

March 18, 2014 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on March 18, 2014, 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
Barb Lasky, Member

Recording Secretary: Jacqueline Roorda

Others present: John Langey, Planning Board Attorney
Karl Esmark
Elizabeth Esmark
Richard Rarick

Chairman Nakas opened the Meeting at 7:01 p.m. He welcomed everyone and read the below agenda to open the Public Hearing.

Public Hearing regarding the Application of Elizabeth Esmark for Controlled Site Approval for an antique & consignment shop and the restoration of the property and buildings thereon and return it to a part-time Antique/Consignment Shop during summer months. This is a 2.75 acre piece of property located at the corner of Field Lane and US Rt. 20. Property address: 5323 Route 20, LaFayette. (Tax Map Number; 021.-03-08.0) The net profits from the shop will be used to help fund the Matthew 25 Farm, a 501(c)(3) a public charity that grows and distributes fresh produce to food pantries, soup kitchens, etc.

Chairman Nakas requested Attorney John Langey to explain the sequence of events pertaining to this matter.

Attorney Langey advised that at this time, the Planning Board cannot move forward on the approval of the Controlled Site Approval until hearing back from the Onondaga County Planning Board. The County Planning Board will meet in April, 2014, at which time this matter will be reviewed and an answer should be received back to the Town Planning Board within a day or two.

Langey summarized by advising that the Esmarks approached the LaFayette Town Board requesting a Zone changed from Agricultural/Residential to Business and subject to the approval of the Planning Board for Controlled Site Approval. The Planning Board looks at different aspects such as parking; use of the existing road cut; signage; and lighting. He asked the

Esmarks if they were planning on putting up any signs advertising the business. Ms. Esmark replied that they may just paint a sign on the building since they are unsure of the Town's requirements for signs. Langey advised that the maximum size of any free standing sign can be 32 square feet. Esmarks will check with the Code Enforcement Officer, Ralph Lamson to get the specifics. Then Langey asked if there will be any lighting. Rick Rarick answered that there may be a motion light that will come on after dark to dissuade any foul play after dark. They further advised that since their hours will be minimal they will not be open after dark, therefore will not need any further source of lighting. Next Langey asked what hours they will be open. Mrs. Esmark said that they anticipate being open Friday, Saturday and perhaps one other day of the week. She further stated that the Town Highway Department contacted her and wants to look at the driveway and check if any kind of culvert work needs to be done.

Chairman Nakas asked if they determined if there is water on the property. Ms. Esmark replied that when she owned and operated the antique shop in 1986, there was no water. They hired a plumber to check it out and to the best he can determine, there is no water on the property. Member Markoff asked about the situation with a port-a-potty and the response was that they are planning on renting one to have outside the building.

Attorney Langey advised that he will draw up a resolution for Controlled Site Approval and bring to the next meeting for the Planning Boards approval. Mrs. Esmark asked the reason for this to have to go before the Onondaga County Planning Board. Langey advised that anytime a property in question is within 500 feet of a County or State Road, it is required to go before the County Planning Board for their review and approval.

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

Member Markoff moved and Lasky seconded motion to close the Public Hearing at this time. All voted Aye. Public Hearing Closed at 7:10 PM.

Attorney John Langey advised that he will have the appropriate Resolution all set and bring to the April 15th, 2014 Planning Board Meeting.

Member Markoff moved and Lasky seconded motion to accept the February 18th Planning Board Meeting Minutes as submitted by Planning Board Secretary, Jackie Roorda. All voted Aye.

Chairman Nakas thanked the Esmarks for attending the meeting. The Esmarks in turn, thanked the Planning Board Members, Attorney Langey and Secretary, Jackie Roorda for all their time, assistance and guidance with this matter.

Member Lasky moved and Markoff seconded motion to adjourn the meeting. All voted Aye. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Jacqueline Roorda
Planning Board Secretary