

ZONING BOARD OF APPEALS MEETING, June 9, 2015

Minutes of the Zoning Board of Appeals Meeting held by the LaFayette Zoning Board of Appeals on June 9, 2015 in the Meeting Room of the LaFayette Commons Office Building at 2577 US Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Christine Keenan, Chair
James Nash, Member
Karl Field, Member
Jerry Marzo, Member
Kelly Green, Member

Recording Secretary: Jacqueline Roorda

Others Present: John Langey, Attorney
Ralph Lamson, Bldg. & Code Enforcement Officer
Bill Anderson, Applicant
Marianne Murphy, Property Owner

At 7:00 PM Chair Keenan called the meeting to order.

Chair Keenan read the Application of Bill Anderson of Bill Anderson Farm Markets in Little York, NY for Specific Permit for a Vegetable and Produce Stand to be located at 2521 US Route 11 LaFayette, NY (Previous Jacobs and Forward Offices) in a Hamlet Mixed Use Zone classification.

Keenan asked the Applicant to present his case. Mr. Anderson advised he has been in business for many years in Little York selling fresh produce and that he is hoping to have a seasonal Vegetable and Product Stand wherein he will be placing two 10' x 20' tents with tables at the north end of the parking lot at 2521 US Route 11 to display the produce. He hopes to be open Thursday and Fridays and would like to do that as soon as possible. Marianne Murphy owner of RAN Properties, LLC will be renting the location to Mr. Anderson

Chair Keenan opened the Public Hearing for discussion. Questions and Answers were as follows:

Q. What will be the hours of operation?

A. Thursdays and Fridays from 10:00 AM – 6:00PM, and may increase the days/hours as needed, however would be closed Sunday and Monday.

Q. Will the tents stay up?

A. I would prefer to leave them up but can easily remove them if that's what you want.

Q. Will you be having signage?

A. Yes, on the truck and a tripod on the corner.

Q. What months are you calling seasonal?

A. June to October.

Q. Will you be selling other items besides fruits and vegetables, such as flowers, cheeses, or food for consumption such as baked goods?

A. No, we will stick to produce, only.

Q. What will you do with your garbage?

A. Haul it away; carry in/carry out.

Q. What about restroom facilities for your employees? How many employees?

A. Restrooms within the Office building will be available, 2 employees.

Q. How many parking spots are there?

A. 20 – 25 and parking lines will be completed prior to opening.

Q. What condition are your tents and truck in?

A. The tents are brand new and a 1972 Classic Truck.

Q. How long does it take to set the tents up and where they would be stored after you take them down?

A. It takes about 15 minutes. Per Marianne Murphy can be stored in Office.

Q. Does this need to meet the set-back code?

A. Per Ralph Lamson: No, as it is a temporary structure.

Chair Keenan asked if there were any more questions or comments. None were voiced. Therefore Keenan closed the Public Hearing.

Attorney Langey advised that this needs to be referred to the Onondaga County Planning Board and a Public Hearing will need to be held. He then proceeded with the SEQRA, etc.

SEQRA RESOLUTION AND NEGATIVE DECLARATION

DATED: June 9, 2015

**BILL ANDERSON FARM MARKET SPECIFIC PERMIT
TO OPERATE A SEASONAL VEGETABLE AND PRODUCE STAND
IN THE HAMLET MIXED USE DISTRICT
(2521 U.S. Route 11)**

Ms. Green moved and Mr. Marzo seconded the following Resolution:

WHEREAS, William Anderson (“Applicant”) and RAN Properties LLC (“Owner”) have made an application to operate a seasonal vegetable and produce stand (initially Thursday and Friday from 10:00 a.m. to 6:00 p.m., early June to late October) on Owner’s property located at 2521 U.S. Route 11 in the Town of LaFayette, , bearing Tax Map No. 019.-01-06.2; and

WHEREAS, the proposed action consists of the placement of two (2) 10’ x 20’ removable tents with tables for the sale of vegetables, fruit and local made cheese products in the northeast corner of the parking lot (or lawn area) of Owner’s premises, all more particularly described in the application materials submitted by the Applicant; and

WHEREAS, Volume 6 N.Y.C.R.R., Sections 617.3 and 617 of the Regulations relating to Article 8 of the New York Environmental Conservation Law of New York (SEQRA), requires that as early as possible after submission of a completed application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, on June 9, 2015, the Town of LaFayette Zoning Board of Appeals (the “Board”) declared itself to be lead agency and determined this

application to be an unlisted action for purposes of SEQR review; and

WHEREAS, the Applicant has completed and submitted a Short Environmental Assessment Form and the same has been reviewed and considered by the Board; and

WHEREAS, the Board has reviewed and considered all of the submissions by the applicant and the Board has considered and discussed fully the potential environmental impact of the proposed action.

NOW, THEREFORE, BE IT RESOLVED, that the Town of LaFayette Zoning Board of Appeals hereby determines the proposed action will not have a significant adverse effect on the environment and this resolution hereby adopts the Negative Declaration attached hereto for purpose of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617 et seq.; and

BE IT FURTHER RESOLVED, that the Town's legal counsel, distribute the attached Negative Declaration pursuant to the requirements of 6 N.Y.C.R.R., Part 617.

Upon a canvass of the Board, the votes of its members upon the Resolution were as follows:

Ms. Green, Member	Voting	Aye
Mr. Nash, Member	Voting	Aye
Mr. Field, Member	Voting	Aye
Mr. Marzo, Member	Voting	Aye
Ms. Keenan, Chair	Voting	Aye

The Chair, Ms. Keenan, then declared the Resolution to be duly adopted.

Mr. Anderson will bring site plans with scaled out picture of the parking lot and tent position along with picture of the tents to the Town Clerk's Office to submit with the application.

Member Marzo moved and Nash seconded the motion to move this matter to a Public Hearing which will be scheduled for July 14th, 2015 at 7:00PM in the Meeting Room of the LaFayette Commons. Motion carried 5 – 0.

Mr. Anderson and Ms. Murphy thanked the Zoning Board, Code Enforcer, Attorney and Town Clerk for their assistance in this application process.

Member Field moved and Green seconded the motion to adjourn the Zoning Board of Appeals meeting. Motion carried 5 – 0.

Chair Keenan adjourned the meeting at 7:30 PM.

Respectfully submitted,

Jacqueline Bush Roorda
Zoning Board of Appeals Secretary