

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: July 15, 2020

RE: Minutes of July 14, 2020 meeting

The Town of Champion Planning Board met in regular session on Tuesday, July 14, 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 D. Leary, seconded by J. Surace to dispense with the reading of the minutes of June 23, 2020 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Public Hearings

The public hearing on the minor subdivision of parcel no. 93.07-1-79.6 owned by Jason and Barbara Zehr and located on North Lake Road was called to order by Chairman LaBarge at 4:01pm. Janice and Terry Hilligas, North Lake Road, questioned the intended use of the property. B. Zehr responded that the intended use is residential. All persons desiring to be heard, having been heard, the hearing was closed at 4:03pm.

Motion by J. Surace, seconded by D. Leary to approve the subdivision of parcel no. 93.07-1-79.6. Ayes-5, Nays-0. Motion carried. The maps were signed and sealed. The property owner was advised to file the map with the County Clerk within 62 days.

The public hearing on the site plan to construct fifty-six (56) apartment units and a community center with parking and access to NYS Route 3 on parcel no. 76.06-2-79 owned by Shawn Tripp, Sr. was called to order at 4:05pm by Chairman LaBarge at 4:05pm. There was no public comment. All persons desiring to be heard, having been heard, the hearing was closed at 4:06pm. The SEQR is still pending.

The public hearing on the minor subdivision of parcel no. 76.06-1-38.1 owned by the Elwood Thomas Estate and located on County Route 47 was called to order by Chairman LaBarge at 4:12pm. There was no public comment.

All persons desiring to be heard, having been heard, the hearing was closed at 4:13pm.

Motion by J. Surace, seconded by D. Leary to approve the subdivision of parcel no. 76.06-1-38.1. Ayes-5, Nays-0. Motion carried. The maps were signed and sealed. The property owner was advised to file the map with the County Clerk within 62 days.

New Business

Autumn Cobb presented an application for a minor subdivision of parcel no. 76.00-2-19.11 owned by Joshua and Autumn Cobb and located on Jackson II Road. The property is located in R-2 zone. Ms. Cobb proposes a 2 acre subdivision to install a double wide home. The Board reviewed the survey map and determined that each lot has sufficient road frontage. Motion by D. Leary, seconded by F. Brooks to schedule a public hearing on the proposed subdivision for July 28, 2020 at 4:00pm. Ayes-5, Nays-0. Motion carried.

P. Scordo, GYMO, presented a site plan from Caskinette Ford including parcel nos. 86.05-1-30; 86.05-1-31; 86.05-1-32 for the proposed construction of a 17,263sq ft building, single story loading dock, and overhead canopy. In addition, the plan includes a proposed new 66' wide access driveway off NYS Route 26, gravel pad, cobblestone display area, storm water management pond and additional overhead lighting and pavement. Mr. Scordo advised the Board that the Michael Lewis property has been purchased and therefore is included as part of the proposed project. He explained that the new design will allow for trailers to move off the highway for unloading and addresses storm water management.

P. Scordo requested that in consideration of previous review and approval by the Board for an expansion (prior approval dated 11/28/2018 for a 44' x 77' enclosure for service writers and a 45' x 80' relocated detail shop) that the Board waive environmental review (SEQR), public hearing and submission for County Planning review to allow for immediate construction.

P. LaBarge stated that the proposed project does not seem similar to the previously approved and questioned the Board's authority to waive review by the County Planning Board. He asked if body shop work would be discontinued during construction. R. Caskinette stated that body work is being accomplished in the RV shop. J. Stefania stated that only the body shop office and supply room would be affected by the construction. M. Lundy stated that the remainder of the building will be connected to the new building. Wendy Marsh, Hancock and Estabrook, speaking on behalf of the applicant stated that the Board may have the authority to waive requirements based on the "degree of modification". M. Lundy stated that the previous approval was for "Phase 1". K. Mix confirmed that Phase 2 was not approved. M. Lundy and P. Scordo discussed relocating an existing easement on the property belonging to Michael Gates as heir to Harry

Gates. The proposed relocation would allow an easement over the 66' access driveway. They stated that the easement would be deeded and included in the plan.

W. Marsh requested that the Board review the previous SEQR and reconfirm the negative declaration. K. Mix stated that the Board is being asked to waive procedures with only a cursory review of the prior project. M. Lundy responded that the applicant had requested a sketch plan meeting in March that would have given the Board time to review the previous approval. M. Lundy advised the Board that FDIC requires zoning approval prior to finalizing financing.

The Board agreed, by consensus, to review the November 13, 2018 SEQR to determine if it applies to the proposed project. The Board shall require submission to the County Planning Board for 239M review but will allow the applicant to attend the County meeting and report the findings on July 28, 2020. Motion by K. Mix, seconded by D. Leary to schedule a public hearing on the site plan proposal from Caskinette Ford for July 28, 2020 following other scheduled public hearings on that date. Ayes-5, Nays-0. Motion carried.

Susan Jornov, representing US Light Energy, presented a site plan for the proposed construction of two(2) solar arrays – Unit A: 5 MW AC and Unit B: 3.3 MW AC - on parcel no. 76.00-2-42.1 owned by Uhlinger Capital Company and located at 35890 NYS Route 26. A letter of authorization from the property owner was submitted. The project would lease approximately 59.6 acres within an approximate 205.9 acre parcel. The parcel has a NYSDEC permitted mine on the property. The project will utilize an existing commercial driveway for the construction and operation/maintenance of the proposed arrays. The site will be rough graded with less than one acre of ground disturbance. A SWPP will not be required. The arrays would be enclosed by a chain link fence with locking gates. There will be no outdoor lighting. An underground electric line is proposed. There will be limited visibility from NYS Route 26 due to vegetation.

The Board requested that the applicant contact Fort Drum regarding any flight path concerns. P. LaBarge advised the applicant that a decommissioning plan and bond would be required for Town Board review and approval. He also requested a redacted copy of the lease.

Board members reviewed the FEA for parcel no. 76.00-2-42.1. The Board concurred that there were no significant environmental impacts. Motion by P. LaBarge, seconded by K. Mix to issue a declaration of negative environmental impact for the proposed site plan. Ayes-5, Nays-0. Motion carried.

Motion by K. Mix, seconded by F. Brooks to schedule a public hearing on the site plan application to construct solar arrays on parcel no. 76.00-2-42.1 for July 28, 2020 at 4:00pm. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by D. Leary to adjourn. The meeting adjourned at 5.26pm.

Christina Vargulick
Christina Vargulick, Secretary