

## 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: July 24, 2019

RE: Minutes of July 23, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, July 23, 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 J. Surace to dispense with the reading of the minutes from July 9, 2019 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried

Proof of notice having been furnished, the public hearing on the site plan for parcel no. 86.05-1-10 owned by Julie Scott and located at 36481 NYS Route 26 was called order by Chairman LaBarge at 4:00pm. Ms. Scott proposes operating a hair salon and coffee shop at the location. No one spoke for or against the proposed use. All persons desiring to be heard, having been heard, the public hearing was closed.

Motion by F. Metzger, seconded by F. Brooks to approve the site plan proposed for parcel no. 86.05-1-10. Ayes-5, Nays-0. Motion carried.

Representatives for the solar array project proposed for parcel no. 76.06-1-38.1 owned by Elwood Thomas and located at 24658 County Route 47 responded to comments from the Jefferson County Planning Board and indicated changes reflected in the current site plan plat including: a seven foot (7') perimeter fence; increased perimeter area inside to accommodate maintenance; and elevation details. The County highway department has inspected the proposed driveway site and has indicated that they have no opposition. The glare study and decommissioning plans have been submitted as requested. Supervisor Ferguson stated that the Town will require a bond for decommissioning in the amount of \$125,000 prior to construction. F. Metzger questioned whether the project materials are flammable. P. McAuliffe, project manager, stated that electrical components are a fire risk and that they will work with the local fire department to provide information and site access.

Proof of notice having been furnished, the public hearing on the site plan for parcel no. 76.06-1-38.1 owned by Elwood Thomas and located at 24658 County Route 47 was called to order by Chairman LaBarge. The applicant proposes the construction of two 875kw solar arrays. Elwood Thomas spoke in favor of the proposed use. No one spoke against the proposal. All persons desiring to be heard, having been heard, the public hearing was closed.

Motion by F. Metzger, seconded by F. Brooks to approve the site plan proposed for parcel no. 76.06-1-38.1. Ayes-5, Nays-0. Motion carried.

Edgar Merrell 3<sup>rd</sup>, representing Nathan and Juanita Gerber, requested a procedural waiver as defined in Section 320 of the Town Subdivision Law for the proposed subdivision of parcel no. 76.00-1-3 located on both sides County Route 47 as a hooked lot. The Board reviewed the criteria for a procedural waiver. K. Mix questioned if a mortgage company will require a field survey. Mr. Merrell responded that if title insurance is obtained a deed plat is acceptable.

Board members reviewed the SEAF for parcel no. 76.00-1-3. The Board concurred that there were no significant environmental impacts. Motion by K. Mix, seconded by J. Surace to issue a declaration of negative environmental impact for the proposed minor subdivision of parcel no. 76.00-1-3. Ayes-5, Nays-0. Motion carried.

Motion by K. Mix, seconded by J. Surace to waive the procedure for subdivision approval and to approve the minor subdivision (2 lots) of parcel no. 76.00-1-3 owned by Nathan and Juanita Gerber and located at 24705 County Route 47. Ayes-5, Nays-0. Motion carried.

Board members reviewed and approved, by consensus, the final draft of the Application for Approval of Lot Line Adjustment.

Motion by P. LaBarge, seconded by F. Metzger to adjourn. The meeting adjourned at 4:40pm.

*Christina Vargulick*  
Christina Vargulick, Secretary