

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: November 24, 2021

RE: Minutes of November 23, 2021 meeting

The Town of Champion Planning Board met in regular session on Tuesday, November 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 September 28, 2021 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

New Business

Charles Marshall, representing Stewart Shops, presented the preliminary site plan to replace the Stewart Shop and fueling facility in Great Bend at the junction of NYS Routes 26 and 3. The redevelopment of the site includes purchase agreements for properties owned by Clark, Hajdasz, and Williams.

C. Marshall discussed the following specifics:

- Lighting – flush mounted LED lights on store to comply with dark sky requirements.
Light intensity will be stronger under fueling canopy due to reflection.
- Water/Sewer – the water main will need to be relocated due to the location of the new store.

Chairman LaBarge advised C. Marshall that any costs incurred by the Town for engineering review will be billed to the project and will be the applicant's responsibility. C. Marshall acknowledged.

C. Marshall confirmed that landscaping and storm water management would be included in final site plan.

The Board discussed variances that would be required as follows:

- Store size exceeds maximum square footage (3975 sqft/2,000 sqft)

- Fuel pump setback lacks 3' to comply
- Free standing sign exceeds maximum height (15' / 6') and square footage (63 sqft/16 sqft). Insufficient setback. Non-compliant internal lighting. Discussed transferring to free standing signage to canopy or monument mounted.

F. Brooks questioned parking for tractor trailers while the drivers are in the store to purchase food/drink. C. Marshall responded that there would be sufficient space for two trucks at the rear of the building. F. Brooks discussed fencing style. C. Marshall offered two choices – white vinyl or solid cedar. F. Brooks questioned the term wing curve. C. Marshall stated that the term refers to the shape of the curve and that wing curve facilitates plowing. F. Brooks stated that a number of residents purchase kerosene from the store and asked if that would still be available. C. Marshall will confirm.

P. LaBarge asked about winter sidewalk maintenance. C. Marshall confirmed that it would be the owner's responsibility. D. Leary questioned where plowed snow would be directed. C. Marshall responded it would be piled against the fence until it was hauled to clear space. C. Richards asked for clarification about where the green space is located. C. Marshall indicated areas at both rear corners and the front point. D. Leary questioned closing time. C. Marshall will confirm that the store will still continue to close at midnight.

C. Marshall listed next steps and changes as discussed including removing internal sign lighting. Lighting on the store will be replaced with gooseneck lamps. The Board and zoning enforcement officer agreed to accept the LED price lighting. Area variances will be sought for building size and setbacks.

Chairman LaBarge deferred the environmental review pending final plans.

Old Business

Board members reviewed a letter from David and Jessica Tyler, dated October 19, 2021, questioning the approved site plan for U.S. Light Energy for a solar installation on property owned by James Uhlinger, Jr.. The Board concluded that the site plan approved for U.S. Light Energy adheres to town law. A letter will be forwarded to the Tyler's.

Supervisor-elect Brian Peck attended the meeting and thanked Planning Board members for their service.

Motion by P. LaBarge, seconded by D. Leary to adjourn. The meeting adjourned at 4:51pm.

Christina Vargulick
Christina Vargulick, Secretary