

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, December 13 2016 at 4:00 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

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

FROM: Christina Vargulick, Secretary

DATE: December 14, 2016

RE: Minutes of December 13, 2016 meeting

The Town of Champion Planning Board met in regular session on Tuesday, December 13, 2016 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, and J. Surace. F. Metzger was absent.

Chairman LaBarge called the meeting to order at 4:02pm.

Motion by K. Mix, seconded by J. Surace to dispense with the reading of the minutes from October 25, 2016 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Board members reviewed a site plan application submitted by Stefano Magro for parcel no. 76.06-2-76 located at the southwest corner of NYS Route 26 and NYS Route 3, the site of the former Sugarcreek gas station/store. The tanks have been removed and the site has been deemed by NYSDEC to be clear of contaminants. Mr. Magro advised the Board that he has a purchase offer on the property contingent on site plan approval to open a pizzeria with limited seating. He estimated that the business would employ 15-20 persons. Mr. Magro discussed plans to install an exterior walk-in cooler/freezer and a trash receptacle. The Board advised the applicant that nothing could be constructed at the rear of the lot due to the minimum setback requirement.

Mr. Magro questioned if the existing signage could be used to advertise the new business. Board members reviewed Section 635-Signs and determined that the sign is not obsolete and may be used.

The Board studied the requirement of one (1) parking space for every fifty square feet (50') of gross leasable space. The structure is 2046 sq.ft. requiring forty one (41) parking spaces. The applicant estimated that there are approximately 20-30 available spaces. K. Mix stated that the parking requirement seems excessive. Chairman LaBarge concurred but advised the applicant that they would need to apply for a zoning variance for the parking. Motion by P. LaBarge, seconded by K. Mix to recommend that the RACOG Cooperative Zoning Board of Appeals approve a variance reducing the required number of parking spaces. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge advised the applicant to have a site plan map prepared detailing any changes to the property including the freezer/cooler, signage, exterior lighting, trash collection, and parking.

Mr. Magro asked if the existing soffit lighting needed to be changed. The Board agreed that the lighting was appropriate.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:43pm.

Christina Vargulick
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Secretary