

**Organization Town of Champion**

**Board Town Board**

**Date and Time Monday, June 4 2007 at 7:00 PM**

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

**Contact [Chris Vargulick](#) Town Clerk Phone (315) 493-3240 Fax(315) 493-2900**

**Minutes**

The Town of Champion Town Board met in regular monthly session on Monday, June 4, 2007 at the Town Municipal Building, 10 North Broad Street, West Carthage. Present were Supervisor Buckley, Councilmen Stewart and Peck, Highway Superintendent Sech, and Attorney Farley. Councilmen Watkins and Buzzell were absent from the meeting.

Supervisor Buckley called the meeting to order at 7:10pm and opened the meeting for public comment. No one from the public spoke.

Supervisor Buckley recognized Mark Auclair, management consultant for Young Gieselman Properties, LLC, who submitted an application package to rezone parcel number 76.00-2-2.1, located at 23281 Mosher Road, as a planned development district (PDD). Mr. Auclair reviewed site layouts of the proposed 324 acre project for the Board’s information. The developers propose a residential community comprised of approximately 90 single family homes, 210 townhouses, and 700 apartment units including self-sufficient water and sewer treatment systems. The developer discussed reopening the Mosher Road extension that is currently classified as qualified abandoned to provide ingress and egress from either NYS Route 26 or County Route 47.

Supervisor Buckley explained the procedure for considering the application and introduced Peter LaBarge, Planning Board Chairman. Mr. Peck questioned reopening the Mosher Road extension, road standards, and the sewage facility. Mr. Auclair responded that all public roads would be constructed to Town standards and that the final engineering is pending the approval of the PDD. Mr. Peck asked about the number of stormwater retention ponds. Lowell Dewey, project engineer, stated that the ponds will meet new NYSDEC standards with a mix of “wet” ponds surrounded by wetland species and retention basins that will be dry the majority of the time. Mr. Peck questioned the ownership of the single family homes. Mr. Auclair responded that the homes would be privately owned and that a property management firm would be retained to manage and maintain the rental properties. Attorney Farley asked if there would be common areas. Mr. Auclair answered that there would be. Mr. Farley also asked if the developer had studied the feasibility of connecting to nearby water/sewer systems. Mr. Auclair responded that the item is still being considered for cost effectiveness. Mr. Peck questioned why the developer was building such a large number of housing units. Mr. Auclair answered that information provided to them indicates a shortage of housing in the area and that the economy of scale allows the units to be constructed and sold/rented at an affordable price. Motion by Mr. Stewart, seconded by Mr. Peck to refer the PDD application to the Town Planning Board for a recommendation. Ayes-3, Nays-0. Motion carried.

**Monthly Reports**

- Engineering - Kris Dimmick, Bernier, Carr & Associates, recommended that the Board award the contracts for the construction of SD#2 as follows:  
     Contract #1: W. D. Malone.....\$163,230  
     Contract #2: New Century Electric.....\$6,256  
     Motion by Mr. Stewart, seconded by Mr. Peck to award the bids for the construction of SD#2 as recommended to the lowest responsible bidders.  
     Ayes-3, Nays-0. Motion carried.
- Councilmen - Mr. Peck commented on the excellent response to the “Clean-up Days”. Supervisor Buckley concurred and suggested that it become an annual or semi-annual event.
- Highway Superintendent - Mr. Sech distributed and reviewed his monthly report noting that the Lee Road is approximately 50% completed. The Board reviewed paving quotes for the Switzer Road. Motion by Mr. Peck, seconded by Mr. Stewart to approve the recommendation to reprofile with added stone at a cost not exceed \$77,341. Ayes-3, Nays-0. Motion carried. The work is tentatively scheduled for late July.
- Assessor - Mr. Vargulick reported that Grievance Day had been busy. The BAR dealt with approximately 50 complaints. The BAR will reconvene on June 5, 2007 to make its determinations.
- Attorney - Mr. Farley summarized information received from the Lewis County trail coordinator regarding opening town roads for ATV’s. Mr. Farley recommended that the Board study trail access and associated roadway connections. Supervisor Buckley will contact local ATV clubs and the Jefferson and Lewis County trail coordinators to conduct a coordinated review to determine necessary access roads.
- Zoning Officer - Mr. Koster reported issuing nine (9) permits in May.
- Planning Board - Mr. LaBarge reported that the Board is reviewing subdivisions on a continuing basis.
- Historian - Mrs. Thornton reported on inquiries during the month of May and shared a recently restored document signed by Dewitt Clinton, Grand Master of the Masons of NY, establishing the Champion Lodge.
- Circuit Rider - Ms. Amyot reviewed upcoming meetings. Supervisor Buckley discussed completing a Comprehensive Plan for the Town.

Motion by Mr. Peck, seconded by Mr. Stewart to approve the minutes of May 7, 2007 as presented. Ayes-3, Nays-0. Motion carried.

Motion by Mr. Stewart, seconded by Mr. Peck to pay the following bills as presented:

General #144-168.....	\$34,565.04
Highway #118-153.....	\$39,769.72
RACOG #16.....	\$79.02
Con WD#1 O&M #33-40.....	\$20,235.22
WD#4 O&M #8.....	\$240.00
SD#1 O&M #2.....	\$6,617.62
SD#2 O&M #12-13.....	\$1,686.67
SD#2 Cap #1-3.....	\$21,928.91

Ayes-3, Nays-0. Motion carried.

The Supervisor's monthly report was read and discussed. Motion by Mr. Peck, seconded by Mr. Stewart to approve the report as presented. Ayes-3, Nays-0. Motion carried.

### **New Business**

- Members reviewed amendments to the Sewer Use Law recommended by the NYS Route 3 Corridor Sewer/Development Board to address the inspection of connections to the system. Motion by Mr. Stewart, seconded by Mr. Peck to schedule a public hearing for July 2, 2007 at 7:15pm to hear public comment on the proposed law amendments. Ayes-3, Nays-0. Motion carried.
- The Board reviewed a letter from the Carthage Area Rescue Squad, Inc. (CARS) referencing the current billing practices and requesting permission to "take a more aggressive approach to billing". Attorney Farley reminded members that CARS is obligated to transport T/Champion residents as per the annual contract. Members discussed the effect of excessive uncollectible payments on the ambulance service and weighed that effect against the possibility of overly aggressive collection. The Board agreed by consensus to authorize CARS to aggressively pursue payment from insured parties.
- Members considered a letter from the Champion Hillside Cemetery Association requesting gravel and grading from the Town. The Board agreed, by consensus, to provide the assistance as requested.
- Supervisor Buckley reviewed miscellaneous minutes and correspondence.
- Motion by Mr. Stewart, seconded by Mr. Peck to go into executive session for the purpose of discussing on-going litigation. Ayes-3, Nays-0. Motion carried. Executive session began at 8:53pm.
- Motion by Mr. Stewart, seconded by Mr. Peck to return to open session. Ayes-3, Nays-0. Motion carried. Open session resumed at 9:05pm.
- Motion by Mr. Stewart, seconded by Mr. Peck to authorize Supervisor Buckley to sign the negotiated stipulation between Perry Weller and the Town of Champion. Ayes-3, Nays-0. Motion carried.
- Motion by Mr. Stewart, seconded by Mr. Peck to adjourn. The meeting adjourned at 9:15pm.

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