

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 14, 2018

RE: Minutes of November 13, 2018 meeting

The Town of Champion Planning Board met in regular session on Tuesday, November 13, 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 23, 2018 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

The Board resumed their review of a site plan for parcel no. 86.05-1-30 (Caskinette Lofink) to construct an enclosure for service and to relocate a detail shop. The Board reviewed the County Planning Board comments specifically regarding unloading vehicles on NYS Route 26. P. LaBarge stated that the issue was a longtime practice and that he had not received any complaints. M. Lundy suggested that the owners may decide to locate unloading on site. J. Surace stated that he is aware of traffic accidents in the area. The Board agreed, by consensus, that unloading vehicles on NYS Route 26 is a concern.

Board members reviewed the SEQR for parcel no. 86.05-1-30 (Caskinette Lofink). 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 site plan for parcel no. 86.05-1-30. Ayes-5, Nays-0. Motion carried.

Motion by K. Mix, seconded by F. Metzger to schedule a public hearing on the site plan for parcel no. 86.05-1-30 on Tuesday, November 27, 2018 at 4:00pm. 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, provided copies of updated maps for the Board detailing areas of concern identified during the discussion on October 23, 2018 including:

- Mechanical Area – retaining walls and equipment have been identified.
- Drainage – erosion control basins and culverts are more clearly identified.
- Landscaping – the applicant disagrees with the Board’s suggestion that trees be added to the parking area medians. The applicant considers trees to be detrimental to snow removal and not conducive to the rural character of the area. They did agree to increase perimeter plantings and detailed proposed plantings.

The Board’s discussion moved to a review of the County Planning Board comments including:

- NYS DOT and NYS DEC approvals must be obtained or they will be made a condition of approval.
- An Ag Statement must be prepared and submitted.
- Determined that the project drains away from the Town wellhead protection area.
- Sidewalks – the applicant opposes including sidewalks in the project stating that sidewalks do not fit into the rural character and maintenance concerns. P. LaBarge suggested a sidewalk between Meadowbrook Terrace Assisted Living and the hospital complex. Mr. Scordo, GYMO, countered that a bicycle/pedestrian strip could be added to Constitution Drive with a rumble strip for safety, suggesting that the strip would be maintained in the winter by the plowing done by the highway department.
- Mechanicals - P. LaBarge stated that concerns regarding noise and its impact on a planning residential development are overstated because generators are much quieter now than earlier models and many of the surrounding buildings also operate generators including the schools, veterinarians, assisted living and church.
- Lighting – the applicant stated that the lighting plan had been prepared by a qualified engineer. Mr. Scordo stated that the plan is “dark sky” compliant and considers a review by Fort Drum to be unnecessary since the plan meets Town standards. P. LaBarge agreed that a review by Fort Drum was not necessary. M. Lundy stated that the hospital plans to eventually dedicate the street lights to the Town and is constructing poles and lamps acceptable to National Grid.
- Snow storage – plowing will be directed towards the perimeter drainage areas.

The applicant requested that the Board complete part two of the SEQR and schedule a public hearing on November 27, 2018.

Michael Alteri, BC&A, representing the Town discussed concerns regarding the following:

- Restricting approval to Phase 1 and Phase 2 only and conceptualizing Phase 3 for SEQR.
- Requiring data on necessary water capacity for fire flows and proposed sprinkler systems. Daily usage calculations need to be approved.
- Water main must be looped to NYS Route 26.
- Wastewater – contact the Joint Wastewater Board to determine capacity at the treatment plant and ability to deal with toxic waste.
- Specify facilities intended for dedication and develop an infrastructure agreement with the Town prior to the issuance of a zoning permit.
- Provide building elevations, soil investigations, and SWPPP updates to the Town.

The Board agreed to complete SEQR at the November 27, 2018 meeting and requested that the Town Attorney attend.

Motion by K. Mix, seconded by F. Metzger to schedule a public hearing on the site plan application for Carthage Area Hospital and rural health center for November 27, 2018 at 4:00pm. Ayes-5, Nays-0.

Chairman LaBarge questioned the Board regarding whether the application for the hospital/rural health center is complete. K. Mix stated that the applicant will coordinate with NYS DOT regarding maintaining the level of service. M. Lundy stated that Phase 1 and Phase 3 development will overlap. The Chairman questioned whether the subdivision maps for the hospital site have been filed. M. Lundy replied that they do not intend to complete the subdivision until the project receives site plan approval. The Board requested that the Town Attorney give an opinion regarding whether the Planning Board may approve the site plan prior to subdivision filing.

The Board considered a letter from Merrell and Merrell representing John W. Bach in a minor subdivision of parcel no. 85.00-1-29 requesting a waiver of the requirement for a survey plat. Motion by P. LaBarge, seconded by J. Surace to forward a reply denying the waiver and requiring a survey plat. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by F. Metzger to adjourn. The meeting adjourned at 5:35pm.

Christina Vargulick
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Secretary