

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: February 27, 2019

RE: Minutes of February 26, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, February 26, 2019 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 February 12, 2019 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Board members reviewed the SEQR for parcel no. 85.00-1-29. The Board concurred that there were no significant environmental impacts. Motion by J. Surace, seconded by F. Metzger to issue a declaration of negative environmental impact for the proposed minor subdivision of parcel no. 85.00-1-29. Ayes-5, Nays-0. Motion carried.

P. LaBarge opened the public hearing on the minor subdivision of parcel no. 85.00-1-29 at 4:03pm. No one spoke in favor or against the proposed action. The public hearing was closed at 4:03pm.

Board members discussed the accuracy of the plats. The survey goes to the center of the state highway. The surveyor, in a letter, explained that "the time to research the highway boundary and come up with the actual location can add significantly to the cost of the survey, and in most cases adds no value for the client". The surveyor did make a notation on the maps relative to the highway boundaries and in the proposed deed descriptions. Members concurred that they would accept the maps as drawn.

Motion by K. Mix, seconded by F. Metzger to approve the subdivision of parcel no. 85.00-1-29 without conditions. Ayes-5, Nays-0. Motion carried.

The Board reviewed a site plan application from Julie Scott for parcel no. 86.05-1-10 located at 36481 NYS Route 26. Ms. Scott intends to convert the former restaurant into a hair salon and coffee shop. Ms. Scott stated that she plans no changes to the exterior of the building other than new signage. P. LaBarge requested that the applicant submit a scale drawing of the site that includes a parking layout.

P. Scordo, GYMO engineering, submitted a letter dated February 12, 2019, a short environmental form, a map of a previously approved minor subdivision, a map of a proposed subdivision of lands reportedly owned by United Development Group LLC., and a site drawing.

A public hearing had been scheduled to hear comment regarding a proposal for a lot line adjustment for parcels 86.05-1-63.1 and 86.05-1-63.4. The map submitted by the applicant was significantly changed compared to what was discussed at the meeting held on January 8, 2019. Upon review of the map, Bruce Ferguson, Town Supervisor, noted that Constitution Drive is not a public road. He also questioned why the map had not been submitted with the subdivision application for the public's review if requested.

K. Mix and P. LaBarge both advised the applicant that the changes made to the proposed subdivision require that the applicant submit an application for a major subdivision since the subdivision will not front on an existing road and will require a new road.

Motion by P. LaBarge, seconded by J. Surace to formally cancel the public hearing for a lot line adjustment for parcel 86.05-1-63.1 and 86.05-1-63.4. Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 5:05pm.

Christina Vargulick
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Secretary