-bedroom and 310 two-bedroom townhouse-style apartments; 643 parking spaces; three commercial structures; maintenance building tot lot; 8000' of road which would remain private and 7800' water main and sewer lines. The development would be in the Champion sewer/water district and could tie in on Budlo Drive. It's anticipated that the pump stations would need upgrading and funds would be appropriated for that expense. Financing for the project, which will be private, is contingent upon approval. Mr. Compeau will meet with the board at its May 10 meeting to further review the project.

Elwood Thomas spoke briefly with the board regarding the rezoning of the hamlet of Great Bend, NY, since he is desirous of leasing property for the construction of a telecommunications tower. The proposed site, zoned rural corridor, does not permit telecommunications towers.

Ed Greene explained that he anticipated having the survey for his proposed minor subdivision on the Switzer Road completed by the first meeting in June. He was instructed to pay the required fee to the town clerk and to bring his plats to the board for review.

The board members directed the secretary to advise the town clerk that new legible zoning maps were needed. Possibly they could be re-done by the Tug Hill Commission.

Carthage Central School students from the Participation in Government Class attending the meeting were: Morgan Waits, Michelle Waits, Jennifer Carlson and Carlie Cummings.

Frank Koster made a motion to adjourn the meeting. Kathryn Smith seconded the motion. The meeting adjourned at 8:30 p.m..

The next meeting will be Tuesday, May 10, 2005.

Respectfully submitted,
Kathryn Smith
Secretary

