

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: March 27, 2019

RE: Minutes of March 26, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, March 26, 2019 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 P. LaBarge, seconded by J. Surace to dispense with the reading of the minutes from February 26, 2019 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Richard Duvall, Carthage Area Hospital CEO, asked the Board's forbearance and asked to re-set the discussion regarding the construction of the proposed rural health center and hospital. Mr. Duvall stated that the hospital is seeking approval to construct a temporary rural health center in the southeastern corner of parcel no. 86.05-1-63.1 to establish an address and facility outside the urbanized zone. Following the construction and operation of the temporary facility the hospital will apply through Centers for Medicare & Medicaid Services (CMS) prior to 2020 to assure a permanent rural designation. Mr. Duvall further stated that a submission of a site plan application for the construction of permanent facilities will follow the application to CMS. Mr. Duvall deferred to Mark Crandall, GYMO, to present the site plan application for the temporary facility.

Mr. Crandall reviewed maps previously submitted for the Board's consideration. He explained that the temporary health center would be located on parcel no. 86.05-1-63.1 and that the parcel has 175 feet of road frontage. The proposed 1,400 sq ft building would have fifteen (15) parking spaces including two (2) handicapped spaces. The maps illustrated a temporary driveway extending from the end of Constitution Drive (a private road). Mr. Crandall proposed connecting to existing water and sewer infrastructure and recognized that a grinder pump would be necessary. He proposed diverting storm water through a trench.

The Board made several comments on the plan including the following:

- A requirement for lighting for the parking area
- An easement from Meadowbrook Terrace Inc. shall be required to install the driveway
- A requirement for a grading plan
- Questioned whether the area to be disturbed would require a storm water plan?
- Questioned if it would be necessary to extend the water mainline to add a hydrant?
- A requirement for the submission of a short form SEQR

M. Alteri, Town engineer, recommended installing a road base for the driveway that would meet town standards. Sarah Miller, hospital representative, responded that the hospital would limit expenditures for the temporary facility pending approval of the CMS application.

Mr. Crandall stated that they will finalize the site plan and map to include those items identified by the Board and submit them for the Planning Board's review and submittal to County Planning.

Supervisor Ferguson questioned the status of the site plan previously approved with conditions in November 2018. Michael Lundy, representing the hospital, stated that the previous plan was based on subdivisions that could not be filed thereby nullifying the plan.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:32pm.

Christina Vargulick
Christina Vargulick
Secretary