

March 18, 2015 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on March 18, 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
Brad Bush, Member
Rick Markoff, Member

Absent: Barb Lasky, Member

Recording Secretary: Jackie Bush Roorda
Others present: John Langey, Planning Board Attorney
Ralph Lamson, Bldg & Code Enforcer
Ray & Sally Lowe, Applicants
Stewart Shute, Applicant

Chairman Nakas called the Meeting to order at 7:00 p.m. and welcomed everyone. He then asked if anyone had any concerns regarding the minutes of the November 25th, 2014 meeting minutes. None were voiced. Minutes were unanimously (4-0) 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.

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.

A brief discussion wherein the Planning Board Members asked questions and the Applicants supplied answers as well as Attorney Langey did too. The Board requested that Attorney Langey move forward with the following:

**TOWN OF LAFAYETTE PLANNING BOARD
SEQRA RESOLUTION AND NEGATIVE DECLARATION**

DATED: March 18, 2015

**RAYMOND LOWE CONTROLLED SITE APPROVAL
FOR A LIMITED RETAIL OPERATION IN THE HAMLET DISTRICT
(6066 Route 20)**

Dr. Markoff moved and Mr. Bush seconded the following Resolution:

WHEREAS, Raymond Lowe (“Applicant”) has made an application to construct and sell beehives (some with bees in the hives) as a limited retail operation on his property located at 6066 Route 20 in the Town of LaFayette, , bearing Tax Map No. 018.-02-22.1; and

WHEREAS, the proposed action consists of the fabrication, assembly and sale of beehives and the incidental raising and selling of bees, and other bee-related products, as requested, in an existing 12’ x 36’ building in the rear of the property, as more particularly shown on the site plan 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 submis

sion of a completed application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, on March 18, 2015, the Town of LaFayette Planning Board (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 Planning Board 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.

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	Excused	-----
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 March 18, 2015, a quorum being present.

JAMES NAKAS, CHAIRPERSON
Town of LaFayette Planning Board

A public hearing will be scheduled for April 21st, 2014, at 7:00PM. Secretary Jackie Roorda will do the proper Notifications regarding same

Case 2) Referral from LaFayette Town Board to review and give recommendations of the request of Stewart Shute to change the Agriculture/Residential Zoning to Business,

of two parcels located on Route 20. Lot 1 (Tax Map Number 21.-03-09.1) located on the corner of Tully Farms Road and Route 20, and Lot # 2 directly bordering along Route 20, (Tax Map Number 21-03-09.2 / Old Town and Country Bar Property) currently Mr. Shute desires to sell his firewood, pellets and coal from the barn he recently renovated on Lot 1 and demolish the building on Lot #2, and clean up the property.

A brief session of questions and answers regarding the majority of surrounding properties already zoned Business; possibility of clumping the few remaining Ag/Res properties to zone as business, etc. took place.

Member Markoff moved and Bush seconded the motion to give a positive recommendation to the Town Board for the re-zoning of the two parcels in question from Ag/Res to Business and requesting Attorney Langey draft a letter to the Town Board stating the Planning Boards recommendations. Motion carried.

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

The following letter and recommendations was drafted by Attorney Langey for presentation to the LaFayette Town Board.

March 10, 2016

Town of LaFayette Town Board
Attn: Hon. William D. McConnell, Supervisor
2577 Route 11
P.O. Box 193
LaFayette, New York 13084

Re: Stewart Shute: Zone Change Request on Route 20

Dear Supervisor McConnell and Members of the Town Board:

At its regular meeting of March 18, 2015, the Town of LaFayette Planning Board reviewed the referral from the Town Board relative to the request of Stewart Shute for a proposed zone change for property he owns at the corner of Route 20 and Tully Farms Road Extension. The two (2) parcels identified are Tax Map Nos. 21.-03-09.1 (Lot 1) and 21.-03-09.2 (Lot 2). It was explained that Mr. Shute would like to establish a woodstove retail business at

the site, utilizing an improved existing barn structure on Lot 1 and to demolish the existing structure located on Lot 2 in conjunction with the approval.

In reviewing the request, the Planning Board examined a survey of the two (2) parcels, which depicts Lot 1 with an existing barn structure on 1.38± acres and Lot 2 with an existing structure on 8.86± acres with approximately 681.59 l.f. of frontage on Route 20. The current zoning of both lots is AR (Agricultural/Residential) and both parcels are directly across Route 20 from a large area of the Town zoned Business, which fronts on the south side of Route 20. Effectively, the parcel on the south portion of Route 20 is separated from the proposed parcel simply by the current roadway, such that if the roadway was not present, there would be connectivity between the Business zoned land to the South and the proposed zone change property to the north of Route 20. Also reviewed by the Planning Board was a map generated from the Onondaga County Planning website showing the existing uses located in the vicinity of the site. It is noted that there are business uses occurring to the east of the premises, including a retail antique operation and a funeral home. There are also athletic fields located across the roadway, as well as the Apple Festival property which has a quasi-commercial/recreational uses associated with it.

The Planning Board further examined sections of the Town's 2012 Comprehensive Plan and found numerous references for the support of the expansion and retention of businesses in the Town of LaFayette. In addition, there are other sections of the Comprehensive Plan which encouraged increasing the number and variety of businesses throughout the Town and suggestions to the Town Board to, where appropriate, review and amend the Zoning Ordinance to accomplish such goals. (See enclosed excerpts from the Comprehensive Plan).

In that regard, the Planning Board expressed its unanimous opinion that the proposed zone change for the parcels in question appear to be consistent with the guidelines of the Comprehensive Plan and seems to be in character with the existing uses in this corridor of Route 20. Therefore, the Board voted to make a "positive" recommendation for the proposed zone change.

Additional discussions regarding the corridor resulted in the Planning Board suggesting that the Town Board consider, as a part of this zone change, whether additional properties should be under consideration for a similar zone change on the north side of Route 20, to the east of the subject properties. In particular, the large vacant parcel immediately to the east of the subject property may be a likely candidate for an extension of the Business zoning, but not to a point bordering Route 11A. Further, a formal zone change of some of the other properties in that area heading east may make some sense from a planning standpoint. Of course, the Town Board would have to consider whether the owners of these parcels would support the zone change for those premises as well.

Should you have any questions, please feel free to contact the undersigned. For your information, we have included copies of the documentation we reviewed as part of this recommendation.

Very truly yours,

James Nakas, Chairman
Town of LaFayette Planning Board

Member Markoff moved and Bush seconded the motion to adjourn the Meeting of the Planning Board. Motion carried.

Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 8:00 p.m.

Respectfully Submitted,

Jacqueline G. Roorda
Planning Board Secretary