

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, July 8 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

The Town of Champion Planning Board meeting was called to order at 7:25 p.m., by Chairman LaBarge. Present were members Stephen Eddy and Kathryn Smith as well as ZEO David Koster and Town Supervisor Terry Buckley. James Surace and Frances Brooks were excused.

The minutes from the June 24, 2008 meeting were read. Chairman Peter LaBarge made a motion seconded by Steve Eddy to accept the minutes. The motion passed unanimously.

A public hearing for a minor subdivision of 18.3 acres by Scott Pisarski on the Middle Road was held. Mr. Pisarski plans to sell 2.43 acres with a frontage of 200', retaining 15.9 acres with a frontage of 640.56'. No one spoke for or against the proposal. Chairman LaBarge made a motion seconded by Kathryn Smith to approve the subdivision. The motion passed unanimously.

A preliminary hearing for the proposed development of the Hollis Scoville property by Piece of Mine developers was held. It was noted that the survey shows 91 acres, a correction from the 86 acres noted on the application. The developer explained that they have successfully completed six projects in the Town of LeRay and their plans are to sell the lots only. Each purchaser will have the responsibility to secure the necessary permits for the construction of the home which will be either stick built or modular. Area residents Randy Sawyer and Stanley Sech questioned the availability of water and sewage disposal. They were advised that due to the over-sized lots, the purchaser would be responsible for drilling a well and providing for their own septic. Mr. Sawyer added that the assessments were too high now and that he felt his privacy was being invaded.

Todd Bailey who purchased the former Buzzell property expressed his desire for peace and quiet and the ability to hunt, shoot and go four-wheeling. He does not plan to change his life-style and sees no benefit for the town with people moving in and out. Frank Koster noted that there is an active farm bordering the proposed development and the new residents will have to contend with the various sounds and smells of that operation. He also noted an increased traffic concern and his desire for peace and quiet. Dwayne Hoffman, purchaser of the former Sech farm, stated that not only would he like to raise his family in peace and quite but would like to see the land used for agriculture. Tim Percy wished the developer the best of luck with his venture noting that oversized lots are not all negative and it is a nice area for people who want to get out of the city and live in the country.

The board deferred action on the preliminary hearing until its July 22, 2008 meeting.

Tim Percy advised the board that he has sold one lot and has scrapped it in preparation for a house and garage. He plans to dig three cellars for the construction of homes with a value of \$250-\$300,000. ZEO Koster advised that he needs a permit for the cellars or he needs a mining permit since the piles of dirt cannot be moved without a permit. Mr. Percy told the board that he did not realize that he needed a permit and keeps running into roadblocks. Chairman LaBarge stated that the board should visit the site and requested Mr. Percy attend the July 22nd meeting.

Kathy Amyot gave a brief update of her meeting with Phil Street concerning available funding for the comprehensive development plan.

Six Carthage Central Students from the participation in government class attended the meeting.

Chairman LaBarge made a motion seconded by Steve Eddy to adjourn the meeting. The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Kathryn Smith,
Secretary