

## 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: February 26, 2020

RE: Minutes of February 25, 2020 meeting

The Town of Champion Planning Board met in regular session on Tuesday, February 25, 2020 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, K. Mix, J. Surace, and D. Leary. F. Brooks was excused. Chairman LaBarge called the meeting to order at 4:00pm and introduced Dan Leary. D. Leary was appointed by the Town Board to replace F. Metzger who resigned.

Motion by J. Surace, seconded by K. Mix to dispense with the reading of the minutes from August 27 and October 22, 2019 and to approve the minutes with a correction to the date of the approved minutes at the October 22, 2019 meeting. Ayes-4, Nays-0. Motion carried

D. Griffiths, Griffiths Engineering, Inc. and Troy Bullock, representing Capital Growth Buchalter, presented a preliminary site plan for parcel no. 76.06-2-54 owned by Thomas Papa at located at 32675 NYS Route 26, Great Bend.

The preliminary site plan proposed the construction of a 9100sqft box store with thirty (30) parking spaces located at the front and left side of the building. He advised that the driveway and truck turn design has been discussed with NYSDOT and that runoff accommodations and erosion control would be managed in accordance with NYSDEC regulations.

The chairman and members cited a number of ways the plan does not comply with Town zoning law including:

- Section 411 – Structures shall not exceed 5,000sqft of ground coverage in the Hamlet (H) zone.
- Section 405 - Large commercial is not an approved use in the Hamlet (H) zone.
- Section 610 – The plan has insufficient parking. One third of parking may be allowed on the side of building, all remaining spaces required to be at the rear of building.
- A distance of 200ft must be maintained from an adjacent commercial driveway.

The presenters asked about applying for a zoning variance and were advised that it would be necessary for them to receive both a use variance and an area variance for the project as presented and that the Planning Board would not support the applications.

The Board recommended that the project seek property in the Rural Corridor (RC) district.

Motion by J. Surace, seconded by K. Mix to adjourn. The meeting adjourned at 4:20pm.

*Christina Vargulick*  
Christina Vargulick, Secretary