

Organization Town of Champion

Board Planning Board

Date and Time Wednesday, May 17 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

A special work session of the planning board was held at 7:00 p.m., Wednesday, May 17, 2006, with Kris Dimmick, P. E., from the firm of Bernier, Carr & Associates. The purpose of the meeting was to review the engineering report received from Mr. Dimmick regarding the Patriot Estates Subdivision.

Attending were Chairman Peter LaBarge and members James Surace, Frank Koster and Kathryn Smith. Frances Brooks was excused.

Items addressed were:

1. Out parcels can not be landlocked; Situation can be remedied by lot line adjustments, easements and deed covenants to protect buffer area.
2. Listing of adjacent landowners needs to be provided.
3. Disclosure on the mining operation currently operated by James Uhlinger, Jr. to limit the ability of lot owners to impact his operation in the future.
4. Since the project is to be completed in phases, the drawing for each phase should be complete; i.e., water/sewer/turnarounds, etc. The construction sequence should be included.
5. There is a storm drain that passes through three yards - homeowners concern.
6. If the town creates a drainage district, the lot owners pay for its maintenance.
7. Why the chain link fence on lots 24, 25, 26,27, 83 & 84. The size of the storm drains (36" & 42")are large enough to constitute a hazard especially for children. Suggest rebar be used.
8. Water & Sewer lines should be on the back slope of the roadway. This would eliminate the need to remove the road should repair be required.
9. Show utility easement - move to property owner side of walkways.
10. Sidewalks would be on private property and easements will be needed to that they can be used and to prevent the landowner from blocking or removing them. Recommending 4' wide by 4" deep. They appear to be elevated. The reason is unclear.
11. Roadways - recommending 10' wide travel lane and 4' shoulders.
12. Suggested that the house already constructed be removed from the plans.

Mr. Dimmick advised that he will submit the application to DEC for the town.

Respectfully submitted,
Kathryn Smith
Secretary