

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: February 24, 2021

RE: Minutes of February 23, 2021 meeting

The Town of Champion Planning Board met in regular session on Tuesday, February 23, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members P. LaBarge, F. Brooks, J. Surace, and D. Leary and T. Farley, Town Attorney. 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 January 26, 2021 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge presented a preliminary site plan for a bed and breakfast on parcel no. 86.00-1-36.2 owned by Matthew and Amanda Gump and located at 35208 NYS Route 126. Chairman LaBarge invited the Gump's to add any remarks. Chairman LaBarge requested that the applicant submit a plat detailing parking for review by the Town and County Planning Boards. Att. Farley recommended obtaining a copy of the property survey to submit the parking details.

P. Scordo, GYMO representing Caskinette Realty, LLC, presented a summary of proposed actions to subdivide parcel 86.05-1-33, assemble it with parcel 86.05-1-30 and then to subdivide the new assembled parcel 86.05-1-30 at the center of the proposed road with cross easements to each proposed parcel. The applicant also seeks to amend their site plan.

**Minor Subdivision (parcel no. 86.05-1-33)**

P. Scordo presented an application for the minor subdivision of parcel no. 86.05-1-33 owned by Kevin Martin and located at 36604 NYS Route 26. The proposed action would create a new 2.258ac parcel to be combined with parcel 86.05-1-30. Chairman LaBarge advised that the Planning Board requires a letter from the property owner to have the applicant act on his behalf. Motion by D. Leary, seconded by F. Brooks to schedule a public hearing on the minor subdivision on March 9, 2021 at 4:00pm. Ayes-4, Nays-0. Motion carried.

### **Minor Subdivision (parcel no. 86.05-1-30)**

P. Scordo presented an application for the minor subdivision of parcel no. 86.05-1-30 owned by Caskinette Realty, LLC and located at 36788 NYS Route 26. The subdivision of the newly assembled parcel (86.05-1-30 & part of 86.05-1-33) would create a 15.333ac parcel and a 6.210ac parcel divided at the center of the proposed new roadway with cross easements. Motion by D. Leary, seconded by F. Brooks to schedule a public hearing on the minor subdivision on March 9, 2021 to follow the previously scheduled hearing. Ayes-4, Nays-0. Motion carried.

### **Site Plan (parcel no. 86.05-1-30)**

P. Scordo presented an application to change the previously approved site plan for parcel no. 86.05-1-30 owned by Caskinette Realty, LLC. The application proposes the construction of a 20,945sq.ft. building and the relocation of an existing 2,000sq.ft. for storage of mowers and snow plowing equipment. The revised plat moves the proposed roadway and parking 40 feet and shifts the water/sewer laterals to opposite sides of the proposed road. Storm water ponds have been sized to accommodate future development. The SWPP has been reviewed by NYSDOT for the purpose of obtaining a highway permit. Highway siting has been improved by shifting ingress/egress away from the existing hill.

Att. Farley questioned the location of the existing easement and M. Lundy pointed out the detail on the site plan drawing. M. Lundy mentioned that there is an intention to repurpose the former RML recreational vehicle and repair site as paint bays. P. LaBarge advised that the use would be acceptable since the approved site plan for the site included a repair facility.

Att. Farley advised that a short form SEQR is sufficient for reviewing the changes but that the previously approved full environmental review should be made part of the record. Att. Farley directed the applicant to advise the appropriate agencies to determine lead agency status. The applicant was advised that water/sewer applications would be required. The applicant was instructed to forward an electronic copy of the site plan to the town engineer for review and comment. The applicant shall distribute new maps for consideration. The site plan will be forwarded to the County Planning Board pending receipt of the new maps. Motion by F. Brooks, seconded by D. Leary to schedule a public hearing on the site plan for parcel no. 86.05-1-30 on March 9, 2021 following the previously scheduled hearings. Ayes-4, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:42pm.

*Christina Vargulick*  
Christina Vargulick, Secretary