

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 11, 2019

RE: Minutes of July 9, 2019 meeting

The Town of Champion Planning Board met in regular session on Tuesday, July 9, 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 P. LaBarge, seconded by J. Surace to dispense with the reading of the minutes from June 25, 2019 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried

Old Business

Board members reviewed and discussed comments from the County Planning Board regarding the site plan application received from Julie Scott for parcel no. 86.05-1-10. J. Scott proposes operating a hair salon and coffee shop and plans no changes to the exterior of the building. She does expect to submit a zoning permit to reface the existing sign.

Board members reviewed the SEAF for parcel no. 86.05-1-10. 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. 86.05-1-10. Ayes-5, Nays-0. Motion carried.

Motion by J. Surace, seconded by F. Brooks to schedule a public hearing on the site plan application for parcel no. 86.05-1-10 for July 23, 2019. Ayes-5, Nays-0. Motion carried.

Board members reviewed and discussed comments from the County Planning Board regarding the site plan application from NSG-1, LLC for the construction of two 875kw solar arrays known as "north site and south site". The Board noted that an FFA Form 7460 has been filed. P. LaBarge recommended that the applicant be required to provide copies of the FFA submission and the glare test to the Planning Board. Board members concurred. The Board

concluded that construction would involve limited disturbance and that proposed buffering plan is sufficient. The Board noted that federal fire code requires a seven foot (7ft) fence and a minimum access road of twenty feet (20ft) in width.

The Board shall require a decommissioning plan for legal review and for the Town's review and approval.

Board members reviewed the FEAF for parcel no. 76.06-1-38.1, including both the north and south sites. The Board concurred that there were no significant environmental impacts. Motion by K. Mix, seconded by F. Brooks to issue a declaration of negative environmental impact for the proposed north site plan on parcel no. 76.06-1-38.1. Ayes-5, Nays-0. Motion carried. Motion by K. Mix, seconded by F. Brooks to issue a declaration of negative environmental impact for the proposed south site plan on parcel no. 76.06-1-38.1. Ayes-5, Nays-0. Motion carried.

Motion by J. Surace, seconded by F. Brooks to schedule a public hearing on the site plan application for parcel no. 76.06-1-38.1 for July 23, 2019. Ayes-5, Nays-0. Motion carried.

P. Scordo, GYMO, reviewed revisions made to the major subdivision plat for parcel no. 86.05-1-63.1. K. Mix advised Mr. Scordo to replace "preliminary" with "final" and to illustrate the private road to edge of pavement to clarify and satisfy the requirement for road frontage on a public or private road.

Motion by K. Mix, seconded by F. Brooks to approve the major subdivision conditioned on the revisions to the plat as discussed for parcel nos. 86.05-1-63.1 and 86.05-1-63.4. Ayes-5, Nays-0. Motion carried.

Board members received a minor subdivision application from Nathan Gerber for parcel no. 76.00-1-3 with a "description survey" instead of a field survey. Board members will consider the application at their next meeting.

Board members reviewed a draft application for approval of a lot line adjustment. Lot lines adjustments may be made if the Planning Board waives the requirements for a subdivision. The application will be revised and presented.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:48pm.

Christina Vargulick
Christina Vargulick, Secretary