

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, August 9 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

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The Town of Champion Planning Board met on August 9, 2005 at 7:30pm at the Town Municipal Building. Present were Peter LaBarge, Frances Brooks, James Surace, and Frank Koster. Kathryn Smith was excused.

The Board agreed by consensus to dispense with a reading of the minutes. Motion by P. LaBarge, seconded by J. Surace to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on an application from Dennis Burgess for a minor subdivision of parcel 93.07-1-79 located on the North Lake Road, was called to order at 7:30pm by Chairman LaBarge. Brian Zevotek spoke in favor of the application. No one spoke against the proposal. All persons desiring to be heard, having been heard, the hearing was closed at 7:31pm.

Board members reviewed the plat. Motion by F. Brooks, seconded by J. Surace to approve the subdivision as presented and without conditions. Ayes-4, Nays-0. Motion carried. Chairman LaBarge sealed and signed copies of the plat and advised the applicant that a copy must be filed within 62 days with the Jefferson County Clerk.

James Uhlinger, Jr. presented the Board with a preliminary drawing of a proposed residential development to be known as "Patriot Estates". The project proposes access roads off the Cole Road. Chairman LaBarge recommended that the design limit the number of access roads. The site is served by municipal water and the applicant would like to tie-in to a municipal sewer system if it should become available. Mr. Uhlinger stated that it is their intention to construct a model home this year and to begin the project in earnest in spring, 2006. Chairman LaBarge highlighted some of the points that would be considered during the site plan review including but not limited to: roads, environmental assessments, sewer/water services, project design elements, and road maintenance features. Mr. Uhlinger was advised to return to the Planning Board when the project is ready for a preliminary site plan review.

Floyd Kitto, representing Steve Henri, reviewed the status of a proposed restaurant in Great Bend. All documents have been submitted for agency review. Responses from NYSDOT and the County Planning Board are pending. Chairman LaBarge advised the applicant that a public hearing will be scheduled upon receipt of the necessary responses. The applicant requested information regarding the water and sewer hook-ups. F. Koster pointed out the regulations as they related to outdoor lighting. Chairman LaBarge requested that the applicant provide lighting specifications prior to the public hearing.

Chairman LaBarge distributed a copy of a purchase agreement between the owners of the Pennock property and Robert Peck. Mr. Peck has agreed to purchase a parcel left landlocked by the subdivision proposal presented by the Pennock family. Motion by J. Surace, seconded by F. Brooks to approve the subdivision as presented contingent upon the transfer of parcel #3 to Robert Peck and the filing of said parcel as an addendum to the recorded deed for parcel 76.06-2-30.2. Ayes-4, Nays-0. Motion carried.

Board members reviewed the drawings for the proposed Forest Walk development and a letter from the developer dated August 1, 2005 requesting a unit density of eight (8) units per acre to reduce the on-site improvement costs. Article 5; Section 535d states that "the density of multi-family dwellings may not exceed six dwelling units per acre of gross area". The Board considered the parking at and around the proposed commercial space and questioned whether it complies with Article 6; Section 610e. The Board agreed by consensus to forward a letter to the developer to advise him that the density is not acceptable and to strongly urge him to make himself available to the Board to respond to concerns and questions regarding the project. Pending a response from the applicant, the Planning Board is unable to proceed any further with the site plan review.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 8:25pm.

Christina Vargulick  
Acting Secretary