

## 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: March 24, 2021

RE: Minutes of March 23, 2021 meeting

The Town of Champion Planning Board met in regular session on Tuesday, March 23, 2021 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members P. LaBarge, F. Brooks, J. Surace, D. Leary, and C. Richards. 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 March 9, 2021 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. 85.00-1-12.1 owned by the Estate of Richard Porter was called to order at 4:01pm by Chairman LaBarge. No one spoke in favor or in opposition to the proposed plan. All persons desiring to be heard having been heard, the hearing was closed at 4:02pm.
- Proof of notice having been furnished, the public hearing on the minor subdivision of parcel nos. 86.05-1-63.1, 86.05-1-63.4, and 86.05-1-63.6 owned by LC Real Estate LLC and United Development Group was called to order at 4:02pm by Chairman LaBarge. No one spoke in favor or in opposition to the proposed plan. All persons desiring to be heard having been heard, the hearing was closed at 4:03pm.

### **SEQR**

- Board members reviewed and responded to the SEAF for parcel no. 85.00-1-12.1 owned by the Estate of Richard Porter. The Board concurred that there were no significant environmental impacts. Motion by J. Surace, seconded by D. Leary to issue a declaration of negative environmental impact. Ayes-5, Nays-0. Motion carried.
- Board members reviewed and responded to the SEAF for parcel nos. 86.05-1-63.1, 86.05-1-63.4 and 86.05-1-63.6 owned by LC Real Estate

LLC and United Development Group. The Board concurred that there were no significant environmental impacts. Motion by P. LaBarge, seconded by F. Brooks to issue a declaration of negative environmental impact. Ayes-5, Nays-0. Motion carried.

### **Old Business**

- Motion by J. Surace, seconded by P. LaBarge to approve the minor subdivision of parcel no. 85.00-1-12.1 owned by the Estate of Richard Porter without condition. Ayes-5, Nays-0. Motion carried.
- Action on the minor subdivision of parcel nos. 86.05-1-63.1, 86.05-1-63.4 and 86.05-1-63.6 was tabled at the request of the project representative to prepare maps.
- Chairman LaBarge questioned P. Scordo as to whether maps had been prepared for signing for the Martin and Caskinette subdivisions approved at the last meeting and reminded the representative that the maps must be filed no later than 62 days following approval. Mr. Scordo will check into the matter.

### **New Business**

- E. Lavrinovich, Griffiths Engineering LLC, presented an application for a minor subdivision of parcel no. 76.05-1-30 owned by Tim Thomas and located on NYS Route 3. The applicant seeks to subdivide 2.163 acres for the proposed construction of a retail store. The Board concluded that the parcels would have sufficient footage. Motion by J. Surace, seconded by D. Leary to schedule a public hearing on April 13, 2021 at 4:00pm. Ayes-5, Nays-0. Motion carried.
- E. Lavrinovich, Griffiths Engineering LLC, and J. Lane, CGB Acquisitions & Development LLC, presented a site plan application for part of parcel no 76.05-1-30 owned by Tim Thomas to construct a single story 10,640SF Dollar General store with 53 parking spaces. E. Lavrinovich advised that there is a steep grade from NYS Route 3 to the proposed store. The fill required will necessitate the construction of casings for future water and sewer construction and or repair. P. LaBarge questioned how delivery trucks will exit NYS Route 3. E. Lavrinovich explained that the trucks will drive in and use a backup lane to position at the loading pad. Building drainage will be transported to treatment and retention ponds on the west side of the driveway. Handicap spaces exceed the ADA requirements. Landscaping will be accomplished with shrubs and trees as per town zoning requirements. The lighting shall be non-intrusive. P. LaBarge requested that lighting plans be shared with Fort Drum based on the airfield approach. Electric service will be from an existing pole and continue underground.
  - C. Richards questioned if the retention pond would be fenced. E. Lavrinovich stated that it is very shallow so a fence will not be necessary.

F. Brooks clarified that the width of the handicap parking spaces did allow for a van with a ramp. She also recommended a marked pedestrian walkway from the rear parking lot to the store. J. Lane stated that 10 – 14 cars per hour is the standard and that the large truck makes deliveries once per week and vendor box trucks schedule deliveries as needed.

P. LaBarge advised the applicant that the plan will be sent to the town engineer for review and any costs incurred for that review will be billed to the applicant. P. LaBarge requested a rendering to assess the look of the building. He noted that the freestanding sign exceeds the maximum square footage and height and that the sign on the store exceeds the maximum square footage allowed. J. Lane stated that they would be willing to reduce both signs square footage but intend to file for an area variance for the sign height due to the grade from the road.

The applicant will make changes to the drawings to reflect items discussed for the next meeting.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:53pm.

*Christina Vargulick*  
Christina Vargulick, Secretary