

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084
www.townoflafayette.com



Date: November 19, 2019

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Chair: Brad Bush, Chairman

Secretary: Sue Marzo

Attendees: Planning Board members: Brad Bush, Chairman, Barb Laskey and Jerry Marzo Board Members, Sue Marzo, Secretary, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Jackie Bush Roorda, Town Clerk, Georgia Phipps, Mike Phipps, Steve Sheffield, applicants, Christian Hill Napierala Consulting, Aaron Cole, Architect, Jake Clay Cypress Creek Renewables.

Minutes

- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of September 17 Planning Board minutes
 3. Case #5-2019 – Sketch Hearing for the application for the estate of Shirley A. Wood for a subdivision, dividing 73+/- acres of property at 278 LaFayette Rd. into 5 lots, located approximately 1 mile north of Route 20 in an Ag/Residential District. (Tax Map #20.-04-01.1)
 4. Case #7-2019 – Sketch Hearing for the application by LaFayette Dental Associates (contact Stephen Sheffield) for Controlled Site Approval to build a new commercial 4,000 square foot dentist office at 2509 US Route 11, approximately 1200 feet north of Route 11 and Commene Rd. intersection. The property is zoned for business use. (Tax Map #022.-07-03.2)
 5. Case #6-2019 – Carly Farms/Dimon Solar Farm Lot Line Adjustment Apulia Road and Palladino Roads.

Discussion:

The meeting opened at 7:00 pm with the Pledge of Allegiance. Chairman Bush asked if the Board members present were in approval of the September 17th Planning Board meeting minutes. Motion was made by Jerry Marzo to accept, Barb Laskey second. All Board members present were in favor and minutes were approved.

Case #5-2019 – Sketch Hearing for the application for the estate of Shirley A. Wood for a subdivision, dividing 73+/- acres of property at 278 LaFayette Rd. into 5 lots, located approximately 1 mile north of Route 20 in an Ag/Residential District. (Tax Map #20.-04-01.1)

Georgia Phipps daughter of Shirley Woods approached the Board to gain approval to dispose of property owned by her deceased mother. The plan is to divide the parcel into 5 lots. A neighbor to the south James Pagan wants lot #8 which is close to his house. He is anxious to purchase that property and the acreage behind it. A surveyor recently confirmed the land is 16.18 acres. One parcel is the house that they are selling with 8.53 acres. All but lot #5 are spoken for. The family is anxious to sell to offset some debt. Lot #4 has a sales contract. 60' road frontage is owned by the estate. Brad Bush asked if lot #3 was going to a sister who owns the two lots in front of it. Ms. Phipps stated that those two lots will be combined as one. Chairman Bush is confused by the right of way of 60' which will be sold with the property with an easement. Ms. Phipps stated there is an easement according to the surveyor it shows up in the abstract. Ralph Lamson confirmed there is an easement on the property. He suggests getting a copy of the paperwork confirming this easement. Mr. Bush advised the applicant that this must be referred to County Planning because it is on a County Rd. Ms. Phipps will provide a map the following day to be sent to County Planning and hopefully we will hear back before next meeting. Attorney Brown advised that the next meeting will be a Public Hearing. Mr. Lamson advised that a couple of paper copies of the map for the Town and County are required. Mr. Marzo asked who would be responsible for maintaining the road with the easement. Attorney Brown said that would be spelled out in the easement which is why it is important to review that document. The next meeting of County Planning is December 11 with a paperwork deadline of November 29. Easement info needs to be obtained to send along with County paperwork. Attorney Brown asked if there were any wetlands on the property and if there are any significant slopes. Ms. Phipps advised the parcel has no wetlands and very little in the way of slopes so no contour lines would be required on the subdivision map. Ms. Phipps was advised to get all the required documents to Town Clerk, Jackie Roorda. Chairman Bush advised that we have to wait to hear back from the County, but he does not foresee any problems. Attorney Brown asked if there were current driveways. The County is going to need to know where the driveways exist or will be cut. It would be best to get driveway approval prior to sending to County Planning. The Town Clerk can supply the contact for driveway approval. 7:16pm

Case #7-2019 – Sketch Hearing for the application by LaFayette Dental Associates (contact Stephen Sheffield) for Controlled Site Approval to build a new commercial 4,000 square foot dentist office at 2509 US Route 11, approximately 1200 feet north of Route 11 and Commane Rd. intersection. The property is zoned for business use. (Tax Map #022.-07-03.2)

Christian Hill of Napierella Consulting Engineers presented. Also in attendance was Aaron Cole, the architect and Stephen Sheffield, the owner. LaFayette Dental Associates is looking to expand and build a new building in the business district on the West side of Route 11. The parcel is 8.5 acres and backs up to Route 81 and is a relatively straight forward site plan. Parking for 15 cars will be available. The firm is not seeking any variances currently. There will be a septic field and underground propane storage for

heating. There is a decent grade of 8% with earthwork to be done. Storm water would be coming down the hill. A conversion swale will take any runoff to avoid flooding. Vegetative swails will be present that will flow to a retention area. They will be submitting for SWPPP and applying for a DEC permit for construction runoff.

Mr. Cole, the architect advised it would be wood frame construction with an asphalt roof, standard light frame construction. The outside will have a decorative timber entry. Dr. Sheffield is planning on having 11 examination seats. A private well exists. A DOT permit will be required for the driveway cuts. The property is not required to have a sprinkler system. The owner is looking at the feasibility for a walkout basement to make a level parking lot in back for another tenant possibly in the future. Chairman Bush sees a potential problem with the NYS drainage easement as shown. He thinks it is bigger than that. The water does sit almost to the back of the property. He believes they count it as a designated waterway. The firm advised they will investigate. Brad Bush stated that they will need a lighting plan so as not to shine on highway or neighbors. Mr. Hill advised the lighting will be dark sky compliant and will use residential shields where needed. Attorney Brown asked where the wells are located. Mr. Hill advised they did not have a designated location yet but are trying to stay away from the septic field. Attorney Brown advised the Board may want confirmation there is water on the site.

Chairman Bush asked about the timeline of the project. Aaron stated they would like to start in Spring. Mr. Bush said the decision to add square footage would need to be made before proceeding with the application. Attorney Brown also advised that the Town Engineer needs to look at this but only after they have everything together to understand if it is one office or two. The Board will also need to know about conversations with DOT on driveway cuts and a signage plan. They are proposing a monument sign. Restrictions on signage are in our Zoning Code. The applicant assures it will stick to the code. Attorney Brown said we will wait to hear from the applicant re: the completing the application before next meeting or if you will be waiting for January. The representatives advised it will likely be January before they get everything in place.

Dr. Sheffield asked about the Public Hearing. Chairman Bush advised it will likely be in February. He advised the sooner you get the required information to us we can get the Town Engineer to analyze before the meeting. 7:37 pm

Case #6-2019 – Carly Farms/Dimon Solar Farm Lot Line Adjustment Apulia Road and Palladino Roads.

Jake Clay of Cypress Creek Renewables provided drawings of the proposed revised site plan. The previous point of interconnect for Dimon Solar was along Palladino Rd. That circuit on Palladino Road cannot handle the injection at this point. This necessitates a re-subdivision of two lots differently. There will be 60' of frontage on Apulia Road where the pole lines are going to go. This also means they are required to run an underground electric line across Butternut Creek with hopes to bore beneath it to avoid any impact to fishing and it will pop out on the West side of Butternut Creek. It will run along the North side of Carly Farms to the road. They have not gone to National Grid yet on how they want the interconnects to line up. This is what they would like to do but they may come back and advise of something different. It might widen the 60' but it will not be less.

Ralph Lamson wants approval by the DEC and Army Corp of Engineers regarding crossing the creek. The applicant's preference is to bore beneath instead of wires above the stream. The Board agreed.

Chairman Bush stated if the applicant receives the proper approvals, he doesn't see an issue. Mr. Marzo asked how far under the stream would they bore. Mr. Clay was not sure. He feels it is shallow bedrock

so boring beneath should not be a problem. He would like the Town's approval before they go to National Grid.

Attorney Brown asked Mr. Lamson about approval. Mr. Lamson suggested approving contingent on DEC approval. If DEC does not approve, they would have to go overhead. Barb Laskey asked how deep is deep. Mr. Clay will follow up with the answer to that question.

Jerry Marzo motioned to adjourn, Barb Laskey second. All others were in favor. Meeting adjourned at 7:46 pm.

Respectfully submitted,

Sue Marzo
Planning Board Secretary

