

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: January 12, 2022

RE: Minutes of January 11, 2022 meeting

The Town of Champion Planning Board met in regular session on Tuesday, January 11, 2022 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members P. LaBarge, F. Brooks, J. Surace, D. Leary and C. Richards. 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 December 28, 2021 and to approve the minutes as presented. Ayes-5, Nays-0. Motion carried.

New Business

Scott Kolb, representing Gerald Bunker, advised the Board that he discussed the sale of additional land with Mr. Bunker but Mr. Bunker was not interested in selling more to the Walsh's. Mr. Kolb stated that were Mr. Bunker to sell enough land to the Walsh's to make their lot conforming, it would result in the Bunker lot being too small to comply with the zoning law.

S. Kolb discussed allowing the parties to file a lot line adjustment but recognized that the adjustment would not create a conforming lot for the Walsh property. Mr. Kolb questioned if the Board would consider a waiver as allowed in Section 340 – Waiver of Required Improvements of the Town Subdivision Law, stating that the action would improve the lot belonging to the Walsh family.

Chairman LaBarge stated that to consider a waiver the subdivision would have to apply for and receive a variance of Section 410 in the Town Zoning Law and questioned if the variance would result in a lot that would be considered "conforming". He stated that the ZBA could provide an interpretation on that point, as per their authority.

D. Leary asked about other applications that have been received for subdivisions on the lake. Chairman LaBarge responded that the majority of parcels are too small to subdivide and discussed a situation that was denied by both the Planning Board and ZBA.

J. Surace cautioned against taking actions that would set precedents. Chairman LaBarge stated that all applications may only be reviewed on a case-by-case basis.

S. Kolb mentioned that lot line adjustments are considered in many municipalities. He will discuss the possibility of a submitting a variance application with his client and proceed if the seller agrees.

Motion by P. LaBarge, seconded by J. Surace to adjourn. The meeting adjourned at 4:23pm.

Christina Vargulick
Christina Vargulick, Secretary