

## TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, June 24, 2025 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members T. Ireby, C. Johnson, C. Richards and J. Surace. F. Brooks was excused. Chairman Surace called the meeting to order at 4:00pm.

Motion by T. Ireby, seconded by J. Surace to approve the minutes of May 27, 2025 as presented. Ayes-4, Nays-0. Motion carried.

Steve Gamble presented a preliminary application for the minor subdivision of parcel no. 86.05-1-61 owned by Adirondack Vet Properties and located on Cole Road. The property is adjacent to parcel no. 86.05-1-63.5 owned by GYST Properties, located at 36426 NYS Route 26. GYST Properties seeks to purchase to a small portion of property from Vet Properties to improve the appearance of both. Board members expressed no opposition to the proposal and advised the applicant to have the property surveyed so that formal action may proceed. The applicant was advised to obtain a letter from Adirondack Vet Properties to act on their behalf.

Paul Braggard, Black River Surveying, presented an application for a minor subdivision of parcel no. 85.00-1-10.1 owned by Paul Hutton and located at 33049 Whitaker Rd. Mr. Hutton seeks to subdivide a 3.567ac parcel. The Board confirmed that the proposal meets frontage and area requirements. Motion by C. Johnson, seconded by T. Ireby to schedule a public hearing on the matter for July 8, 2025 at 4:00pm. Ayes-4, Nays-0. Motion carried.

Mike Lundy presented proposed actions to subdivide that portion of the Michael Curran Revocable Trust property located within the Village in such a way that would maintain access to that portion of the property located outside the Village but in the Town of Champion by deed. Town Attorney Farley responded that the proposal satisfies concerns raised by the Town Planning Board.

Motion by T. Ireby, seconded by J. Surace to adjourn. Ayes-4, Nays-0. Motion carried. The meeting adjourned at 4:18pm.

*Christina Vargulick*  
Christina Vargulick, Secretary