

TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, May 13, 2025 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members F. Brooks, T. Irej, C. Johnson, C. Richards and J. Surace. Chairman Surace called the meeting to order at 4:00pm.

Motion by T. Irej, seconded by F. Brooks to approve the minutes of March 11, 2025 as presented. Ayes-5, Nays-0. Motion carried.

Mike Lundy, Lundy Development and Property Management, presented amended minor subdivision applications for parcel nos. 86.00-1-31.21 and 86.00-1-31.22.

The application for parcel no. 86.00-1-31.21 has removed the previously proposed easement. The application for parcel no. 86.00-1-31.22 has adjusted the rear boundary to line up with the neighboring property to the east. Both applications propose reassembling the residual lots with parcel no. 86.00-1-47.2.

Board members agreed by consensus to waive the public hearing since the proposed amendments were not significant.

Motion by J. Surace, seconded by F. Brooks to approve the minor subdivision of parcel no. 86.00-1-31.21 contingent on the residual portion being reassembled with parcel no. 86.00-1-47.2. Ayes-5, Nays-0. Motion carried.

Motion by T. Irej, seconded by C. Richards to approve the minor subdivision of parcel no. 86.00-1-31.22 contingent on the residual portion being reassembled with parcel no. 86.00-1-47.2. Ayes-5, Nays-0. Motion carried.

John Zehr, Pleasant Lake Farms, presented an application for a 2-lot minor subdivision of parcel no. 93.00-2-44.1 located on County Route 163. Members confirmed that the proposed lots have sufficient acreage and frontage in the ARD. Motion by C. Johnson, seconded by F. Brooks to schedule a public hearing on the matter for May 27, 2025 at 4:00pm. Ayes-5, Nays-0. Motion carried.

Mike Lundy presented a letter and a survey map and description for 33 North Broad Street. The property is located in the village and town (parcel nos. 86.47-1-40.1 and 86.00-1-41 respectively). Mr. Lundy seeks to file a new deed that would describe the property as two parcels for the purpose of selling both parcels.

Board members were concerned that the action would create a non-conforming parcel in the town since parcel 86.00-1-41 would not have any road frontage. Motion by J. Surace, seconded by T. Ireby to refer the proposal to the Town Attorney for an opinion. Ayes-5, Nays-0. Motion carried.

Supervisor Peck asked for two volunteers from the Planning Board to serve on an ad hoc committee to review and propose updates to the Town zoning and subdivision laws. T. Ireby and C. Johnson volunteered to serve.

Motion by T. Ireby, seconded by C. Johnson to adjourn. Ayes-5, Nays-0. Motion carried. The meeting adjourned at 4:35pm.

Christina Vargulick
Christina Vargulick, Secretary