

## 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 10, 2021

RE: Minutes of March 9, 2021 meeting

The Town of Champion Planning Board met in regular session on Tuesday, March 9, 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 February 23, 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 site plan for parcel no. 86.00-1-36.2 owned by Matthew Gump 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 4:01pm.
- Proof of notice having been furnished, the public hearing on the minor subdivision of parcel no. 86.05-1-33 and owned by Kevin Martin 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 4:02pm.
- Proof of notice having been furnished, the public hearing on the minor subdivision of parcel no. 86.05-1-30 owned by Caskinette Realty LLC was called to order at 4:03pm 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.
- Proof of notice having been furnished, the public hearing on a site plan for parcel no. 86.05-1-30 was called to order at 4:04pm by Chairman LaBarge. B. Ferguson, town resident and Town Supervisor, questioned if the conditions set in the July 2020 site plan approval would remain in effect. He also noted that the place detailed rip rap located over the town sewer line. P. Scordo, GYMO, stated that the rip rap was not a concern,

and in his opinion, would aid in protecting the sewer line cover from eroding. P. Scordo agreed to restate the conditions agreed to in July, 2020 on the new proposed site plan.

M. Altieri, town engineer, reviewed his comments on the proposed plan including requests that the applicant provide grading plans; full SEQR; involved agency communications; reports on all soil investigations onsite; and a copy of the SWPPP.

P. LaBarge reported that the town attorney agreed that a short form was sufficient for the changes to the previously approved site plan.

### **SEQR**

- Board members reviewed and responded to the SEAF for parcel no. 86.00-1-36.2 owned by Matthew Gump. 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 for the proposed bed and breakfast. Ayes-5, Nays-0. Motion carried.
- Board members reviewed and responded to the SEAF for parcel no. 86.05-1-33 owned by Kevin Martin. 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 for the proposed minor subdivision of parcel no. 86.05-1-33. Ayes-5, Nays-0. Motion carried.
- Board members reviewed and responded to the SEAF for parcel no. 86.05-1-30 owned by Caskinette Realty LLC. The Board concurred that there were no significant environmental impacts. Motion by F. Brooks, seconded by D. Leary to issue a declaration of negative environmental impact for the proposed minor subdivision of parcel no. 86.05-1-30. Ayes-5, Nays-0. Motion carried.
- Board members reviewed and responded to the SEAF for parcel no. 86.05-1-30 owned by Caskinette Realty LLC. The Board 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 site plan of parcel no. 86.05-1-30. Ayes-5, Nays-0. Motion carried.

### **Old Business**

- Motion by F. Brooks, seconded by J. Surace to approve the minor subdivision of parcel no. 86.05-1-33 owned by Kevin Martin with the condition that the 2.17ac parcel be combined with parcel 86.05-1-30 owned by Caskinette Realty LLC. The applicant has agreed to the sale of the subject parcel to Caskinette Realty LLC. Ayes-5, Nays-0. Motion carried.

- Motion by P. LaBarge, seconded by D. Leary to approve the minor subdivision of parcel no. 86.05-1-30, as combined. Ayes-5, Nays-0. Motion carried.

### **New Business**

- E. Porter presented an application for the minor subdivision of parcel no. 85.00-1-12.1 owned by the Estate of Richard Porter and located on Austin Road. The proposed action would create two parcels (47.2a and 20.62a) each with sufficient road frontage. Motion by P. LaBarge, seconded by J. Surace to schedule a public hearing on the minor subdivision on March 23, 2021 at 4:00pm. Ayes-5, Nays-0. Motion carried.
- P. Scordo presented an application for the minor subdivision of parcel nos. 86.05-1-63.1, 86.05-1-63.4 and 86.05-1-63.6 owned by United Group Development LLC and LC Real Estate Properties LLC and located on NYS Route 26. The proposed action would result in the formation of four (4) lots (9.48a, 0.328a, 27.91a, and 23.5a) The lot identified as Lot Z-2 includes a roadway that connects Constitution Drive and NYS Route 26. P. Scordo advised that the future road will be built to town standards. Motion by P. LaBarge, seconded by D. Leary to schedule a public hearing on the minor subdivision for March 23, 2021 at 4:00pm. Ayes-5, Nays-0. Motion carried.
- P. Scordo presented a site plan application for the Carthage Area Hospital Primary Care Facility. The plan includes a 5,000SF primary care facility that would attach to the existing Urgent Care Facility via 12' x 20' addition, expand the existing driveway and include forty-eight (48) parking spaces. Overhead lights would be attached to the electric poles coming off NYS Route 26. P. LaBarge confirmed that the proposed parking is sufficient.

Board members reviewed and responded to the SEAF for the proposed Carthage Area Hospital Primary Care Facility. The Board concurred that there were no significant environmental impacts. Motion by J. Surace, seconded by C. Richards to issue a declaration of negative environmental impact for the proposed site plan. Ayes-5, Nays-0. Motion carried. The Planning Board directed that the FEAF completed for the Carthage Area Hospital Campus and dated 11/27/2018 be made part of the record.

Motion by P. LaBarge, seconded by J. Surace to forward the site plan to County Planning for review. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 5:08pm.

*Christina Vargulick*  
Christina Vargulick, Secretary