

## TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, November 26, 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.

Motion by C. Richards, seconded by T. Irely to approve the minutes of November 12, 2024 as presented. Ayes-5, Nays-0. Motion carried.

Att. Clarke, representing Verizon Wireless, provided the Board with supplemental materials as requested. The materials included a site map of the property detailing overall property lines, existing residences and approximate locations of wetlands; materials demonstrating the safe operation of the facility in regards to RF emissions; a market study regarding the impact of property values in the proximity of a cellular tower; and confirmation that the proposed tower does not require lighting.

J. Surace allowed the public to comment. Three members of the Board visited the proposed site. J. Surace stated that he feels that the tower should be relocated. Att. Clarke provided a map for three alternate sites. Alternate #1 would increase the setback to 733ft (original setback was 206ft); Alternate #2 moves the tower to a site slightly west with a setback of 630ft, and; Alternate #3 moves the site further west and on the opposite side of Whitaker Road with a setback of 663ft..

J. Surace suggested testing a site on parcel no. 85.00-1-10.1 located at 33049 Whitaker Road and also owned by Paul Hutton. Mr. Hutton questioned why it would be better to relocate the tower to land actively used for agriculture rather than locating it in wooded pasture land. J. Surace stated that there were fewer residences near the farmstead.

Motion by C. Richards, seconded by T. Irely to request the developer consider parcel no. 85.00-1-10.1. Ayes-5, Nays-0. Motion carried.

Ronald Doremus, 36861 VanBrocklin Road, presented a 2-lot minor subdivision application for parcel no. 86.00-1-48. The Board confirmed that the lot has sufficient frontage for subdivision. Motion by C. Johnson, seconded by T. Irely to schedule a public hearing on the matter for December 10, 2024 at 4:00pm. Ayes-5, Nays-0. Motion carried.

Brianna Uhlinger presented the Board with a preliminary drawing to request a subdivision of parcel no. 86.05-1-63.5, owned by GYST Properties

LLC, to be assembled with parcel no. 86.05-1-62, owned by Loren Roggie. J. Surace advised B. Uhlinger to submit a subdivision application, letters from both property owners authorizing her to act on their behalf, and a survey.

Motion by J. Surace, seconded by C. Johnson to adjourn. Ayes-5, Nays-0. Motion carried.

*Christina Vargulick*  
Christina Vargulick, Secretary