

## TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, October 11, 2022 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members P. LaBarge, F. Brooks, D. Leary, J. Surace and C. Richards. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by P. LaBarge, seconded by J. Surace to dispense with the reading of the minutes from September 27, 2022 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Micah Matteson, representing JC Capital Funding, presented a site plan for the former Great Bend Elementary School. The site plan proposes the construction of eighteen (18) apartment units including 3-studio, 4-one bedroom, and 11-two bedroom apartments with 29-parking spaces. There will be no changes to the exterior of the building. The current hallways will be maintained as common space. Rents will include charges for electric, water/sewer, and snow removal.

P. LaBarge recommended that the applicant review Section 520 of the Town Zoning Law and submit all of the required documents.

The Board discussed whether to require a full or short EAF. The Board concurred that a short EAF would be sufficient at this time but reserved the right to require a full environmental impact.

D. Leary questioned whether the building had fire suppression. The M. Matteson responded that it does not but that each unit would be equipped with alarms.

F. Brooks questioned the project phasing. M. Matteson responded that the first four completed apartments would be rented while work continued in the rest of the building with appropriate barriers.

P. LaBarge and C. Richards requested that the plat drawing include buffering on the south side of the property and details regarding screening for trash and other utilities.

P. LaBarge advised the M. Matteson that the Board with require a notarized letter from the owner authorizing Micah Matteson to act on his behalf.

Motion by P. LaBarge, seconded by F. Brooks to adjourn. The meeting adjourned at 4:26pm

*Christina Vargulick*  
Christina Vargulick, Secretary