

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: October 24, 2018

RE: Minutes of October 23, 2018 meeting

The Town of Champion Planning Board met in regular session on Tuesday, October 23, 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 P. LaBarge, seconded by J. Surace to dispense with the reading of the minutes from October 9, 2018 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

The Board resumed their review of the site plan submittals for the proposed Carthage Area Hospital/Rural Health Center project. P. Scordo, GYMO, reported that the applicant met with NYSDEC regarding the stream restoration project. He also reported that the SWPP and traffic study submittals are pending.

K. Mix requested clarification on the following:

- Anticipated response from NYSDEC in regards to stream restoration? P. Scordo responded that a permit is anticipated approximately four (4) weeks after plan/design submittal and added that SWPP review is a sixty (60) day maximum after submittal.
- Stormwater management details? P. Scordo reviewed the area in question and responded that the area had not been used as part of the storage calculation.
- Vertical grading slopes? P. Scordo responded that the identified slopes were loading docks with walls.
- Parking lot landscaping? K. Mix voiced his preference to have trees planted in the islands to break up the parking lot and minimize heating by providing shade. Board members noted that there are no trees in the landscape plan for the parking lot. P. Scordo responded that the plan was designed to benefit plowing patterns.

- SEQR? K. Mix stated that action on SEQR should be limited to Phases 1 and 2 since the Board has no specific information regarding Phase 3. P. Scordo responded that including all the proposed phases was an attempt to not segment the project. K. Mix responded that it should be assumed that each project in Phase 3 would receive its own environmental review to address the specifics of the proposed action.
- Mechanical area? P. LaBarge questioned what was included in the fenced mechanical area. M. Lundy responded that the area encloses the backup generator, cooling, oxygen supply, dumpsters, compactors and receiving docks.
- Constitution Drive? P. LaBarge questioned the developer's intentions regarding the proposed access road from Cole Road. M. Lundy questioned whose responsibility it was to construct the approved section of Constitution Drive. P. LaBarge answered that Team OBS, developer for Patriot Estates, was obligated to construct the road from Freedom Drive to Cole Road as defined in an executed development agreement with the Town. M. Lundy requested a copy of the agreement. M. Lundy also noted that roadways will be built to the town standard but will initially be private roads.

Motion by P. LaBarge, seconded by F. Brooks to adjourn. The meeting adjourned at 4:35pm.

Christina Vargulick
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Secretary