

## 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: May 21, 2019

RE: Minutes of May 14, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, May 14, 2019 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, F. Metzger, and J. Surace. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by J. Surace, seconded by F. Metzger to dispense with the reading of the minutes from April 23, 2019 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried

### **Public Hearings**

Proof of notice having been furnished, the public hearing on the minor subdivision of parcel no. 85.00-1-10.1 owned by Paul Hutton and located on Taylor Road was called to order at 4:01pm. Bill Leeder spoke in favor of the action. No one spoke against the proposed subdivision. All persons desiring to be heard, having been heard, the public hearing was closed at 4:02pm.

Motion by K. Mix, seconded by F. Metzger to approve the minor subdivision of parcel no. 85.00-1-10.1 as presented. Ayes-5, Nays-0. Motion carried. Plat maps were signed.

Proof of notice having been furnished, the public hearing on the site plan proposed for parcel no. 86.05-1-63.1, owned by Lundy Development and Property Management LLC & RML Properties LLC, to construct a temporary Rural Health Center at 22075 Constitution Drive was called to order at 4:04pm. Elwood Thomas and Sara Miller spoke in favor of the action. No one spoke against the proposed plan. Pat Scordo, GYMO, responded to the County Planning Board comments noting that the project will include a bike path and agreed to landscape in the event that the temporary building becomes permanent. K. Mix, referring to the bike path, stated that it is a shared roadside path not a sidewalk. All persons desiring to be heard, having been heard, the public hearing was closed at 4:06pm.

Motion by F. Metzger, seconded by K. Mix to approve the site plan for parcel no. 86.05-1-63.1 as presented. Ayes-5, Nays-0. Motion carried. An approved zoning permit was provided to the applicant. P. Scordo questioned the process for an extension of the six month term for substantial progress towards carrying out the terms of the planning board's decision. An extension may be allowed by the enforcement officer upon proof of necessity.

### **Old Business**

Julie Scott submitted site plan plat maps for parcel no. 86.05-1-10 located at 36841NYS Route 26. Ms. Scott proposes repurposing the vacant restaurant as hair salon/coffee shop. Motion by K. Mix, seconded by J. Surace to forward the site plan to County Planning Board for its review. Ayes-5, Nays-0. Motion carried.

### **New Business**

M. Lundy requested that the Board modify the site plan approval dated November 28, 2019 for Caskinette Ford due to a design modification. The plan would eliminate the new construction on the south side of the building and increase the size of the drive through on the north side to enhance operational efficiency. K. Mix commented that the changes are not materially significant. Motion by K. Mix, seconded by F. Metzger to approve the modification to the previously approved site plan and to waive County Planning Board review and a public hearing as presented. Ayes-5, Nays-0. Motion carried.

Peter McAuliffe, Omni Navitas, presented a sketch plan for two – one (1) megawatt solar arrays on parcel no. 76.06-1-38.1 owned by Elwood Thomas and located on County Route 47. The arrays would have an east/west orientation with solar tracking movement and energy storage for a stable discharge to the grid. A minor subdivision will be required to meet state regulations. The applicant is requesting site plan approval with a contingency to require subdivision. P. LaBarge advised the applicant's representative that a development agreement will be required to cover engineering and legal reviews as necessary. The applicant was informed that the Town does not offer a solar exemption.

Christopher Nestico, Fort Drum Management and Program Analyst, discussed efforts to preserve the value of Fort Drum, including the air space, noting that the project is within the scope of an FFA protected space. Mr. Nestico requested that the applicant submit a FFA 7460-1. The applicant agreed.

Motion by J. Surace, seconded by K. Mix to adjourn. The meeting adjourned at 4:39pm.

*Christina Vargulick*  
Christina Vargulick, Secretary