

## 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: May 9, 2018

RE: Minutes of May 8, 2018 meeting

The Town of Champion Planning Board met in regular session on Tuesday, May 8, 2018 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, and J. Surace. F. Metzger was absent. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by J. Surace, seconded by F. Brooks to dispense with the reading of the minutes from April 24, 2018 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge provided M. Lundy with a copy of the comments issued by the Jefferson County Planning Board regarding the site plan review for parcel no. 86.05-1-31. M. Lundy reviewed the comments and questioned the frontage requirement. Board members agreed that the frontage requirement had been complied with at the time the parcel was subdivided. Mr. Lundy advised the Board that the stormwater pollution prevention plan (SWPP) was being prepared by Thomas Ross, GYMO. Chairman LaBarge advised Mr. Lundy that the Town Engineer has concerns regarding protecting the town's water and sewer easements and the easement grades. The Town Engineer is also concerned with the stormwater conveyance and discharge details. The Board agreed that the existing vegetation provides sufficient buffering.

Chairman LaBarge presented a section of the deed for the Michael and Debra Gates property that provides for a permanent right-of-way through parcel no. 86.05-1-31. The right-of-way is located in the same area as the proposed retention basin. Mr. Gates expressed interest in maintaining access for hunting and potential logging. The concerned parties reviewed the map/drawing and agreed to maintain or revise the easement to the satisfaction of Mr. Gates.

Board members reviewed the SEQR for the site plan for parcel no. 86.05-1-31 located on NYS Rte 26 and owned by Lundy Development. 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 for parcel no. 86.05-1-31. Ayes-4, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on the application for a site plan for parcel no. 86.05-1-31, submitted by Michael Lundy, was called to order at 4:11pm. Michael Lewis, 36738 NYS Rte 26, expressed concerns about the following issues: drainage, standing water, location of retention basin, noise, traffic, and snow plowing. Mr. Lundy stated the retention basin will be constructed in a location to comply with the water/sewer easements and will be designed to meet the state standard. Mr. Caskinette stated that the business hours will be between 8am and 6pm but did not disagree that deliveries may occur outside of those hours. Following the discussion, Mr. Lewis spoke in favor of the proposed site plan. Mr. Gates also spoke in favor of the plan. All persons desiring to be heard, having been heard, the public hearing was closed at 4:21pm.

The following resolution was offered by J. Surace, who moved its adoption, and seconded by K. Mix, to wit:

WHEREAS, the T/Champion Planning Board has received an application from Michael Lundy for a Site Plan Approval to permit the construction of a storage yard for campers, trailers, and related trucks and equipment; and

WHEREAS, in connection with such application, the Planning Board has received and reviewed an application and environmental assessment form, held a public hearing and received comments thereat; and

WHEREAS, after review, the Planning Board has weighed the effects of the requested approval on the health, safety, and welfare of the neighborhood and community.

NOW, THEREFORE BE IT RESOLVED that the application from Michael Lundy for approval of the Site Plan for parcel number 86.05-1-31 is hereby approved with the following conditions:

Condition 1: An agreement shall be reached with Michael and Debra Gates concerning their permanent easement on parcel no. 86.05-1-31 prior to construction.

Condition 2: The plan shall be revised to reflect the details of the Town's water and sewer infrastructure and the stormwater conveyance and discharge shall be reviewed by the Town Engineer prior to construction.

The foregoing resolution was duly put to a vote as follows:

F. Brooks.....aye  
P. LaBarge.....aye  
F. Metzger.....absent

K. Mix.....aye  
J. Surace.....aye

Motion by P. LaBarge, seconded by K. Mix to adjourn. The meeting adjourned at 4:25pm.

*Christina Vargulick*  
Christina Vargulick  
Secretary