

**Organization** Town of Champion

**Board** Planning Board

**Date and Time** Tuesday, October 24 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

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The Town of Champion Planning Board meeting was called to order at 7:25 p.m. by Chairman Peter LaBarge. Attending were members Frances Brooks, James Surace, Frank Koster and Kathryn Smith.

The minutes from the October were unanimously approved as presented on a motion by Frances Brooks and seconded by Peter LaBarge.

Chairman LaBarge provided each member with a pamphlet explaining the requirement for four hours of training be received by planning and zoning board members annually. Also provided was a list of potential training opportunities and a form for reporting the training to the town clerk.

Will Thesier and Tony Hubbard presented a 1987 approved plat for the Champion Heights subdivision and explained Mr. Hubbard's intention to gradually purchase additional property from Robert Freedman; subdivide and construct 3 or 4 homes per year. They will return to the November 14 meeting which will afford the board the opportunity to review the original subdivision plans that were approved in 1987.

John Bruce, whose site plan for the operation of an auto repair/towing business, presented a revised plan of the driveway to the board explaining that NYS DOT would not approve the 70' entrance. Among the revisions are to reduce the entrance to 30', increase the grassy area and install bumpers for parking. A motion to approve the changes was made by Peter LaBarge and seconded by Frank Koster. The motion passed unanimously.

Derek Leonard presented an application for a minor subdivision on behalf of S P Jellie, Inc. Mr. Jellie is proposing to subdivide a lot at the intersection of NYS Routes 3 and 26 in the hamlet of Great Bend and construct a residence on lot identified at Lot #2. A motion to hold a public hearing was made by Frank Koster and seconded by Frances Brooks. The motion passed unanimously. The public hearing will be held at 7:30 p.m., Tuesday, November 14, 2006.

Doug and David Clark inquired about the possibility of subdividing a barn and crop land on County Route 143, retaining the house and a shed. After discussing the possibility of applying for a variance from the Zoning Board of Appeals, the Clark's decided to have the property surveyed and then apply to the ZBA, if necessary.

At 8 p.m. a joint meeting of the planning board and town board was called to order by Supervisor Buckley. In attendance were Tom Stewart, Henry Watkins, John Peck and Stanley Buzzell and Town Clerk Christina Vargulick.

The proposed local law to address development of wind power generating facilities that had been developed by the planning board was reviewed in depth. Changes will be made as follows:

Article 6 (C) Maximum height: 100 feet including rotor radius.

Section 535 G

(C) Setback from any existing residential structures: 1000 feet minimum.

(G) Noise.....turbine tower site parcel(s), by the wind tower owner's expense.

(H) Compliance with other agency regulations. All major wind generating facilities shall comply with applicable state and federal regulations such as FAA, prior to final approval by the planning board and belong to UFPO 1-800 DigSafelyNY.

(J) Removal. Line 27 will read: "The planning board may adjust....."

(K) Protect Property values will be deleted.

Section 405

sp = special use permit by the planning board required

Lt. Col. Robert Blank, U S Army National Guard, who manages the airspace at Wheeler-Sack Airfield, Fort Drum, also attended and provided assistance regarding FAA regulations.

Seven students from the Participation in Government Class attended the meeting.

Councilman John Peck made a motion, seconded by Henry Watkins, to adjourn the meeting. The meeting adjourned at 9:30 p.m.

Respectfully submitted,  
Kathryn Smith  
Secretary