

**Organization Town of Champion**

**Board Town Board**

**Date and Time Tuesday, September 5 2006 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 Town of Champion Town Board met in regular monthly session on Tuesday, September 5, 2006 at the Town Municipal Office, 10 N. Broad Street, West Carthage. Present were Supervisor Buckley, Councilmen Stewart, Watkins, Buzzell, and Peck, Attorney Farley, and Highway Superintendent Sech.

Supervisor Buckley called the meeting to order at 7:00pm and opened the meeting for public comment. Robert Blank, 35730 Sayre Road, discussed his concerns regarding the construction of drainage on a property across the road from him that is inhibiting the natural flow of water. Supervisor Buckley stated that the Board is aware of the problem and because of it possible litigious nature would discuss it during an executive session. John E. Peck commented, in regards to the application to rezone the Mosher property, that the Board should consider neighboring properties and the unsuitability of constructing homes in the area due to the quarries.

**Monthly Reports**

- Councilmen - J. Peck informed members that the security lights on the Route 3 storage building and PS#2 are not working.
- Highway Superintendent - The Superintendent’s report was reviewed and discussed. The new dump box will be delivered shortly.
- Zoning Officer - Mr. Koster reported that his office had issued eight (8) zoning permits, six (6) certificates of compliance and responded to a few complaints. The demolition of the buildings on the former Beirman property will be scheduled pending disconnection of the public utility services.
- Parks - Mr. Eddy reported on recent committee meetings. An application to NYSCA has been submitted for the 2007 “Concerts in the Park” series. A concert has been scheduled for September 24<sup>th</sup> from 2-4:00pm featuring Mark Mason and the Blues Band. Mr. Eddy requested authorization to purchase mulch for the parking lot flower bed in an amount not to exceed \$50. The amount requested was within budget appropriations and the authorization was given by consensus. Mr. Eddy reported on activities in and around the Hubbard House.
- Historian - Lynn Thornton reported on activities over the past month including the Parks Committee, Hubbard House, preparation of the NYSCA grant, and correspondence.
- Circuit Rider - Ms. Amyot shared information about upcoming programs and grant opportunities.

Motion by Mr. Peck, seconded by Mr. Stewart to approve the minutes for August 7, 2006 as presented. Ayes-5, Nays-0. Motion carried.

Motion by Mr. Stewart, seconded by Mr. Buzzell to approve payment of the following bills as presented:

General #243-265.....	\$12,500.54
Highway #188-202.....	\$23,562.11
RACOG #32-33.....	\$10,155.42
Con WD #1 O&M #50-55.....	\$3,963.11
SD#2 O&M #4.....	\$4,131.17

Ayes-5, Nays-0. Motion carried.

The Supervisor’s monthly report was read and discussed. Motion by Mr. Buzzell, seconded by Mr. Stewart to approve the report as presented. Ayes-5, Nays-0. Motion carried.

Motion by Mr. Stewart, seconded by Mr. Buzzell to approve budget transfers to establish an account for Sewer District #2 (see attached). Ayes-5, Nays-0. Motion carried.

**New Business**

- Supervisor Buckley read letters from the Town Planning Board and the County Planning Board regarding the application from John Young and John Gieselman to rezone parcel #76.00-2-2.1 from a mixed RC/ARD to Rural Corridor in its entirety. Both the Town and County Planning boards recommended that the property be rezoned Planned Development District (PDD) to allow flexible, compatible development. Members responded to the recommendations. Mr. Buzzell stated that he does not support rezoning the parcel either RC or PDD.

Mr. Watkins questioned whether local police agencies have adequate personnel to handle the proposed area to be developed. Mr. Peck stated that it is not an appropriate use of the land. Mr. Stewart remarked that some persons do not want the development in "their backyard" and that he was undecided regarding the PDD and would make a decision if an application is submitted. Supervisor Buckley stated that he has considered the testimony given during the public hearing. He believes that equal consideration must also be given to the applicant who has an opportunity to benefit from property that they own and pay taxes on and any benefits to the general welfare of the Town. The Supervisor also stated that the supposition that the land is agricultural is not supported. Very little of the actual 320+ acres are used for agriculture. Mr. Buckley remarked that the PDD has the support and recommendation of both the Town and County Planning Boards. The criteria for PDD status would require a substantial review that would include the existing stone quarries and housing density. Mr. Buckley recommended that the application to rezone parcel #76.00-2-2.1 Rural Corridor (RC) be denied and that the applicant be advised that they may reapply for a PDD. Attorney Farley concurred with the Supervisor's recommendation. Motion by Mr. Buzzell, seconded by Mr. Peck to deny the application from John Young and John Gieselman to rezone parcel #76.00-2-2.1 from a mixed RC/ARD to Rural Corridor in its entirety.

- Supervisor Buckley reviewed a draft Memorandum of Understanding (MOU) between Fort Drum and the Town to establish a mutually beneficial process to ensure timely and consistent notification between the parties on projects, policies and activities. No action was taken at this time. The item will be added to the October 2 agenda for action.
- The Supervisor reviewed model language regarding the administration of special use permits considered by the RACOG ad hoc committee for land use standardization. The model law would give the Planning Board authority to waive any requirements of the law pertaining to special use permit review and approval when such waiver is reasonable. The Board agreed, by consensus, that it did not support the proposed language modifications.
- Motion by Mr. Peck, seconded by Mr. Buzzell to go into executive session for the purpose of discussing potential litigation. Ayes-5, Nays-0. Executive session began at 8:38pm.
- Motion by Mr. Stewart, seconded by Mr. Peck to resume open session. Ayes-5, Nays-0. Motion carried. Open session resumed at 9:50pm.
- Motion by Mr. Peck, seconded by Mr. Stewart to authorize Attorney Farley to have an appraisal of parcel #86.00-1-4.2 located at 36649 NYS Route 26 undertaken for the defense of a Article 7 proceeding. Ayes-5, Nays-0. Motion carried.
- Motion by Mr. Buzzell, seconded by Mr. Stewart to authorize the Supervisor to execute an Amendment and Termination of PILOT agreement with WDC West Carthage Associates. Ayes-5, Nays-0. Motion carried.
- Motion by Mr. Stewart, seconded by Mr. Peck to adjourn. The meeting adjourned at 9:55pm.

Christina Vargulick  
Town Clerk\_