

## 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: September 29, 2021

RE: Minutes of September 28, 2021 meeting

The Town of Champion Planning Board met in regular session on Tuesday, September 28, 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. C. Richards was excused. 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 from September 14, 2021 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

### **Old Business**

Michael Lundy, representing Caskinette Ford, summarized the proposed site plan modifications requested for parcel no. 86.05-1-30 including:

- Upsize water and follow existing waterline from road to the rear mechanical room.
- Extend main addition by 20' to locate an additional parts area.
- Relocate the paint booth behind the existing body shop with a mechanical room in between. The mechanical room was not previously approved.
- Requested board consider an anticipated 6400 sf body shop expansion. The expansion was not previously approved.
- Relocate drive-through bays due to main building addition and construct a retaining wall that lines up with the doors to improve traffic flow. Replace existing concrete block retaining wall due to degradation.

Chairman LaBarge polled the Board in regards to the following:

- Questioned if the previous environmental review was sufficient in light of the modifications. The Board concurred that it was.
- Questioned if the modifications needed additional County Planning review. The Board agreed that the changes were minor and concurred that further review was not necessary.

- The Board agreed that the proposed 6,400 sqft building would not be considered at this time and must be removed from the plans.

Motion by D. Leary, seconded by J. Surace to approve the modifications to the Caskinette Ford site plan as stated. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge, referencing the road construction drawings for the CAH Primary Care Facility, questioned if M. Lundy had contacted the highway superintendent. M. Lundy responded in the affirmative. The Board had no issues with the proposed road construction.

### **Public Hearing**

Proof of notice having been furnished, the public hearing on the minor subdivision of parcel no. 76.06-2-44.3 owned by William Nier, Jr. and facing on Woolworth Street and NYS Route 3 was called to order by Chairman LaBarge at 4:07pm. No one addressed the Board. All persons desiring to be heard, having been heard, the public hearing was closed at 4:08pm.

Motion by J. Surace, seconded by D. Leary to issue a declaration of negative environmental impact. Ayes-4, Nays-0. Motion carried.

Motion by D. Leary, seconded by J. Surace to approve the subdivision with a condition:

- The new parcel facing on NYS Route 3 has insufficient frontage and must be combined with parcel no. 76.05-1-8 belonging to Christian Drennen.

Ayes-4, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by F. Brooks to adjourn. The meeting adjourned at 4:12pm.

*Christina Vargulick*  
Christina Vargulick, Secretary