

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, November 9 2010 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 7:27 p.m., by Chairman LaBarge. Present were members Kathryn Smith, James Surace, Frances Brooks and Steve Eddy.

The minutes from the October 26, 2010 meeting were read. Frances Brooks made a motion seconded by James Surace to accept the minutes. The motion passed unanimously.

An application for a minor subdivision for the Beverly Amos estate on the Watson Road was received from the executor(s) together with the required authorization of William Lortie to act on their behalf. A plat detailing the 10.05 acres to be subdivided, as well as the remaining road frontage, per the board's request, was submitted by Mr. Lortie. A motion to hold a public hearing was made by Chairman LaBarge and seconded by James Surace. The motion passed unanimously. The public hearing will be held at 7:30 p.m., Tuesday, December 14, 2010. The environmental assessment will be completed at the next meeting.

An application for a minor subdivision on Lewis Loop was received from Christopher Lorence. Mr. Lorence explained that lots identified on the plat as # 51 and 52 were originally two lots. Subsequently they were combined into one lot and he would like them subdivided into two separate lots. Each would be one-half acre with 150' frontage. While the Lorence's reside on Lot #51, Lot #52 is vacant except for a portable storage shed which will be removed. A motion to hold a public hearing was made by Chairman LaBarge and seconded by Steve Eddy. A motion to accept the negative declaration on the environmental assessment was made by Frances Brooks and seconded by James Surace. Both motions passed unanimously. The public hearing will be held Tuesday, December 14, 2010, at 7:30 p.m.

An application for a site plan approval for the construction of Long Falls Baptist Church to be located on New York State Route 26 was submitted by Patrick Currier, architect representing Aubertine and Currier. Mr. Currier explained that the 6250 sq ft building will consist of a sanctuary capable of accommodating 191 individuals, a kitchen, offices, nine classrooms, and restrooms. Municipal water is available on SR 26 and they have a storm water management plan. They will obtain the required permits from NYS Department of Environmental Conservation as well as NYS Department of Transportation. Section 610 of the Town of Champion Zoning Law stipulates one parking space for each 200 sq ft of gross floor space or one for each 3.5 seats, whichever is greater; thus requiring 55 spaces.

Members of the congregation explained the need for a decision as soon as possible since parishioners from other states would be assisting in the building of the church with volunteers from Alabama committed. A complete packet will be mailed to the Jefferson County Planning Department for review under Section 239-M of the General Municipal Law. A letter prepared by the architects advising of the planning board's intention to be the lead agency and providing a plat, will be mailed to the NYS Department of Transportation. A full environmental assessment was completed by the board with the determination that there would be no adverse affects on the environment.

RML Properties, LLC representatives Lynn Leonard and Rick Caskinette, presented an application for site plan approval for the operation of their motorcycle sales and service operation in a leased facility on State Route 26. At that location they will store, sell, and repair motorcycles as well as related accessories, i.e. single-type trailers. Plans are to freshen up the outside with landscaping and new signage and wall pack lights. Since the building is 3200 sq ft and they will employ eight individuals, the parking spaces need to be increased from 16 to 24. Revised drawings will be available for the December 14 meeting.

Plans for the Meadow Brook Assisted Living facility to be situated on the Cole Road were presented by Nelson Associates, Pete Nelson, Ron Stafford and Lynn Cozak. The 60 bed 42,888 sq ft facility will occupy 8.6 acres. Setbacks were described as 280' front, 290' rear and 40' on each side. Additional information relating to lighting, access, storm water management, grading, landscaping, etc., will be presented at the December 14 meeting. They were advised that parking spaces need to be increased to conform to the town zoning law. The environmental assessment will be submitted at the December 14 meeting. The subdivision application will also be considered at that time.

The next meeting will be held Tuesday, December 14, 2010.

A motion to adjourn was made by Chairman LaBarge, and seconded by Kathryn Smith. The meeting adjourned at 8:31 p.m.

Respectfully submitted,
Kathryn Smith,
Secretary