

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: October 15, 2020

RE: Minutes of October 13, 2020 meeting

The Town of Champion Planning Board met in regular session on Tuesday, October 13, 2020 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were P. LaBarge, F. Brooks, K. Mix, 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 September 22, 2020 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

Public Hearing

The public hearing on the minor subdivision of parcel no. 86.05-1-55 owned by Team OBS LLC and located on Freedom Drive was called to order by Chairman LaBarge at 4:01pm. No one spoke for or against the proposal. All persons desiring to be heard, having been heard, the hearing was closed at 4:02pm.

Old Business

Board members reviewed the SEAF for parcel no. 86.05-1-55 and concurred that there were no significant environmental impacts. Motion by J. Surace, seconded by D. Leary to issue a declaration of negative environmental impact for the proposed subdivision. Ayes-5, Nays-0.

Motion by D. Leary, seconded by F. Brooks to approve the subdivision of parcel no. 86.05-1-55. Ayes-5, Nays-0. Motion carried. The maps were signed and sealed. The property owner was advised to file the map with the County Clerk within 62 days.

The Board continued their discussion regarding allowing bed and breakfasts to operate in the R-1 and R-2 zoning districts. Chairman LaBarge suggested changes to the criteria for the operation of bed and breakfasts in R-1

and R-2 zones including a minimum parcel size and a limit on the number of bedrooms that may be rented. D. Leary suggested that the minimum acreage required for the operation of a bed and breakfast in an R-1 or R-2 zone be set at two (2) acres. K. Mix recommended that the maximum number of bedrooms that may be leased be set at five (5) bedrooms. D. Leary questioned if there should be a requirement for additional fire extinguishers. P. LaBarge explained that Jefferson County Building Code is responsible for the inspection of buildings requiring enhanced fire protection measures. The Town zoning enforcement officer has no authority in those matters.

Motion by K. Mix, seconded by J. Surace to recommend the following to the Town Board:

- Allow bed and breakfast operations in R-1 and R-2 zoning districts with required site plan approval.
- Set a minimum two (2) acre requirement for bed and breakfasts operating in an R-1 or R-2 zoning district.
- Set a maximum of five (5) bedrooms that may be rented by a bed and breakfast operation in all zoning districts that they are allowed.
- No changes to the definition of bed and breakfast in the Town Zoning Law.

Ayes-5, Nays-0. Motion carried.

Motion by P. LaBarge, seconded by K. Mix to adjourn. The meeting adjourned at 4:18pm.

Christina Vargulick
Christina Vargulick, Secretary