

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, May 10 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 and Kathryn Smith. Also attending were Town Supervisor Terry Buckley, Councilman Henry Watkins and Zoning Enforcement Officer June Haugen. Frances Brooks was excused.

The minutes from the meeting April 26, 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 the South Lake Road by Bruce Freeman was held.

No one spoke for or against the proposal. Kathryn Smith made a motion seconded by Frank Koster to approve the subdivision. The motion passed unanimously.

Jim Woodward, FMHC, requested the board consider a variance for the construction of a cell tower on the Elwood Thomas property in Great Bend. If not a variance, Mr. Woodward suggested the project be grandfathered since negotiations began prior to the zoning changes. Chairman LaBarge recommended that he contact the town attorney since the planning board would follow the regulations and not break any laws. Mr. LaBarge noted that Mr. Thomas attended the public hearing meetings where the zoning changes were reviewed. Mr. Thomas said that he did not know the line was being changed.

Gerald Kostyk, Bernier, Carr & Associates, presented an application for a minor subdivision of 12.9 acres at the intersection of County Route 47 and 197 on behalf of the Trustees of the Pennock Trust. Also submitted was authorization for Mr. Kostyk to act as their representative. Mr. Kostyk advised that the survey will be completed in time for the next board meeting. Jim Surace made a motion to hold a public hearing. Kathryn Smith seconded the motion. The motion passed unanimously. The public hearing will be held at 7:30 p.m., Tuesday, May 24, 2005. A receipt for the application will be provided at that time. A motion to accept the negative declaration on the environmental assessment was made by Frank Koster and seconded by Jim Surace. The motion passed unanimously.

Beth LaGraff and Rev. Jordan, City of Refuge Church, Great Bend, NY, inquired about the possibility of constructing a 60' x 75' building for Sunday school and classrooms. They were advised that that activity is allowed in the hamlet zoning and a complete design plan by an architect/engineer would be required. They advised that once that has been completed, they will apply for a site plan review.

The board instructed the secretary to write to Thomas Lamb, Great Bend, NY, and request he attend the next board meeting to discuss the operation of a taxi business at his residence.

Mr. Koster advised that under Section 412 of the zoning law, the proposed development on State Route 3 would require more acreage under the rural corridor guidelines. Chairman LaBarge noted that the potential developers had changed architects and if resubmitted, a full environmental assessment would be required as well as review several agencies including but not limited to NYS DOT, Jefferson County, and NYS Dept of Health.

Mr. Koster also advised that the mining operation on County Route 47 was not in compliance with portions of Section 535 of the town's zoning law.

Mr. Koster noted that an outdoor furnace with a 10' stack had been installed at the old Hubbard residence. He said that they have been burning green wood which presents an annoyance for upwind neighbors. He was advised that they had been sent a letter and would be visited. Supervisor Buckley suggested that this is something the board should review and he would provide the members with a copy of the law in effect in the Town of Wilna.

Carthage Central School students from the Participation in Government Class attending the meeting were: Jason Pierce, Tonia Passage and Sean Eddy. Mr. Eddy noted that he had also attended the previous meeting; however, his name was inadvertently omitted.

Frank Koster made a motion to adjourn the meeting. Jim Surace seconded the motion. The meeting adjourned at 8:25pm.

The next meeting will be Tuesday, May 24, 2005.

Respectfully submitted,
Kathryn Smith
Secretary