

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, March 25 2008 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

TO: Members of the Town Board; Members of the Planning Board; Christina Vargulick, Town Clerk; ZBA; and Timothy Farley, Town Attorney

FROM: Christina Vargulick, Acting Secretary

DATE: March 26, 2008

RE: March 25, 2008 Planning Board meeting

The Town of Champion Planning Board met on March 25, 2008 at 7:30pm at the Town Municipal Building. Present were Peter LaBarge, Frances Brooks, James Surace, and Stephen Eddy. Kathryn Smith was excused.

Chairman LaBarge called the meeting to order at 7:30pm.

Motion by F. Brooks, seconded by S. Eddy to dispense with the reading of the minutes and to approve the minutes of March 11, 2008 as presented. Ayes-4, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on a site plan application received from JoAnn Sanchez for parcel number 76.06-2-7, owned by Steven Petrillose, was called to order at 7:35pm by Chairman LaBarge. The applicant spoke in favor of the proposal. No one spoke against. All persons desiring to be heard, having been heard, the hearing was closed at 7:40pm.

The site plan application was reviewed by the Jefferson County Planning Board pursuant to General Municipal Law, Section 239m. Advisory comments from County Planning included a recommendation that the applicant be required to eliminate the existing pavement located directly between the existing building and NYS Route 26 so that it is not used for parking. The Board verified discussions regarding signage, outdoor lighting, parking, and remodeling public areas.

Motion by P. LaBarge, seconded by F. Brooks to approve the Site Plan application from JoAnn Sanchez for parcel number 76.06-2-7 located at 32585/89 NYS Route 26 with conditions. Ayes-4, Nays-0. The application is hereby approved with the following condition:

Condition 1: The pavement located between the existing building and in a generally westerly direction to NYS Route 26 shall be removed. No parking will be allowed in that area.

An application for Site Plan Approval was submitted by Lucey Papa Associates for the construction of five (5) apartment buildings. Each building would have twenty-two (22) units comprised of ten (10) one bedroom apartments and twelve (12) two bedroom apartments with parking for 156 vehicles. The construction is proposed on parcel number 76.06-2-54 located at 32675 NYS Route 26, Great Bend. The parcel is 6.10 acres a portion of which is occupied by the Great Bend Post Office and adjacent parking lot. Lucey Papa Associates owns and leases the building to the United States Postal Service. Chairman LaBarge requested that the applicant prepare and submit Part 1 of the Full Environmental Assessment form. The Board will review the application and be prepared to share comments for action by the applicant at the April 8th board meeting.

Kazimierz Wodka appeared before the Board regarding a previously submitted Site Plan Approval application. Chairman LaBarge stated that the Board has determined that the applicant's intent to open a machinery/equipment repair business in an existing barn does require a site plan review. In response to questioning, Mr. Wodka stated that the business will employ two (2) full-time and one (1) part-time employees. Chairman LaBarge directed the applicant to submit accurate plat drawings to scale showing those items required and detailed on the application form and a short form EAF.

The Board made a preliminary review of the application received from Lucey Papa Associates noting that it appears that the building density exceeds the requirements in Article 4; Section 411 of the Zoning Law. Chairman LaBarge stated that the plats would have to be redrawn to include the location of drainage and public utilities including natural gas. F. Brooks expressed concern that the proposed play area is located adjacent to an existing bar/restaurant. The project will require a 239m review. Members will continue their review and resume discussion at the April 8th meeting.

Motion by J. Surace, seconded by S. Eddy to adjourn. The meeting adjourned at 7:59pm.

Christina Vargulick
Christina Vargulick
Acting Secretary