

TOWN OF CHAMPION PLANNING BOARD

TO: Members of the Town Board; Members of the Planning Board; Christina Vargulick, Town Clerk; Peter LaBarge, ZEO, ZBA, and Timothy Farley, Town Attorney

FROM: Christina Vargulick, Secretary

DATE: November 28, 2018

RE: Minutes of November 27, 2018 meeting

The Town of Champion Planning Board met in regular session on Tuesday, November 27, 2018 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, F. Metzger, K. Mix, J. Surace and Attorney Farley. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by P. LaBarge, seconded by J. Surace to dispense with the reading of the minutes from November 13, 2018 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on a site plan submitted by Caskinette Realty (parcel no. 86.05-1-30) for an expansion of the service area and detail shop was called to order at 4:02. No one spoke for or against the proposed plan. All persons desiring to be heard, having been heard, the hearing was closed at 4:03pm.

Proof of notice having been furnished, the public hearing on a site plan submitted by Lundy Development for Carthage Area Hospital (parcel no. 86.05-1-60 pending filing of subdivision plat) for the construction of a Rural Health Center and hospital was called to order at 4:03pm.

Mark Pomerville and Gordon Wilsie, representing Great Bend Fire District, and Peter Crump, representing the West Carthage Fire Department, reviewed the maps and questioned project's representative regarding fire lanes, building collapse zones, fire connections and the sprinkler system.

Bruce Ferguson, Town Supervisor, requested that the Planning Board condition approval on 1) a written agreement between the applicant and the Town Board covering future deed and title, dedication, and provisions for the cost of developing and maintaining such public improvements that may be necessary; 2) the assurance that construction and installation of the public improvements will be guaranteed. The applicant shall either construct all improvements as required

by the Town and Planning Boards prior to final approval, or furnish guarantee as provided in Town Law Section 277. Supervisor Ferguson noted that the Town Comprehensive Plan advises coordination with Fort Drum regarding impacts to the base. In this case, the lighting and helipad may impact operations at the Fort. Pat Scordo, engineer for the proposed project, will forward information regarding the lighting report to Harley Bonisteel Schweitzer for review.

All persons desiring to be heard, having been heard, the hearing was closed at 4:15pm.

Attorney Farley questioned the applicant regarding the intention to construct and dedicate the road. M. Lundy stated that the road will stay private for the foreseeable future. Board members discussed the segment of Constitution Drive that has previously been approved. The Board agreed, by consensus, that it shall require that completion and dedication of that segment of road.

Attorney Farley questioned ownership of the proposed building site. Mr. Lundy stated, for the record, that there is purchase agreement with Uhlinger Capital that requires conveyance of the parcel upon demand.

Michael Alteri, BCA and engineer for the Town, reviewed a response to his memo dated November 9, 2018 from the developer's engineer. *(Note: the November 9, 2018 BC&A memo and the response from GYMO shall both be made part of the official record.)* Mr. Alteri clarified that Town Water District #4 shall be the primary domestic water provider and stated that, to date, he has not received data regarding requirements for fire flow and the sprinkler system. Fire protection can be enhanced through the valve between the Town and V/West Carthage water systems. Mr. Alteri reminded the applicant that water and sewer plans will require review by the town engineer and the respective oversight agencies, NYSDOH and NYSDEC. P. Scordo responded that it the intention of the developer to privatize the sewer force main and pump station but to eventually dedicate the water line.

Mr. Alteri cited the additional responses to his memo including: pending NYSDEC approval to relocate an existing stream; pending NYSDOT review of the traffic study and drainage; street lighting, and; SWPPP.

Attorney Farley questioned if the Board was satisfied with the developer's responses. P. LaBarge stated that the fire flow data is incomplete and questioned the developer's intent to loop the water around the health complex. Mr. Alteri stated that the application lacks fire flow information and he can not recommend it as complete.

M. Lundy and P. Scordo responded that the project should not be delayed due to fire flow values, stating further that fire flow and sprinkler design is

typically done after approval. Attorney Farley asked if there is a standard value that the developer would be required to adhere to for building approval. Mr. Alteri stated that there is. He withdrew his objections and stated that he is satisfied with the responses. K. Mix noted that during review site plan requirements and regulatory demands may overlap. He stated that the regulatory agencies will continue to review and approvals will be based on compliance with regulations.

Motion by F. Metzger, seconded by K. Mix to deem the site plan application for hospital and Rural Health Center as complete. Ayes-5, Nays-0. Motion carried.

The Board reviewed Part 1 of the Environmental Assessment as prepared by the applicant and identified the following:

1. Section D.2.b - Attorney Farley stated that the Board has identified issue with the existing stream and referred it to NYSDEC. The section shall be amended to reflect the stream relocation.
2. Section D.2.c – amend form to reflect that the water line will be looped to NYS Route 26 during Phase II.
3. Section D.2.d – amend form to reflect a connection to the Town sewer system at Constitution Drive. Delete “connect at the intersection of Cole Road and NYS Route 26”.
4. Section D.2.m – amend form to reflect increase in ambient noise level during construction due to blasting.
5. Section E.3.a – Concluded that the subject parcel is not located in a County Agricultural District.

The Board completed Part 2 of the Environmental Assessment. Motion by P. LaBarge, seconded by F. Metzger to make a declaration of negative environmental impact from the proposed project. Ayes-5, Nays-0. Motion carried.

The Board discussed and detailed conditions for approval of the hospital project including the following:

1. A written and executed agreement between the applicant and the Town Board covering future deed and title, dedication, and provisions for the cost of developing and maintaining such public improvements that may be necessary.
2. Assurance that construction and installation of the public improvements will be guaranteed. The applicant shall either construct all improvements as required by the Town and Planning Boards prior to final approval, or furnish guarantee as provided in Town Law Section 277.
3. Access road (segment of Constitution Drive) shall be built and dedicated to the Town during Phase 1.
4. Fire flow demands addressed.
5. Water line looped to NYS Route 26 during Phase II.

6. NYSDEC approval of stream relocation.
7. NYSDOH approval of water plan.
8. NYSDEC approval of sanitary sewer plan.
9. NYSDOT approval of traffic study and drainage plan.
10. Street light dedication concurrent with the dedication of that portion of Constitution Drive located between Freedom Drive and NYS Route 26 and constructed to Town standards.
11. Review and comment of lighting and helipad design by Fort Drum.

Motion by F. Brooks, seconded by F. Metzger to approve, with the conditions as cited, the site plan from Lundy Development and Management (Carthage Area Hospital) for parcel 86.05-1-60 for the phased construction of a 48,000 SF Rural Health Center and 93,160 SF (two story) hospital with 700 parking spaces, a helipad, utilities, and site amenities. Further, the conditions shall be noted on the prepared final plat. Ayes-5, Nays-0. Motion carried.

Motion by K. Mix, seconded by F. Brooks to approve the site plan from Caskinette Realty LLC for parcel 86.05-1-30 to construct an enclosure for service and to relocated a detail shop. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 5:50pm.

Christina Vargulick
Christina Vargulick
Secretary