

## TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, October 22, 2024 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members F. Brooks, T. Irely, C. Johnson, C. Richards and J. Surace. Chairman Surace called the meeting to order at 4:00pm.

Board members reviewed the minutes for October 8, 2024. Motion by C. Richards, seconded by F. Brooks to approve the minutes. Ayes-5, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on a minor subdivision of parcel 86.00-1-31.21 owned by Lundy Development and Property Management and located on NYS Route 126 was called to order at 4:01pm, by Chairman Surace. No one from the public spoke in favor or in opposition to the proposed action. All persons desiring to be heard, having been heard, the hearing was closed at 4:02pm.

Proof of notice having been furnished, the public hearing on a minor subdivision of parcel 86.00-1-31.22 owned by Lundy Development and Property Management and located on NYS Route 126 was called to order by Chairman Surace. No one from the public spoke in favor or in opposition to the proposed action. All persons desiring to be heard, having been heard, the hearing was closed at 4:03pm.

Motion by C. Richards, seconded by T. Irely to approve a 2-lot subdivision of parcel no. 86.00-1-31.21. Lot 2A.1 (1.722a) has sufficient road frontage. Residual Lot 2A.2 would be assembled with parcel 86.00-1.47.2 owned by the applicant eliminating a 50' easement. Ayes-5, Nays-0. Motion carried.

Motion to approve a 3-lot subdivision of parcel no. 86.00-1-31.22. Lot 2B.1 (1.0a) has sufficient road frontage. Lot 2B.2 (0.9a) has sufficient road frontage. Lot 2B.3 (0.4) would be subject to assembly with parcel no. 86.00-1-47.2 owned by the applicant. Ayes-5, Nays-0. Motion carried.

Rob Busler, representing Eric Hubbard, presented a lot line adjustment between parcel no. 76.00-2-4 owned by Mr. Hubbard and parcel no. 76.16-1-21 owned by Charles Knight II. Mr. Busler explained that many years ago, the parties had agreed to sell additional land to the Knight's so that they could construct a garage and place a shed on the property. The garage was built and the shed sited but the property transfer was never completed.

The proposed adjustment would add an additional 45' on the north boundary of the Knight parcel and an additional 10' on the southern boundary from acreage owned by Mr. Hubbard.

Chairman Surace noted that the Planning Board may waive the review procedure if it determines that the action is of minor significance. Motion by J. Surace, seconded by C. Richards to waive the public hearing and to approve the lot line adjustment between parcel nos. 76.00-2-4 and 76.16-1-21 as presented. Ayes-5, Nays-0. Maps were signed by Chairman Surace.

Motion by T. Ireby, seconded by C. Richards to adjourn. The meeting adjourned at 4:16pm

*Christina Vargulick*  
Christina Vargulick, Secretary