

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, June 13 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 meeting was called to order at 7:29 p.m. by Chairman Peter LaBarge. Attending were members Frank Koster, Frances Brooks, James Surace and Kathryn Smith. Also in attendance were Town Councilman John Peck and Zoning Enforcement Officer David Koster.

The minutes from the May 23, 2006 meeting were read. Frances Brooks made the motion to accept the minutes. Jim Surace seconded by the motion. The motion passed unanimously.

A public hearing for a minor subdivision at the intersection of NYS RT 26 and County Route 47 for Steven Henri was held. Mr. Henri's attorney, Robert Slye, indicated their concurrence of the request. No one spoke against the proposal. On a motion by Peter LaBarge and seconded by Frank Koster, the board unanimously approved the subdivision. They were advised that the letter of approval would be mailed within two or three days.

Bruce Freeman explained to the board that he had never filed the plats for the previously approved minor subdivision for two lots of 8.09 and 18.6 acres respectively; however he now planned to sell both lots to the same individual and inquired about combining the lots. Frank Koster made a motion seconded by Frances Brooks to restamp the plats previously approved Feb 28, 2006. The motion passed unanimously. The two lots could be combined on the deed by the new owner .

Kenneth Smith explained that he is purchasing some property from Louis Waite on NYS Rte 126 and plans to construct four homes. If the sales are successful, additional homes would be added. Plans include constructing the roads to town standards. Chairman LaBarge explained that he actually had five lots which required a major subdivision and that Mr. Waite had requested that no action be taken unless he was present or had provided authorization for someone to act in his behalf. No action will be taken until the June 27 meeting at which time an application for a major subdivision is anticipated. After Mr. Smith's departure, Mr. Waite appeared with a letter of authorization for Mr. Smith.

Lloyd Lundquist, County Route 143, submitted an application for a minor subdivision of approximately 13 acres. Peter LaBarge made a motion to hold a public hearing. Frank Koster seconded the motion. The public hearing will be at 7:30 p.m., Tuesday, June 27, 2006. Jim Surace made a motion seconded by Frances Brooks to accept the negative declaration on the environmental assessment. Both motions passed unanimously.

Douglas Hebert, 32000 NYS Rte 12, Copenhagen, NY, submitted a site plan review for the construction and operation of a horse stable and exercise arena. He plans to provide boarding, training, riding lessons and related activities. The new 11,100 sq ft barn will have minimum external signage with space on the interior for sponsors and/or patrons and anticipated parking for 30 trucks with horse trailers. There will be no outside employees and since there is a residence on the premises, restroom facilities would be available in the residence. An improved drawing will be provided for forwarding to the county planning department.

John Bruce, who plans to operate a tow truck/wrecker service/auto repair shop on State Route 3, and had submitted an application for a site plan review at the boards May 23 meeting, provided a more detailed map of the property so that the plans could be forwarded to the County Planning Department. Frances Brooks made a motion to hold a public hearing. Frank Koster seconded the motion. The motion passed unanimously. The public hearing will be held Tuesday, June 27, 2006, at 7:40 p.m.

The board decided that a file should be maintained citing the various situations that might require changes in the zoning law so that amendments, if necessary, could be completed annually; i.e., bunkers, root cellars, retaining walls, fences, frontage on properties other than residential.

The subject of wind mills in the town was discussed with the conclusion that a work session be scheduled. The work session will be Tuesday, June 20, 2006, at 6:30 p.m. On a motion by Frank Koster and seconded by Frances Brooks, Don Rohr, chief engineer at WWNY-TV will be contacted for his input on the effect, if any, the wind mills would have on their transmissions.

Councilman Peck inquired as to whether any of the members were planning to attend the land use workshop on June 22 sponsored by the Jefferson County Agricultural Development Corporation.

Kathryn Smith made a motion, seconded by Frank Koster, to adjourn the meeting. The meeting adjourned at 9:40 p.m.

Respectfully submitted,
Kathryn Smith
Secretary