

## TOWN OF CHAMPION PLANNING BOARD

The Town of Champion Planning Board met in regular session on Tuesday, June 27, 2023 at the Town of Champion Municipal Building, 10 North Broad Street, West Carthage. Present were members P. LaBarge, D. Leary, C. Richards and J. Surace. F. Brooks was excused. 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 13, 2023 and to approve the minutes as presented. Ayes-4, Nays-0. Motion carried.

Chairman LaBarge opened the public hearing for a minor subdivision of parcel no. 93.00-1-31.3 located at 31455 County Route 69 and owned by Catherine Rivers. M. Pomerville spoke in favor of the action. No one spoke in opposition. All persons desiring to be heard, having been heard, the public hearing was closed. Motion by J. Surace, seconded by C. Richard to approve the minor subdivision as presented. Ayes-4, Nays-0. Motion carried. Maps were signed and the applicant was advised to file the map with the County Clerk within sixty- two (62) days of approval.

The discussion regarding the construction of a single-family home on parcel no. 76.06-2-11 was resumed. Chairman LaBarge advised Mark Pomerville that the Board had determined that a site plan was necessary based on the requirements under Article 4; Section 405 of the Town Zoning Law for multi-family dwellings and community facilities.

D. Leary, who was not in attendance at the June 13, 2023 meeting, asked M. Pomerville to explain the plan for the parcel. M. Pomerville explained that he submitted a zoning application to construct an additional home on the 3.8acre property. The existing home houses a licensed family day care for up to 16 children and a second story rented apartment. M. Pomerville disagreed that the use of the property meets either multi-family dwelling or community facility and asserted that the day care should be considered a home occupation because his wife resides there as per the day care license and employs fewer than three (3) employees.

D. Leary asked if the existing home still operates as a bed & breakfast. M. Pomerville said it does not. P. LaBarge explained that based on the potential number of children that may be cared for and the State requirements for caregivers for particular ages and the change of use of the property from bed & breakfast to day care, that a site plan is required.

M. Pomerville cited other parcels that operate a business or have a second home on a single parcel that have not been required to have a site plan. P. LaBarge tried to review the particular parcels cited in M. Pomerville's FOIL request.

Board members were polled and agreed unanimously that a site plan is required agreeing that both the day care and the second residence may be included on a single plan for review. Chairman LaBarge provided M. Pomerville with a detailed outline of the requirements to include in his application.

Motion by C. Richards, seconded by J. Surace to adjourn. The meeting adjourned at 4:47pm

*Christina Vargulick*  
Christina Vargulick, Secretary