

The regular meeting of the Planning Board was called to order by Chairperson Jim Nakas, Tuesday, May 15, 2001 at 7:00 PM.

Members present:	Chairperson	Jim Nakas
	Board Member	Andy Peebles
	Board Member	Rick Markoff
	Board Member	Barbara Lasky
Others present:	Town Attorney	John Langey

The minutes were amended as follows: Page 1: Mark Drumm add Mr .Drumm presented revised drawing which no longer shares access. Minutes were approved as amended.

CASE #269- -Appeal of Earl Doupe for a controlled site approval to allow a fish farm on the west side of Apulia Road about 2 mile south of the intersection of Route 20 and Apulia in an agricultural residential district. Mr. Doupe would like to raise fish, would like to put in 6 ponds 15' by 30'. Ponds will not be fenced. Applicant needs survey, and explanation of ponds location. Water source would be from springs. Mr. Doupe has one pond at this time.

CASE #272 --Appeal of Alliance Bank for a subdivision on the west side of Route 11 about 1 mile north of the intersection of Route 20 and 11 in an industrial district. John Sidd representing Alliance Bank. Asking for formal subdivision of Apartments and PEACE Day Care Center which was previously subdivided by law. Motion by Rick Markoff to close public hearing, seconded by Andy Peebles, passed unanimously.

SOCP A recommend approval with condition that permanent access arrangement be worked out for Lot B possibly through the proposed 60' right-of-way situated on Lot A and on tax map parcel 120-3- 7.2 or through the apartment project on Lot A to Moltion Road. if the former solution is selected, the right-of-way should extend onto Lot "b" (which currently is not shown as doing on the subdivision plan) if the latter solution is selected, the driveway access, if different from the current access, should be approved by DOT. Any access solution for Lot B should involve a permanent access agreement/right- of-way to avoid future land locking of this parcel. Mr. Sidd stated that Alliance Bank has attempted to get this but the owner of the apartments would like compensation for the use of the road. Alliance Bank has used this road for years and feels that legally they can use the road and is willing to give the town a hold harmless agreement.

Motion by Rick Markoff to close public hearing, seconded by Andy Peebles, passed unanimously.

Motion by Jim Nakas that application is an unlisted action, with negative declaration and to approve subdivision with conditions as follows:

1. Applicant supply a hold harmless agreement signed by bank and PEACE
2. Provide a final map

The board feels that the Applicant has made every effort to remedy the road use. seconded by Rick Markoff, passed unanimously.

CASE #270 --Appeal of Mark Drumm for a controlled site approval to allow construction of a NYS Troopers barracks on the west side of Route 11 about 1 mile north of the intersection of Route 20 and 11 in an industrial district. The barracks would be about 3500 sq. feet 1 story with a basement. and will be there for a minimum of 20 years. There will be 26 parking spaces 4 in front of building and 22 behind. Mr. Drumm has DOH approval and DOT approval.

Lisa Reese an adjacent property owner has several concerns, the noise level, lights, sirens, effect of property value and safety issue of increased traffic and speed of trooper's cars out of the barracks. The area is already congested with cars and buses entering and leaving the area. The State DOT, the apartments, PEACE Day Care and Watsons all in the area.

NYS Troopers Station Commander stated that there is not as much traffic in and out of the barracks as people think. 5 cars per shift in and out. Troopers have been gassing up their cars at the NYS DOT .

Karen Miller 2786 Route 11 asked if they would be using the access road or if they would have access onto Route 11. They would have access onto Route 11.

Don Dolson 2806 Route 11 is building to face Route 11. Yes. How far back from the road would the building be? 150'.

Donna Anderson bus driver for the LaFayette Central Schools is concerned about the congestion. She brings children to the PEACE building. Mrs. Reese asked if PEACE has been notified. They have not.

J.R. Case 2930 Route 20 stated that there has been 4 barracks in town. The one to be sold will be on the tax rolls. Feels that this is a free service to the town.

Pat Unger would not want the barracks next to her house and asked if others parcels in the town have been considered. Mr. Drumm explained that there are very few parcels that are zoned industrial.

Mrs. Reese asked if prisoners would be brought to the building. Prisoners will be brought to the building for a short period of time, then will be taken to be arraigned or to jail.

Mrs. Reese asked if prisoners would be taken in the front door and are there guns and ammunition stored at barracks. Mostly they would be brought in the back door and yes there are guns and ammunition stored at the barracks. Mrs. Reese is very concerned about the safety of her children and also the children at PEACE.

Applicant is willing to put up a wooden fence between property or trees to screen area. Mrs. Reese states that she will still see the barracks from upstairs.

Board Member Andy Peebles asked if there would take the generator that is on present barracks site with them and if there would be storage of boats. No there would be back up power but they will not take generator, the boat, which was at the old site, was there because one of the troopers was involved in water rescue and that the boat is no longer there.

There will be a small antennae on building but not tower . Have not received a decision from SOCP A.

Letter from John Dunkle, town engineer with comments was reviewed. Letter on file in the Town Clerk's Office.

Mr .Drumm brought final plans for previous subdivision which were never presented but approved.

Motion by Rick Markoff to continue public hearing until person from PEACE is notified and a decision is received from SOCP A.
Construction to take about 5 months.

CASE #271 --Appeal of Andrea King for a controlled site approval to allow a home business to run law office from Mother's home at 5968 Route 20 in the hamlet. No response from SOCPA.

Karen Miller asked how many persons would be employed there. Only one.

Has three parking spaces - there would be no more than 1 or 2 cars at one time. At present office the most she has ever had is 3.
Hours would be 9-5 Monday through Friday. Ms. King will apply for a sign when decision has been made by the board.

Councilman Dave Knapp stated that this is the type of business that the hamlet is designed to attract.

Motion by Rick Markoff to close public hearing, seconded by Jim Nakas, passed unanimously.

SKETCH PLAN CONFERENCE: Robert King for a minor subdivision on Cascade Road in an agricultural residential district.
Mr .King presented plans. Public hearing to be next month.

Mike Amidon minor subdivision. Not intended to be a building lot just purchasing part
the Dad's estate and adding to his property. Surveyor Gus Christoferson will contact the county to see what is necessary on map.

Rookey subdivision Property was subdivided by will. Would like to sell remaining acres. Prospective purchaser does not plan on
building would like to leave natural. Needs plan.

SKETCH PLAN CONFERENCE: MacMackin subdivision on McClary Road. Minor subdivision west side of Markland Road 1/4
to 1/2 mile south of the intersection of Route 20 and Markland Road in an agricultural residential district. Would like to purchase
42 acres the remaining 300 acres will remain farmland as it is now. Needs on map:

1. Boxes for signatures
2. Name of subdivision

Public hearing to be next month.

SKETCH PLAN CONFERENCE: Carroll/Grant Subdivision II on the west side of O'Connell Road.

Bruce Wanless potential purchaser was present. Perc has been done on lot 1

Needs to check with Leon concerning driveway

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Needs signature boxes on map topography

Map needs to show lots on the east side of the road Show plans for remaining property.

Plans must be into town office two weeks before next meeting.

Kurt Watson with questions on possible subdivision on Commune Road. To be a 5 lot subdivision. Lot five is not an approved building lot. 65 acres to remain as is.

Building lots should be perced, topography, check with Leon concerning driveways.

Mr. Watson was advised to take plans to SOCPA to see what recommendations they might have.

Mr. Watson also asked about subdividing the office building property from the remaining business on 'Route 11.

Driveway to be shared. To be checked into further.

Shirley Wood for a minor subdivision on LaFayette Road. Mrs. Wood needs a preliminary and a final plan.

Respectfully submitted Peggy Sutton Secretary