

April 21, 2015 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on April 21, 2015, 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
Shawn Adam, Member
Barb Lasky, Member
Rick Markoff, Member

Absent: Brad Bush, Member

Recording Secretary: Jackie Bush Roorda

Others present: John Langey, Planning Board Attorney
Ralph Lamson, Bldg & Code Enforcer
Ray Lowe, Applicant

Chairman Nakas opened the Meeting at 7:00 p.m. and welcomed everyone. He then asked if anyone had any concerns regarding the minutes of the March 18, 2015 meeting minutes. None were voiced. Minutes were accepted as submitted by Planning Board Secretary, Jackie Bush Roorda.

Case 1) Application for Controlled Site Approval Application of Raymond Lowe of 6066 Route 20, LaFayette, NY, for an accessory professional use in the Hamlet District to operate a honey and bee supply business. This operation would occur in an existing structure on the property; with minimal traffic. Said property is in hamlet zoned district. Tax Map 018.-02-22-2.0

Chairman Nakas opened the PUBLIC HEARING requesting Mr. Lowe to state his request for Controlled Site approval in the Hamlet.

Mr. Lowe gave a brief summary of his hobby of working with bees which he has been doing for many years. He advised that most of his bees are in out-lying farms, however as far as the ones on his Route 20 property, most people don't even realize they are there; he will be using a building already on his property; he doesn't anticipate any employees in the future; some customers will buy bees and some will buy the hives; the total package is maintenance of the hives and sale of honey.

Chairman Nakas asked if there were any further questions or comments regarding this application. None were voiced.

Member Markoff moved and Adam seconded the motion to Close the Public Hearing. Motion carried 4 - 0.

Attorney Langey advised that the County Planning Board Resolution was received back and the SEQR was completed last meeting therefore if the Board is ready to make a decision we can move forward.

**CONTROLLED SITE APPROVAL RESOLUTION
OF THE
TOWN OF LAFAYETTE PLANNING BOARD**

RAYMOND LOWE - Controlled Site Approval for a Limited Retail Operation (Honey and Beekeeping Supply and Equipment) to be located in an existing structure at 6066 Route 20, Town of LaFayette, in the Hamlet District - GRANTED

April 21, 2015

Dr. Markoff moved and B. Lasky seconded the following Resolution:

WHEREAS, Raymond Lowe, as applicant/owner (the "Applicant"), of property located at 6066 Route 20, in the Town of LaFayette, County of Onondaga, New York (the "Property"), applied on or about February 5, 2015 for a controlled site approval to operate a limited retail operation (accessory profession use) for a honey and beekeeping supply and equipment business from an existing structure located at 6066 Route 20, which structure is located in the Hamlet District, all pursuant to the Town of LaFayette Zoning Ordinance as amended (the "Ordinance"); and

WHEREAS, the Applicant has submitted a site plan proposal in support of his application; and

WHEREAS, a public hearing was held on the application by the Board at its regular meeting on April 21, 2015, and after due notice by publication in the Syracuse Post Standard and due notice to the Applicant, neighboring landowners and Board Members, in accordance with the

law and the Ordinance; and

WHEREAS, at the public hearing, the Applicant and public appeared and were heard on the application; and

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

WHEREAS, the Onondaga County Planning Board, by resolution dated April 15, 2015, determined that the project will have no significant adverse inter-community or county-wide implications and offered the following comment:

The applicant is advised to contact the New York State Department of Transportation to bring the existing driveways on U.S. Route 11 to Department standards and to obtain a highway work permit for any work within the State right-of-way. The Town and applicant are also advised that no signage will be permitted in the State right-of-way; and

WHEREAS, pursuant Volume 6 N.Y.C.R.R. Part 617 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), a previous negative declaration was adopted on March 18, 2015; and

WHEREAS, the application was fully considered by the Board pursuant to the requirements of Article III, Subsection “C” of the Ordinance, and the Board finds, among other things that:

1. The location in question is zoned Hamlet and the use will entail the operation of a specialty retail operation for the sale of honey and beekeeping equipment in an existing structure with associated parking. All activity will be conducted within the area indicated upon the submitted site plan; and
2. No traffic problems have been identified and adequate parking exists; and
3. All necessary approvals of the Onondaga County Department of Transportation will be or have been obtained prior to any operation; and
4. The Applicant has demonstrated the ability to conduct the use in a reasonable manner and has proposed to limit signage, which will be compliant with Town requirements and will include lighting which will not spill onto neighboring properties or impact the traffic in the area.

NOW THEREFORE, BE IT RESOLVED, that the Board hereby allows and grants the Applicant's request for a controlled site approval for the operation of an accessory professional use (honey and beekeeping supply and equipment business) from the property owned by the Applicant located at 6066 Route 20 in the Hamlet District as requested, subject, however, to the following conditions:

1. Utilization of lighting which will not spill onto neighboring properties or onto Route 26;
2. Signage which is compliant with the Town's sign ordinance;

and it is further

RESOLVED, that the Zoning Officer is hereby authorized and directed upon payment of any required fees to issue such permits and certificates and to take such other action as may be required to effectuate and enforce this Resolution subject to the above conditions; and it is further

RESOLVED, that this Resolution shall be effective as of the date of its filing with the Town Clerk.

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	Excused	----
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.

JAMES NAKAS, Chairperson of the Planning Board of the Town of LaFayette, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on April 21, 2015, a quorum being present.

JAMES NAKAS, CHAIRPERSON
Town of LaFayette Planning Board

JACQUELINE ROORDA, Town Clerk of the Town of LaFayette hereby certifies that the foregoing Resolution was duly filed in her office on April __, 2015.

JACQUELINE ROORDA, Town Clerk

Member Adam moved and Nakas seconded the motion to adjourn the Meeting of the Planning Board. Motion carried 4 - 0.

Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 7:17 p.m.

Respectfully Submitted,

Jacqueline G. Roorda
Planning Board Secretary