

April 16, 2013 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on April 16, 2013 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: James Nakas, Chairman
Richard Markoff, Member
Brad Bush, Member
Barb Lasky, Member
Shawn Adam, Member

Recording Secretary: Jacqueline G. Roorda

Others present: John Langey, Planning Board Attorney
Jeff and Marla Cohen
Tom Brayman

CASE # 410 Approval of LaFayette Planning Board for the Proposed Two-Lot minor subdivision in the Town of LaFayette known As the Resubdivision of Lot B7 of Jamesville Grove Estates Subdivision Phase 2.

Chairman Nakas opened the Meeting at 7:00 p.m. He welcomed everyone. He asked if there were any corrections to the December 18th, 2012 Meeting Minutes. There were none. The Minutes will stand as submitted by the Secretary Jackie Roorda.

Mr. Cohen presented the map showing modification to incorporate the easement/lot size explaining that the LaFayette Zoning Board of Appeals had already approved the Variances for Lot Size and Road Frontage at their April meeting.

Chairman Nakas asked the Board if they had any questions or concerns. None were voiced.

Chairman Nakas questioned Town Attorney Langey if there were any legal concerns. Langey advised none and that as soon as the map is filed the lots can be sold and this would most likely happen within a day or two and Resolutions would need to be approved.

Member Markoff moved and Bush seconded motion for Preliminary Plat approval on the subdivision, in the Town of LaFayette, known as “Resubdivision of the Jamesville Grove Estates Subdivision, Phase 2. All voted Aye. Motion granted.

Member Markoff moved and Bush seconded motion for Final Plat Plan approval the two lot minor subdivision in the Town of LaFayette, known as “Resubdivision of Lot B7 of the Jamesville Grove Estates Subdivision, Phase 2 of said subdivision based on map dated March 28, 2013. All voted Aye. Motion granted.

TOWN OF LAFAYETTE PLANNING BOARD

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

April 16, 2013

**JAMESVILLE GROVE ESTATES SUBDIVISION, PHASE 2
(a/k/a Cohen Subdivision Phase 2)
Resubdivision of Lot B7 - Phase 2**

WHEREAS, Jamesville Grove Estates (the “Owner”) and **Jeffrey Cohen** (the “Applicant”) having duly made an application for preliminary approval of a proposed two-lot minor subdivision in the Town of LaFayette known as the “Resubdivision of Lot B7 of the Jamesville Grove Estates Subdivision, Phase 2,” and

WHEREAS, the proposed subdivision entails the minor subdivision of Lot B7 such that a separate parcel totaling 15,030 sq. ft. be separated from the balance of said Lot B7 in Phase 2 of said subdivision; and

WHEREAS, on April 10, 2013, the Town of LaFayette Zoning Board of Appeals granted the area variances for the substandard lot to be created by the applicant; and

WHEREAS, Volume 6 NYCRR, Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), requires that as early as possible and within twenty (20) days after submission of the complete application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was held on April 16, 2013; and

WHEREAS, notice of said hearing was published in the manner required by law and proof of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, the matter was submitted to the Onondaga County Planning Board (SOCPA) for its review and comment pursuant to the General Municipal Law; and

WHEREAS, SOCPA, by resolution dated April 10, 2013 determined that the proposed subdivision will have no significant adverse intercommunity or county-wide implications.

NOW, THEREFORE, upon motion of Dr. Markoff, seconded by B. Bush, it is

RESOLVED, that the Planning Board of the Town of LaFayette hereby determines that the proposed action is an Unlisted Action, the proposed action does not involve any federal agency and the proposed action does not involve more than one agency; and it is further

RESOLVED, that this Board hereby determines the proposed action will not have a significant effect on the environment, and this Resolution shall constitute a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the NYCRR, Section 617.3, for the following reasons:

1. The proposed subdivision, if granted, would not disturb the environment and would permit development in a planned manner; and
2. There are no unusual or unique land forms or environmentally sensitive areas on this site;

and it is further

RESOLVED, that the Planning Board of the Town of LaFayette hereby grants Preliminary Plat approval on the subdivision known as the “Resubdivision of Lot B7 of the Jamesville Grove Estates Subdivision, Phase 2;” and it is further

RESOLVED, that the Planning Board of the Town of LaFayette has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of LaFayette, the requirements for a public hearing on the final application are hereby waived.

RESOLVED, that the Planning Board of the Town of LaFayette hereby grants Final Plat Plan approval on the subdivision known as the “Resubdivision of Lot B7 of the Jamesville Grove Estates Subdivision, Phase 2,” based on a map titled “Resubdivision of Lot B7 - Phase 2, Jamesville Grove Estates - FM#11656, Part of Lot 3 - Town of LaFayette,” prepared by Cottrell Land Surveyors, P.C., dated March 28, 2013; and it is further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

RESOLVED, that the final map to be recorded in the Onondaga County Clerk’s Office shall contain a statement that said subdivision must be commenced within six months from the date of final approval by the Planning Board, which date shall be considered as the date of the Resolution; and it is further

RESOLVED, that this approval is subject to any appropriate agreements being entered into by the applicants and the Town of LaFayette as directed by the Town Attorney and it is noted by the Planning Board that the within approval shall not operate as a precedent for any future approvals.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Brad Bush, Board Member	Voting	YES
Barbara Lasky, Board Member	Voting	YES
Shawn Adam, Board Member	Voting	YES
Dr. Markoff, Board Member	Voting	YES
James Nakas, Chairman	Voting	YES

The Chairperson, Mr. Nakas, then declared the Resolution to be duly adopted.

Member Adam moved and Lasky seconded motion to adjourn the meeting. All voted Aye. Meeting adjourned at 7:10 p.m.

Respectfully submitted,

Jacqueline G. Roorda
Planning Board Secretary