

Organization Town of Champion**Board Town Board****Date and Time Monday, November 15 2004 at 7:00 PM****Place Town of Champion Offices Board Room (rear of building) 10 N Broad St, West Carthage NY****Contact [Chris Vargulick](#) Town Clerk Phone (315) 493-3240 Fax(315) 493-2900****Minutes**

The Champion Town Board met in special session Monday, November 15, 2004 at 7:00pm at the Town Municipal Building. Present were Supervisor Buckley, Councilmen Stewart, Watkins, Buzzell, and Peck, and Attorney Farley.

Supervisor Buckley called the meeting to order. Proof of notice having been furnished, the public hearing on Local Law #5 for 2004 - A Local Law imposing a 180 day moratorium on site plan approvals was called to order by Supervisor Buckley at 7:03pm. No one spoke for the local law. The following persons spoke against the proposed local law: Michael Lundy, Gary Deskins, and Bernard Robinson. All persons desiring to be heard having been heard, the hearing was closed at 7:10pm.

Councilman Peck inquired as to the impact that the law would have on agricultural enterprises. Zoning Officer Phelps responded that agricultural construction does not require a site plan approval. Supervisor Buckley expressed his support for the action to provide a timeframe for the review and amendment of the zoning law. Motion by Mr. Buzzell, seconded by Mr. Stewart to approve Local Law #5 for 2004. Roll call vote: Mr. Buzzell-aye, Mr. Watkins-aye, Mr. Stewart-aye, Mr. Peck-aye, and Supervisor Buckley-aye. Motion carried.

The Board reviewed and discussed the draft Route 3 Corridor Plan Element and the attached recommendations from the Town Planning Board. The following issues were noted:

- Hamlet front yard - 10' minimum from ROW....Mr. Watkins requested information to compare the existing law with the proposed changes.
- Hamlet use allowed - Mr. Watkins questioned the uses currently allowed under the existing law. Zoning Officer Phelps read the detailed list.
- Hamlet side yard - 10' minimum....Mr. Watkins asked for clarification regarding the language for the proposed amendments.
- Hamlet commercial use standards - outdoor display....Mr. Watkins questioned whether the 10' setback could be utilized for display. The question will be referred to the committee.
- Hamlet subdivisions - parallel on-street parking....Mr. Watkins questioned whether parallel parking would be required on NYS Route 3. Supervisor Buckley responded that the Town may not adopt laws regulating either State or County highways.
- Rural Corridor - Commercial entrances....Board members asked for a clarification of the intended locations for entrances.
- Rural Corridor - 25' curb cut....members questioned whether the distance was sufficient to accommodate tractor trailers. Phil Street, THC, will ask NYSDOT for a recommendation.
- Rural Corridor - Big Box...Members questioned the intention of requesting plans for future development of the entire parcel. Supervisor Buckley responded that complete plans are required to provide the Planning Board with sufficient information to render decisions based on the entire project and not just phases.
- Rural Corridor - Prohibited uses....Members asked for a clarification of large product retail. Zoning Officer Phelps explained that such products would include but not be limited to cars, boats, and recreational vehicles.
- Rural Corridor - commercial architectural controls....Members questioned the definition of rustic treatments. Committee members responded that they were treatments that would be compatible with existing and anticipated residential construction. The term will be referred to the committee for a more specific definition.
- Rural Corridor - Parking....Mr. Watkins questioned why handicap parking was allowed in the front yard and suggested that it should be limited to the same areas as the other parking spaces. Members inquired as to state regulations for handicapped parking. Peter LaBarge, Planning Board Chairman, stated that to his knowledge regulations detailing the location of handicapped parking spaces were not available.
- Rural Corridor - Signs....on the recommendation of the Planning Board signs on poles that are of an historic design would be allowed. Members also discussed the maximum height of signs and the amortization of existing non-conforming signage.

Supervisor Buckley commented that the proposed amendments had been developed by a committee with the intention of encouraging both residential and commercial development that will be compatible with and enhance existing uses. The proposals are also intended to provide maximum utilization of the existing infrastructure and to attract sustainable development to augment the current tax base.

Mr. Watkins recommended that the proposed amendments be inserted into the zoning law for Board and Counsel review and that a draft of the law be available prior to the December 6th board meeting. He suggested that the Board consider scheduling a public hearing on January 3, 2005 pending local and County review. The Board agreed by consensus.

Motion by Mr. Stewart, seconded by Mr. Peck to adjourn. The meeting adjourned at 8:43pm.

Christina Vargulick
Town Clerk