

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, October 25 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

Town of Champion
Planning Board
10 N Broad St
Carthage NY 13619

The Town of Champion Planning Board met in regular session on Tuesday, October 25, 2005 at 7:30pm at the Town Municipal Building, 10 N Broad St., West Carthage. Present were Chairman LaBarge, F. Brooks, J. Surace, and F. Koster. K. Smith was excused from the meeting.

Chairman LaBarge called the meeting to order. The minutes for October 11, 2005 were read for reference only. Motion by F. Brooks, seconded by J. Surace to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Steven Petrillose submitted copies of a site plan for a 960 sq. ft. building, located on NYS route 26 north of the intersection with NYS Route 3, which will be renovated and used as a drop off location for dry cleaning. Members reviewed the plan. Motion by F. Brooks, seconded by J. Surace to schedule a public hearing for Wednesday, November 9, 2005 at 7:30pm. Ayes-4, Nays-0. Motion carried. The proposed project will be forwarded to the County Planning Board for review and recommendation. The Board responded to the SEQR impact assessment. Motion by J. Surace, seconded by F. Koster to make a declaration of negative impact. Ayes-4, Nays-0. Motion carried.

Bruce Freeman, 10357 Vorce Rd., Copenhagen, presented an application for a minor subdivision (tax #93.00-2-42.31) and a survey map of the proposed minor subdivision. The Board reviewed the application and map and noted that an 8 acre parcel was landlocked by the configuration of the subdivision. Article 5: Section 525-1 of the Town Subdivision Law states that "all lots shall abut by their full frontage on a public or approved private road to ensure suitable access." The Board recommended that Mr. Freeman either reconsider the configuration of the subdivision or consider the construction of a private road as described in Article 5: Section 505 of the Town Subdivision Law. F. Koster also pointed out that all setbacks from existing buildings must conform to the Town Zoning Law Article 4: Section 410 Area Regulations. Mr. Freeman paid the required application fee and stated that he would make the recommended changes and re-submit.

Paul Stiles, 23280 Co. Rte. 47, Carthage, presented an application for site plan approval to operate a small commercial business at 32757 NYS Rte 26, Great Bend (tax #76.06-2-49). The property is owned by Louise Thesier. Mr. Stiles submitted a letter from Mrs. Thesier to act on her behalf. Chairman LaBarge instructed the applicant to prepare a site plan including information in relation to all applicable site plan criteria.

Chairman LaBarge informed the Board that the Town Board required further clarification of the recommendation by the Planning Board in regards to amending Article 4: Section 410 Area Regulations of the Town Zoning Law. In a prior letter to the Town Board, the Planning Board requested that a smaller lot size be allowed in *all* districts where public water and/or sewer are available. The Board agreed by consensus to limit the requested action to amend only the Agricultural Resource district and to request that the lot sizes be amended to reflect an area similar to that specified for the R-1 and R-2 districts where public water and/or sewer are available.

The Board agreed by consensus to reschedule the first November meeting for Wednesday, November 9, 2005 at 7:30pm due to the general election.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 7:55pm.

Christina Vargulick
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Acting Secretary