

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: September 23, 2020

RE: Minutes of September 22, 2020 meeting

The Town of Champion Planning Board met in regular session on Tuesday, September 22, 2020 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix (4:06), J. Surace, and D. Leary. 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 of August 11, 2020 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

New Business

Representatives of U.S. Light Energy presented an application for a minor subdivision of parcel no. 76.00-2-42.1 owned by Uhlinger Capital Co. and located at 35890 NYS Route 26. The property is located in the AR zone. The applicant stated that they will obtain a 125' right-of-way for a private road on parcel no. 76.00-2-24.31 owned by Roggie Farms LLC to meet the requirement for a subdivision on a public or private road. Chairman LaBarge stated that the request is unusual and that he feels that it should be reviewed by the Town Attorney, Highway Superintendent and Town engineer for comment. He informed the applicant that any costs associated with the review would be the responsibility of the applicant. S. Jornov agreed. The Board agreed by consensus to seek comments from the attorney, highway superintendent and engineer. No public hearing was scheduled pending comments.

Justin Taylor presented an application for a minor subdivision of parcel no. 86.05-1-55 owned by Team OBS LLC and located at 22028 Freedom Drive. The property is located in R-1 zone. The Board reviewed the map and determined that each lot has sufficient road frontage. Motion by K. Mix, seconded by F. Brooks to schedule a public hearing on the proposed subdivision for October 13, 2020 at 4:00pm. Ayes-5, Nays-0. Motion carried.

The Board, at the request of the Town Board, discussed the advisability of allowing bed & breakfast concerns to operate in the R-1 and R-2 zoning districts. The Board received letters supporting the change from Matthew Gump who has been operating a bed & breakfast in an R-1 and has received a letter of violation from the Zoning Enforcement Officer. M. Gump's letters discuss bed & breakfasts generating tourism dollars for many businesses, increase in sales tax collections, and meeting goals set in the Town Comprehensive Plan. M. Gump also asserts that a site plan review would be able to address any issues related to a particular proposed bed & breakfast.

J. Surace noted the parking requirements for bed & breakfasts. In response to a question from D. Leary, Chairman LaBarge stated that R-1 and R-2 zones are primarily residential zones and have been protected to preserve the quality of life. A majority of board members agreed that bed & breakfasts are feasible in R-1 and R-2 zones. F. Brooks added that all bed & breakfasts should operate under the same criteria. D. Leary questioned how many bed & breakfasts operate in the Town. Chairman LaBarge reported that to his knowledge two operate, M. Gump and one in Great Bend that it not owner occupied.

P. LaBarge recommended that Board members take a look at the zoning law to consider any changes that may be necessary to allow bed & breakfasts to operate in the R-1 and R-2 zones.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:38pm.

Christina Vargulick
Christina Vargulick, Secretary