

Organization Town of Champion

Board Planning Board

Date and Time Tuesday, December 8 2015 at 7:30 PM

Place Town of Champion Offices Board Room (rear of building) 10 N Broad St, West Carthage NY

Contact [Peter LaBarge](#) Planning Board Chairman

Minutes

The Town of Champion Planning Board meeting was called to order at 7:30 p.m., by Chairman Peter LaBarge. Present were members James Surace, Frederick Metzger, Frances Brooks and Kathryn Smith.

Chairman LaBarge made a motion to dispense with the reading of the minutes from the meeting held November 10, 2015, and accept them as presented. James Surace seconded the motion which passed unanimously.

A public hearing for the operation of an automobile towing/repair/sales business by Gerald Lacey, Great Bend, NY, was held. The next door neighbor, Brenda Campany, spoke in favor of the proposed business and of the individuals. She explained that they had cleaned up the property, there had been no disturbances and she felt they were wonderful neighbors. No one spoke in opposition to the proposal. Mr. Lacey explained that his intention was to have a towing and repair business with some used car sales. However, since the board was not in favor used car sales portion Mr. Lacey advised that he could conduct that business on property that he owns in the town of LeRay.

Mr. Lacey explained that it is not a 24/7 operation and depends primarily on police calls so the vehicles are not held for long periods of time. He explained that he owns two tow trucks, a double axel trailer and four personal vehicles. A number of 12 cars, excluding the personal vehicles, would be the maximum allowed at this site. Mr. Lacey plans to extend the driveway and fence the side and back so the vehicles would not be visible to the public. He plans eventually for a 4x8 foot two-sided, unlit, sign for which he will obtain a zoning permit.

A motion to accept the site plan review with the stipulations stated above was made by Chairman LaBarge and seconded by Frances Brooks. The motion passed unanimously.

A public hearing for a minor subdivision by Brian Sech on County Route 47 was held. Neighbor Bernard Martin told the board that he had no problem with the proposal and felt that it would help that section. If a house were constructed, it would be revenue for the town. No one spoke in opposition to the proposal. A motion to approve the subdivision was made by Frederick Metzger and seconded by James Surace. The motion passed unanimously.

Taylor Park, LLC, representative Eldon Glick, submitted two applications for minor subdivisions on Railroad Street in the Hamlet of Great Bend. The proposal will subdivide parcels number 76.06-2-44.61 and parcel number 76.06-2-44.62 into two parcels each. A motion to hold a public hearing on each application was made by Chairman LaBarge and seconded by Frederick Metzger. The public hearing will be held Tuesday, January 8, 2016, at 4:00 p.m.

The Tower Removal Bond from the Liberty Mutual Insurance Company for the Verizon Wireless Tower proposed for construction on Bach Road was reviewed. The members concurred with the recommendation of the town attorney that since the bond can be terminated by the company on 60 days notice, the special use permit should stipulate that if the bond is cancelled and not replaced, the town would be able to revoke the special use permit and start action for the towers removal. Chairman LaBarge made a motion to require Liberty Mutual Insurance to amend the terms of the bond.

The board considered the request of James Muscato, Attorney for the Copenhagen Wind Farm application for a special use permit, to take action at this meeting contingent upon the ZBA's approval of the final area variance request. The basis for their request is that the 62-day time frame for planning board action expires on January 11, 2016. Since the planning board members were of the opinion that final approval should be with the planning board, the first meeting in January will be January 8, 2016 at 4:00 p.m. A motion to change the meeting date was made by James Surace and seconded by Frances Brooks.

Chairman LaBarge made a motion to adjourn the meeting and James Surace seconded the motion. The meeting adjourned at 8:19 p.m. The next meeting will be held January 8, 2016 at 4:00 p.m.

Respectfully submitted,
Kathryn Smith
Secretary