

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 24, 2020

RE: Minutes of June 23, 2020 meeting

The Town of Champion Planning Board met in regular session on Tuesday, June 23, 2020 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, J. Surace, and D. Leary. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by J. Surace, seconded by K. Mix to dispense with the reading of the minutes of February 25, 2020 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried

Jason Zehr presented an application for a minor subdivision of parcel no. 93.07-1-79.6 (3 lot) located on North Lake Road. Members reviewed the survey map and determined that each proposed lot had sufficient frontage and area. Board members reviewed the SEAF for the parcel and concurred that there were no significant environmental impacts. Motion by P. LaBarge, seconded by J. Surace to issue a declaration of negative environmental impact for the proposed subdivision of parcel no. 93.07-1-79.6. Ayes-5, Nays-0. Motion carried. Motion by P. LaBarge, seconded by F. Brooks to scheduled a public hearing on the minor subdivision of the subject parcel on July 14, 2020 at 4:00pm. Ayes-5, Nays-0. Motion carried.

Mike Lasell, representing Shawn Tripp, presented a site plan for parcel no. 76.06-2-79 to construct fifty-six (56) apartment units and a community center with parking and access to NYS Route 3. The total site is 9.6 acres and is in Town water district #3 and Town sewer district #1. Each building unit will have 4-2 bedroom and 4-3 bedroom apartments. Exterior lighting will be wall and pole mounted. Parking will be in front of the units. The project covers nineteen percent (19%) of the total area. The water meter will be located in the community center. Each unit will be equipped with sprinklers and hose connections for fire protection.

Members agreed, by consensus, that the project shall be considered residential and that the parking design is acceptable as presented. Members agreed by consensus to forward the project to the County for 239M review.

F. Brooks questioned the plan for school bus transport. M. Lasell pointed out that driveway layout provides sufficient area for the bus to drive in and loop. D. Leary questioned if there would be hydrants. M. Lasell responded that private hydrants would not be required since the units are equipped with sprinkler systems and hose connections.

Motion by K. Mix, seconded by J. Surace to schedule a public hearing for July 14, 2020. Ayes-5, Nays-0. Motion carried. Action on the application will be taken August 11, 2020 pending a response from the County Planning Board. SEQR review is incomplete.

Howard Lyndaker, GYMO, presented a minor subdivision (2 lot) for parcel no. 76.06-1-38.1 located 24648 County Route 47 and owned by the Estate of Elwood Thomas. The parcel is being subdivided for potential solar development. The parcel is located within the Rural Corridor zone. Members reviewed the minimum lot width requirements and acknowledged that there are no minimum lot widths established for commercial uses. The lot widths as surveyed shall be deemed sufficient.

Board members reviewed the SEAF for the parcel and concurred that there were no significant environmental impacts. Motion by P. LaBarge, seconded by F. Brooks to issue a declaration of negative environmental impact for the proposed subdivision of parcel no. 76.06-1-38.1. Ayes-5, Nays-0. Motion carried. Motion by P. LaBarge, seconded by K. Mix to schedule a public hearing on the minor subdivision of parcel no. 76.06-1-38.1 for July 14, 2020. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by D. Leary to adjourn. The meeting adjourned at 4:55pm.

Christina Vargulick
Christina Vargulick, Secretary