

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: August 29, 2018

RE: Minutes of August 28, 2018 meeting

The Town of Champion Planning Board met in regular session on Tuesday, August 28, 2018 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, F. Metzger, K. Mix, and J. Surace. Chairman LaBarge called the meeting to order at 4:00pm.

Motion by F. Metzger, seconded by F. Brooks to dispense with the reading of the minutes from August 14, 2018 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Board members reviewed the SEQR for parcel no. 86.05-1-4. The Board concurred that there were no significant environmental impacts. Motion by P. LaBarge, seconded by F. Metzger to issue a declaration of negative environmental impact for the proposed minor subdivision of parcel no. 86.05-1-4. Ayes-5, Nays-0. Motion carried.

Proof of notice having been furnished, the public hearing on the minor subdivision of parcel no. 86.05-1-4 owned by Kevin Martin was called to order at 4:02pm. No one spoke for or against the proposed subdivision. All persons desiring to be heard, having been heard, the public hearing was closed at 4:03pm.

Motion by K. Mix, seconded by J. Surace to approve the minor subdivision of parcel no. 86.05-1-4 contingent on the consolidation of the new parcel with parcel no. 86.05-1-3 owned by RML Properties LLC. Ayes-5, Nays-0. Motion carried. The plat maps were stamped and signed.

New Business

Galen Gockley, represented by LaFave, McGivern & White, submitted an application for a 3-lot subdivision of parcel no. 76.00-1-25.1 located on Pennock Road. The Board reviewed preliminary mapping and determined that each lot

has sufficient road frontage. Mr. Gockley stated that he will be removing a storage shed and a small attached structure to comply with the required setbacks for construction from the proposed property lines. Motion by P. LaBarge, seconded by F. Brooks to scheduled a public hearing on the subdivision of parcel no. 76.00-1-25.1 for September 11, 2018 at 4:00pm. Ayes-5, Nays-0. Motion carried.

Kingsley Malcolm, 25419 Huntley Lane, submitted an application for a minor subdivision of parcel no. 66.00-1-2.6 with the intention of having it consolidated with the adjacent parcel no. 66.00-1-2.16. The Board advised Mr. Malcolm that he must retain a minimum of 125' of frontage. Mr. Malcolm will have the subdivision surveyed and contact the Board when the survey is complete.

Michael Lundy, representing Carthage Area Hospital, presented a sketch of the scope of construction for the proposed medical facilities on Constitution Drive and NYS Route 26, site plan and zoning applications and fees, and discussed the following:

- A 13 acre minor subdivision of a parcel, known as parcel "Z" to consolidate with the parcel owned by Meadowbrook Terrace Assisted Living.
- Initial access through Meadowbrook driveway and consolidated parcel
- The phased construction of the medical facilities – Rural Health Center (48,000 sq ft) and a hospital for inpatient, emergency, surgical and maternity services (98,000 sq ft).
- Proposed 600 parking spaces.
- Attempts to reclassify the existing drainage swale
- SWPP
- Water and sewer tie-ins
- Construction of roads to town standards
- Proposed traffic study

Chairman LaBarge advised the applicant that a development agreement will be required. Mr. Lundy requested a work session with the town engineer and attorney. Chairman LaBarge responded that he would discuss the request with the town.

Rich Duvall, CAH Administrator, discussed time constraints related to the Metro Service Area (MSA) designation. He stated that construction of the new \$50-60M facility will secure the hospital for the next 35-40 years and add an estimated seventy (70) positions.

K. Mix clarified Mr. Duvall's statement regarding the MSA and referred to the Urbanized Area Census.

Chairman LaBarge discussed the proposed road known as "Constitution Drive" with the Board. The road was originally planned as part of the Patriot Estates project. Prior to any construction on that project, a parcel adjacent to the proposed road was sold for the Meadowbrook Terrace Assisted Living project with the intent that the road would be constructed to town standards. The road was not built. Team OBS, the current owner and developer of Patriot Estates shall be required to build Constitution Drive as per benchmarks set in a negotiated development agreement.

Motion by K. Mix, seconded by J. Surace to adjourn. The meeting adjourned at 4:57pm.

Christina Vargulick
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Secretary