

Minutes of the Planning Board Meeting held by the Planning Board of the Town of LaFayette on December 17, 2002, in the Meeting Room of the LaFayette Commons Office Building on Route 11 in the Town of LaFayette.

Present: Jim Nakas, Chairman
Jim Quartier, Board Member
Andy Peebles, Board Member
Barb Lasky, Board Member

Absent: Rick Markoff (Arrived 7:08 p.m.)

Recording Secretary: Mary Jo Kelly

Others Present: Mr. Langy, Town Attorney
Mrs. Smith, Councilor
Ms. Coty, Applicant
Mr. Piazza, Applicant
Mr. Gula, Applicant
Mr. Drumm, ZBA Member
Mr. Knapp, Councilor
Ms. Bowe, Ortloff Rd.

Chairman Nakas opened the Planning Board Meeting at 7:00 p.m. He welcomed everyone. He asked for any changes or corrections to the November 19, 2002 Minutes.

Member Lasky had one addition. She believes on page 6 under # 7 “square foot” should be added after the number 329’.

There were no further corrections/additions or changes.

Chairman Nakas said the Minutes will stand as corrected.

CASE # 293 – Continuation of appeal of Philip Piazza for a two-lot subdivision on the west side of Route 11 North approximately ¼ mile north of Winacre Drive in an Agricultural/Residential District.

Chairman Nakas advised the Board has held a public hearing and heard back from County Planning who had no conditions for this application. The only thing the applicant had to do was amend a name on the map.

Mr. Piazza submitted the amended map done by Cottrell Land Surveyors and dated June 4, 1977, with revisions 11/8/99, 7/13/2002 and 7/23/2002.

Member’s Quartier moved and Lasky seconded the motion to make the Planning Board Lead Agency, this is an Unlisted Action, that the proposed action constitutes a Negative Declaration for SEQR, waives the requirement for a public hearing on the Final Plat Map and grants approval of the Philip Piazza Farm Subdivision. Motion passed unanimously.

CASE # 307 – Continuation of Sketch Plan Conference with Mr. Gula for a subdivision.

Mr. Gula’s attorney was not present yet so the Board moved ahead on the agenda.

CASE # 295 – Continuation of appeal of Welsh/Morgan for a three-lot subdivision on Hallinan Road approximately 1835’ from the Otisco Rd. and Hallinan Rd. intersection in an Agricultural/Residential District.

The applicant was not in attendance. No action taken.

Chairman Nakas said Ms. Coty is present this evening to present her application which is before the Zoning Board of Appeals. He said what the Zoning Board of Appeals would like is a recommendation from the Planning Board of the suitability of this application.

Ms. Coty said she has her chiropractic service at 2448 Route 11 South behind the old day care center. She has been there for about 7 years and is outgrowing the building. She is purchasing the Caldwell Banker building at 2471 Route 11 South and hopes to move her business there. She would like to upgrade the parking with the NYS DOT’s approval. She called them and submitted the paperwork for this and they advised they can not get out right away as they are involved with Destiny and Wal-Mart. She would like to make the parking lot safer. The parking would be in the same exact spot on the south side of the building but would just be squared off. Patients wouldn’t be allowed to exit/enter the parking lot from the whole 72’ width of the lot.

Member Peebles asked if there would be fencing.

Ms. Coty said yes. The NYS DOT will come out and tell her exactly where they want the fence put. They said she had to have a 24’ driving lane. They want to make sure when someone is exiting, they have clear view.

Chairman Nakas believes this is the kind of business recommended for the Hamlet District.

The Board was in agreement with this.

Chairman Nakas said this Board recommends that Mr. Langey suggest to the Zoning Board of Appeals that the Planning Board is in favor of approving this application.

The Board returned to Mr. Gula’s application.

Mr. Gula brought the Board up-to-date on what’s been done. He reviewed how the original map/subdivision was done by Mr. DeCuffa. At the last meeting the Board wanted him to put a note on the map explaining why they are signing this map. Mr. Cottrell (the surveyor) said they can’t do this as it is illegal. He would like to prepare an affidavit to attach to the map stating what has happened.

Mr. Langey said you couldn’t change Mr. DeCuffa’s land without him being involved, however, he doesn’t believe any of Mr. DeCuffa’s land is involved in this application. He advised this Board’s job is to make it easy for someone down the road to know what was done. He said this Board can only deal with the land located in the Town of LaFayette.

Mr. Gula will have the affidavit prepared and application filled out by the next meeting.

Member’s Markoff moved and Quartier seconded the motion to adjourn. Motion passed unanimously.

The Planning Board Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary