

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: June 13, 2019

RE: Minutes of June 12, 2019 meeting

The Town of Champion Planning Board met in regular session on Wednesday, June 12, 2019 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, and J. Surace. F. Metzger was absent. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by J. Surace, seconded by F. Brooks to dispense with the reading of the minutes from May 14, 2019 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried

Old Business

J. Mendelsohn, Omni Navitas, summarized a proposal to site two (2) 1KW photovoltaic solar arrays on parcel 76.06-1-38.1 owned by Elwood Thomas and located at 24658 County Route 47. D. Burns, Renewable Energy, and James Palumbo, Klepper, Hahn & Hyatt, explained that the site was selected due in part to its access to 3-phase electric lines, irradiance, low visual impact, and topography. The project would have on-site energy storage, solar tracking, remote monitoring and will be enclosed by a fence.

Responding to questions from the Board, the representatives stated the following:

- The project will require a minor subdivision. Interconnection to the electrical grid restricts the size of arrays on each parcel to < 1 megawatt. Two connections require two parcels. Incentives from NYSERDA are also in play.
- Applicants agreed to show both arrays on each of the north site/south site maps, graying out the north/south site as appropriate to facilitate SEQR for the total impact of the project.
- Applicants agreed to submit agricultural data statements for the County review packet and to review the need for additional visual buffering.
- In response to inquiries regarding drainage, J. Palumbo explained that ground cover will be maintained and mowed 2-3 times per year. The sandy loam showed no signs of run-off during site investigation. A culvert

will be installed in the access driveway to facilitate drainage in the event of a major storm.

- In response to inquiries regarding lighting, J. Palumbo stated that a dark sky compliant, motion sensitive overhead light would be installed at the access road approach for maintenance purposes.
- The Board discussed a decommissioning bond. D. Burns stated that NYSERDA discourages municipalities from requiring a bond due to the additional cost to the project.
- A glare study has been submitted to the FAA. Response pending.
- Each site will have a SWPP. The access road will be gravel.
- No wetlands have been identified.
- M. Altieri questioned whether a SHPO review has been done due to the location of an abandoned cemetery.
- An approximately 25' x 10' container building will house storage batteries and other related equipment and be located adjacent to the equipment pad.

The Board concluded that the project did not meet the threshold for a Type 1 project. No coordinated review will be required.

Christopher Nestico, Fort Drum Management and Program Analyst, stated that he was satisfied that any potential impact on operations at the Fort would be answered in the pending response from the FAA.

Motion by P. LaBarge, seconded by J. Surace to refer the project to County Planning for its review. Ayes-4, Nays-0. Motion carried.

New Business

P. Scordo opened by re-presenting a site plan for the proposed Carthage Area Hospital that previously received conditional approval on November 27, 2018. He acknowledged that the subdivision related to the site plan was not and could not be filed. K. Mix noted that the site plan has expired. P. LaBarge advised the applicant to file a new site plan review application with the appropriate fees for the Planning Board's consideration. K. Mix questioned a press release that appeared to be inconsistent with the plans. S. Miller responded that the rendering printed in the Watertown Daily Times was printed in error. (S. Miller determined that the rendering printed by WDT was extracted from their archives.)

P. Scordo, representing Meadowbrook Assisted Living, presented an application for a minor subdivision of parcel no. 86.05-1-60 to transfer an additional six (6) feet of width to parcel no. 86.05-1-60.1, the proposed Constitution Drive. Motion by P. LaBarge, seconded by J. Surace to schedule a public hearing on the minor subdivision of parcel no. 86.05-1-60 for June 25, 2019 at 4:00pm. Ayes-4, Nays-0. Motion carried.

P. Scordo, representing Lundy Development & Property Management, presented an application for a major subdivision of parcel no. 86.05-1-63.1, owned by Lundy Development & Property Management, and parcel no. 86.05-1-63.4, owned by United Development Group (Brianna Uhlinger). The proposed subdivision would create a 0.204 parcel on the northern boundary of parcel 86.05-1-63.1 that would extend the proposed Constitution Drive and divide the remaining land into two (2) parcels 25.29ac and 25.438ac, respectively. Parcel no. 86.05-1-63.4 would result in no change to the overall acreage but would reconfigure the lot to increase the road frontage, on NYS Route 26, of the 25.438ac parcel created by the subdivision of parcel 86.05-1-63.1 by approximately 118.72ft.

Board members discussed whether the private road (Constitution Drive) would satisfy the requirement for road frontage on a public/private road for the proposed 25.29ac parcel. The Board was satisfied that it does. Supervisor Ferguson stated that a development agreement must be executed for the inspection of the proposed water mainline construction pending approval by NYS DOH. K. Mix questioned why the boundary line between the proposed 25.438ac parcel and parcel no. 86.05-1-63.4 did not follow the proposed future road. P. Scordo responded that the property owner (Lundy Development & Property Management) preferred to limit access to the future road.

Motion by K. Mix, seconded by F. Brooks to schedule a public hearing on the major subdivision of parcel nos. 86.05-1-63.1 and 86.05-1-63.4 for June 25, 2019 at 4:00pm. Ayes-4, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 5:18pm.

Christina Vargulick
Christina Vargulick, Secretary