

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, April 11 2006 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 met in regular bi-monthly session on Tuesday, April 11, 2006. Present were P. LaBarge, F. Brooks, J. Surace, and F. Koster. K. Smith was excused from the meeting.

Chairman LaBarge called the meeting to order at 7:30pm. Motion by P. LaBarge, seconded by F. Brooks to approve the minutes of March 14 and March 28, 2006 as presented. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge opened the public hearing on a three (3) lot minor subdivision of 5.2 acres for Bryan and Monica Zevotek, North Lake Road. No one spoke for or against the proposed action. The hearing was closed. Motion by J. Surace, seconded by F. Koster to approve the minor subdivision as presented. Ayes-4, Nays-0. Motion carried. Copies of the plat were stamped and signed by the Chairman. The applicant was instructed to file a copy in the office of the Jefferson County Clerk within 62 days of the approval.

James Uhlinger, Patriot Estates development, referred to a letter from the Highway Superintendent to the Planning Board chairman discussing the cost of construction for roadways within the proposed development. The Highway Superintendent has estimated the cost of construction at \$100,000/linear mile and recommended a performance bond be required at that rate. Mr. Uhlinger inquired if the Board would agree to phased highway construction with a bond pro-rated for the cost of each specific phase. The Board agreed, by consensus, to approve a phased in construction of the roadways. The Chairman, once again, urged the applicant to complete and submit plans to the concerned agencies.

Mary Jane Thompson, 38411 Jackson II Road, submitted an application, receipt, copies of the plat and full environmental assessment form for a proposed major subdivision of parcel 76.00-2-9.11. The applicant proposes subdividing approximately 37.9 acres into six (6) lots. A preliminary review of the plat confirms that all lots meet the minimum requirements of Section 410 of the Town Zoning Law. The Chairman reviewed Part I of the EAF with the applicant and accepted it. The Board reviewed and responded to Part II of the EAF. No adverse affects were noted. Motion by P. LaBarge, seconded by F. Brooks to schedule a public hearing on the proposed action for Tuesday, May 9, 2006 at 7:30pm. Ayes-4, Nays-0. Motion carried.

Adam S. Walter, Phillips Lytle LLP representing Cingular Wireless, was present for a pre-submittal conference to discuss co-locating on and extending an existing tower, located on parcel number 76.06-1-38.1-601 owned by Lois Thomas, to improve and expand the service area. Mr. Walters assured the Board that the proposed modifications to the tower will not diminish the structural integrity or safety of the tower. Board members pointed out that the area where the tower is located has been rezoned. The RC-Rural Corridor Zone does not permit the construction of telecommunication towers. The Board determined that the applicant would be required to apply to the Zoning Board of Appeals for a use variance. Members agreed, by consensus, to forward a letter recommending that such variance be granted. If and when a variance is granted, the applicant was advised that he may then apply for a zoning permit and must meet requirements of Article 8; Section 820.C.3 of the Town Zoning Law; conform with all applicable regulations promulgated by the FCC, FAA and other federal agencies; and provide acceptable surety in accordance with Article 8; Section 820.K.2 of the Town Zoning Law.

The Board reviewed copies of a plat submitted by Douglas Olmstead in regards to a lot line adjustment. The lot line adjustment is the result of surveys that determined that neighboring property lines had been inadvertently encroached upon. The concerned parties have mutually consented to the lot line adjustment as presented. Motion by F. Brooks, seconded by P. LaBarge to approve the lot line adjustment as presented. Ayes-4, Nays-0. Motion carried. Copies of the plat were stamped and signed by the Chairman. A copy shall be retained by the Board for its file and the applicant shall be advised by letter to file a copy in the office of the Jefferson County Clerk within 62 days of the approval.

Supervisor Buckley was in attendance and informed members that a property sale is pending and that the buyer intends to develop the area for single family homes. The Supervisor also discussed the deplorable condition of some properties in the Hamlet of Great Bend. The Supervisor intends to recommend, to the Town Board, the placement of a dumpster in the area for a limited period to give residents an opportunity to dispose of junk. Hazardous materials (ie. paints, oils, batteries, tires, etc.) will not be accepted. Supervisor Buckley commended the Zoning Enforcement Officer for his efforts to enforce the zoning law in regards to property conditions.

Peter LaBarge reported on his attendance at the Tug Hill Commission Local Government Conference. He attended sessions regarding the development of a master plan and outdoor furnace regulation. Mr. LaBarge recommended to the Supervisor that the Town Board consider an update of the master plan as part of the RACOG

land use review and in conjunction with the RACOG communities. Mr. LaBarge reported that neither the State nor its agencies shall regulate the construction of outdoor furnaces instead leaving communities to develop, enact and enforce local laws regarding outdoor furnaces.

Motion by P. LaBarge, seconded by F. Koster to adjourn. The meeting adjourned at 8:16pm.

Christina Vargulick
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Acting Secretary