

## 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 26, 2019

RE: Minutes of June 25, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, June 25, 2019 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, F. Metzger, K. Mix, and J. Surace. 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 June 12, 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. 86.05-1-60 owned by Meadowbrook Terrace Inc. and located at 21957 Cole Road was called to order at 4:06pm. The applicant seeks to subdivide a six foot (6') strip along the western edge of the property to be conveyed to parcel no. 86.05-1-60.1 to facilitate the construction of a private drive known as "Constitution Drive". B. Ferguson, Town Supervisor, referred to the Town Subdivision Law, Section 360; Subsection 13 - *The approval by the Planning Board of a subdivision plat shall not be deemed to constitute or be evidence of any acceptance by the Town of any road, park, playground, recreation area, easement, public utility, or any other improvement. The plat shall be endorsed with appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Town Board covering future deed and title, dedication, and provision for the costs of developing and maintaining any such improvements.*, and requested that any action by the Planning Board require the applicant to enter into a development agreement with the town for the construction and acceptance of extended utilities and/or infrastructure. All persons desiring to be heard, having been heard, the public hearing was closed at 4:08pm.

Proof of notice having been furnished, the public hearing on the major subdivision of parcel no. 86.05-1-63.1 owned by Lundy Development & Property Management LLC and RML Properties LLC and located 22075 Constitution Drive was called to order at 4:08pm. The applicant seeks to subdivide the parcel as

follows: parcel Z1-25.438a; parcel Z2-25.29a; private drive-<1a; lot line adjustment w/adjacent Lot X. B. Ferguson requested that his earlier statement also be applied to this subdivision proposal. All persons desiring to be heard, having been heard, the public hearing was closed at 4:12pm.

Proof of notice having been furnished, the public hearing on the major subdivision of parcel no. 86.05-1-63.4 owned by United Development Group LLC (Brianna Uhlinger) and located on NYS Route 26 was called to order at 4:12pm. The applicant seeks to adjust property lines with parcel 86.05-1-63.1 but maintain the same acreage. No one spoke for or against the proposed subdivision. All persons desiring to be heard, having been heard, the public hearing was closed at 4:13pm.

Board members reviewed the SEQR for parcel no. 86.05-1-60. The Board concurred that there were no significant environmental impacts. Motion by K. Mix, seconded by F. Metzger to issue a declaration of negative environmental impact for the proposed minor subdivision of parcel no. 86.05-1-60. Ayes-5, Nays-0. Motion carried.

Board members reviewed the SEQR for parcel no. 86.05-1-63.1. The Board concurred that there were no significant environmental impacts. Motion by K. Mix, seconded by F. Metzger to issue a declaration of negative environmental impact for the proposed major subdivision of parcel no. 86.05-1-63.1. Ayes-5, Nays-0. Motion carried.

Board members reviewed the SEQR for parcel no. 86.05-1-63.4. The Board concurred that there were no significant environmental impacts. Motion by K. Mix, seconded by F. Metzger to issue a declaration of negative environmental impact for the proposed subdivision of parcel no. 86.05-1-63.4. Ayes-5, Nays-0. Motion carried.

Motion by K. Mix, seconded by F. Metzger to approve the minor subdivision of parcel no. 86.05-1-60 as presented and in addition, to require the applicant to consolidate the subdivision with parcel no. 86.05-1-60.1, and to add a notation to the map reflecting the language in the Town Subdivision Law Section 360; Subsection 13 and to require an agreement with the Town for the construction, installation, and inspection of utilities and/or infrastructure. Ayes-5, Nays-0. Motion carried.

K. Mix discussed issues regarding the proposed subdivision of parcel no. 86.05-1-63.1, primarily the small section extending the private drive known as "Constitution Drive". As drawn, the subdivision map would create a non-conforming parcel. Members reviewed Section 525.1 of the Town Zoning Law and affirmed that the subdivision had suitable access off an approved private road. P. LaBarge advised the applicant that the plat must be revised to eliminate the small parcel intended as a roadway.

Motion by K. Mix, seconded by P. LaBarge to approve a revised preliminary plat for the major subdivision of parcel nos. 86.05-1-63.1 and 86.05-1-63.4 as per the discussed revisions, including road layout details; a notation on the map reflecting the language in the Town Subdivision Law Section 360; Subsection 13 and an agreement with the Town for the construction, installation, and inspection of utilities and/or infrastructure. Ayes-5, Nays-0. Motion carried.

Sara Miller, representing Carthage Area Hospital, questioned street lighting and the establishment of a lighting district as proposed in an earlier voided site plan. B. Ferguson, Town Supervisor, stated that the Town will not establish a lighting district to serve the proposed medical complex.

K. Mix requested a discussion item be added to the next agenda to consider procedures for lot line adjustments.

Motion by J. Surace, seconded by F. Metzger to adjourn. The meeting adjourned at 4:51pm.

*Christina Vargulick*  
Christina Vargulick, Secretary