

Minutes of the Planning Board Meeting of the Town of LaFayette Planning Board held at 7:00 p.m. March 16, 2004 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette.

Present: James Nakas, Chairman
Andrew Peebles, Member
Richard Markoff, Member
Barbara Lasky, Member
Bradley Bush, Alt. Member

Recording Secretary: Mary Jo Kelly

Others Present: John Langey, Town Attorney
Tom Dadey, Sr., Applicant
Mark Dadey, Applicant
Herb Naumann, 4003 Cook Farm Rd.
Ed Keplinger, 5844 Heritage Landing Dr.
Jeffrey Cohen, Applicant
Lucy Weaver, 3544 Sentinel Hgts. Rd.
Ingrid and Cindy Plumpton, Applicants
Derek Hubler, Eager Rd.
Sandor Magyar, Eager Rd.
David Knapp, Councilman
Paul Sheneman, 1635 North Rd.
Jim Damiano, Applicant

Chairman Nakas called the meeting to order and welcomed everyone. He advised the Board has a rather lengthy agenda once again and will try to move through it as quickly as possible.

CASE # 327 - Public Hearing for Appeal of Thomas V. Dadey for a 2-lot subdivision of his property located on the northeast corner of the Route 20 and O'Connell Road intersection in an Agricultural/Residential District.

Mr. Dadey advised his is proposing to subdivide his property on the north side of Route 20 into two lots. He submitted a map prepared by Dennis Everett dated March 12, 2004. Both lots are about 6 acres. His son intends to build a house on Lot # 1. This has been referred to County Planning and they have taken no position. They did mention a telephone easement. There is an easement. He has talked to Verizon who will resend people out to try to find the line. The easement isn't shown on

the map because they don't know where it is. He would suggest any approval be contingent on the line being located on the map.

Chairman Nakas pointed out this is a Public Hearing and everyone should feel free to look at the plans if they are interested and should also feel free to ask any questions. If anyone is for or against this application, the Board would welcome any comments. The contention here is the telephone company.

Mr. Dadey said the driveway permit has been obtained.

Chairman Nakas asked about Lot # 2.

Mr. Dadey said there is no driveway permit for this lot yet because they will just be hanging on to it.

Chairman Nakas asked if they are only asking for Lot # 1 to be a building lot.

Mr. Dadey said that is correct.

Member Peebles would recommend keeping access for Lot # 2 onto O'Connell Road to keep it off from Route 20.

Mr. Dadey said it would be pretty steep and a long way to go to have a driveway going onto O'Connell Rd. from Lot # 2.

Member Peebles said it would keep some egress off of Route 20.

Mr. Dadey understands that but it wouldn't be very practical. He isn't sure it could be done. They have no intention of building on Lot # 2.

Chairman Nakas asked for any comments from the public. There were none.

Chairman Nakas asked for any further comments from the Board. There were none. He advised the Board has an application in front of them which they have heard back from County Planning on stating they have taken no position.

Member's Markoff moved and Lasky seconded the motion to close the Public Hearing, appoint the Planning Board as lead agency, this is an unlisted action, a negative declaration in SEQR and grant preliminary and final plat approval with the following conditions:

- 1. Subject to issuance of driveway permit approval from the D.O.T. for Lot # 2.**
- 2. Location of New York Telephone easement on the map.**

Voting was as follows:

Chairman Nakas	Aye
Member Peebles	Nay
Member Markoff	Aye
Member Lasky	Aye
Alt. Member Bush	Aye

Motion carried.

Member Peebles believes this Board should have resolved the egress onto Route 20 for Lot # 2.

Mr. Dadey believes the D.O.T. would advise where they would like the driveway to go for Lot # 2. He doesn't see any problem in the Board approving this subdivision.

Chairman Nakas asked if there were any corrections or additions to the February 17, 2004, Planning Board Meeting Minutes as submitted by the Secretary. There were none. Chairman Nakas said the Minutes will stand as submitted.

CASE # 330 - Public Hearing for appeal of I.R. and C.I. Plumpton for a 2-lot subdivision of their property located at 3990 Coye Rd. on the east side of the Coye Rd. and Eager Rd. intersection in an Agricultural/Residential District.

Mr. Plumpton said he is doing a simple subdivision on his property so his son can build a house. He submitted a map prepared by Cottrell dated March 12, 2004. He has driveway approval from the D.O.T.

Chairman Nakas said County Planning had two conditions. They were: that any future subdivision of proposed Lot 2 must use a single access and be accompanied by a plan showing full build-out and that the residual Lot 2 must be labeled "This parcel has not been reviewed by the County Health Dept. for residential development".

Mr. Plumpton submitted a map of the septic system.

Chairman Nakas said this still needs approval from the County Health Dept. He asked if the perc tests were completed.

Mr. Plumpton said yes.

Chairman Nakas asked for any comments from the public. There were none. He asked for any comments from the Board. There were none.

Member's Markoff moved and Peebles seconded the motion to close the Public Hearing, appoint the Planning Board lead agency, this is an unlisted action, a negative declaration in SEQR and preliminary and final plat approval with the following conditions:

- 1. Any future subdivision of proposed Lot # 2 must use a single access and be accompanied by a plan showing full build-out.**
- 2. The residual lot, proposed Lot 2, must be labeled "This parcel has not been reviewed by the County Health Department for residential development."**

Motion passed unanimously.

CASE # 326 - Sketch Plan Conference continued for appeal of

N.Y. LaFayette Limited Part. for a two-lot subdivision of their property located on the northeast side of the Route 11 and Moltion Rd. intersection in an Industrial District.

Chairman Nakas said there was no one present to represent this application.

The Board requested Mary Jo send a letter to the applicant asking them the status of this application.

CASE # 328 - Sketch Plan Conference continued for appeal of Dawn Olivadoti and Mary Meyer for a 3-lot subdivision of their property at 3457 Eager Rd. located on the west side of Eager Rd. approximately 1 ½ mile north of the Reidy Hill and Eager Rd. intersection in an Agricultural/Residential District.

Ms. Perrin was present to represent the applicant's. She submitted a map prepared by Cottrell and dated February 2, 2004. She is advised this is for 3 lots. Once would be conveyed to the applicant's nephew. Lot # 1 says it's conveyed to Mr. Taylor and they would like to change this to read "To be conveyed to the neighboring property owner". Lot # 1 is landlocked and by rewording this it could go to anyone purchasing Lot # 3, Lot # 2 or to Mr. Taylor.

Chairman Nakas asked if there should be a note on the map that they are not seeking building lot approval for any of these 3 lots. It might speed things up if County Planning knew they were just reapportioning land. The map will have to be revised with a note to read the applicant is not seeking building lot approval.

Ms. Perrin will get a revised map. If it is received in time this can be referred to County Planning for a public hearing at the next meeting.

CASE # 329 - Sketch Plan Conference continued for Nancy Mentz for a 2-lot subdivision of her property located at 3740 Eager Rd. approximately ½ mile south of the Coye Rd. and Eag4er Rd. intersection in an Agricultural/Residential District.

Chairman Nakas said the applicant called and is not ready at this time but asked to be put on the agenda for the next meeting.

CASE # 331 - Sketch Plan Conference continued for appeal of

Jeffrey Cohen for a 21-lot subdivision of his property located at 4065 Route 91 approximately 1 ¼ mile south of the Route 91 and Route 173 intersection on the west side of Route 91 in an Agricultural/Residential District.

Mr. Keplinger presented a preliminary site plan dated March 16, 2004 prepared by Richard Elliott, P.E. He also submitted his response to Mr. Dunkle's comments in his letter dated March 10, 2004. Since he last met with the Board, the applicant has updated their subdivision map to reflect the existing conditions they have found on this site. The only exception in their subdivision is that they need to front two lots on Route 91. That is the only significant change.

Chairman Nakas said Lots # 20 & # 21 will front onto Route 91. He asked about the length of the cul-de-sac.

Mr. Keplinger said they are the same as they proposed last month. One cul-de-sac is about 700' long.

Chairman Nakas said 500' is the town limit.

Mr. Keplinger said there are cul-de-sac's longer than 500'.

Chairman Nakas asked if there were any in the Town of LaFayette.

Mr. Keplinger said not that they are aware of.

Chairman Nakas said this was one of John Dunkle's comments.

Mr. Keplinger said they would like some type of either a waiver from the Planning Board for the cul-de-sac length or some direction as to where they would go to obtain one.

Mr. Langey said this Board could do the waiver. John Dunkle suggested the cul-de-sac design be reviewed by the Town Highway Superintendent. He asked the grade of the road.

Mr. Keplinger said 8%.

John Langey asked if John Dunkle had comments on the road spec's.

Mr. Keplinger said he hasn't seen the spec's yet.

Mr. Langey asked the Board how they felt about having the fire dept. and rescue service review this.

Chairman Nakas believes it would be a good idea.

Mr. Langey said it would be good if the fire dept. could send a letter stating they have no concern with their ability to service the area.

Member Peebles asked if the fire dept. was going to look at this and decide whether or not to grant a waiver.

Mr. Langey said they will look at it and state if they have any concerns.

Member Peebles said you have to draw the line somewhere. You determine a number for cul-de-sac length. The law to him says 500'. He can't understand how this Board can be comfortable with the fire dept.

looking at this and making the determination that a waiver should be granted.

Chairman Nakas asked if he felt there should be another road out to Route 91.

Member Peebles said yes.

Mr. Keplinger said they are here asking for a waiver. He believes to put another egress in would be a waste of the land.

Member Peebles said the 500' was determined for a safety reason.

Mr. Keplinger said they could do some research in neighboring towns to see what they allow. He doesn't think this is out of the ordinary.

Chairman Nakas said it couldn't hurt to get input from the fire and rescue groups which would help this Board in making a determination.

Mr. Langey asked if they are cutting and filling to maintain the 8%.

Mr. Keplinger said yes. You would enter off of Route 91 at 3% for about 100' and then you would slope down at 8%.

Mr. Langey asked if they had done grading plans for the individual lots.

Mr. Keplinger said they show septic locations and building locations on the map. Grading of the individual lots hasn't been looked at in great detail yet. They have to go back and rework their lot plans and don't want to invest a lot of time into the lot grading yet.

Mr. Langey asked if he could address the drainage issue for Lot # 17.

Mr. Keplinger said they adjusted their site plan from when John Dunkle made his comments.

Chairman Nakas said this has been addressed then.

Mr. Keplinger addressed John Dunkle's comment that if the existing building on Lot 6 is to be improved or expanded to full-time residential use, waterfront set back variances will be required for the structure and septic system. He advised that structure is grandfathered. The builder would have to obtain a building permit with the plans. The septic system needs to be upgraded or updated. They would have to locate a new spot for it.

Mr. Dunkle's letter noted the 100' Niagara Mohawk easement restricts development near the reservoir for Lots 8, 9, and 10, and restricts the septic system location for Lot 7.

Mr. Keplinger said they are talking to Niagara Mohawk right now about having the easement reduced from 100' to 50'. The septic system design can go under the power line easement.

Member Peebles asked if a septic system can go under an easement, why did the town engineer mention this?

Mr. Keplinger said their attorney said this is allowed.

Mr. Cohen said the engineer mentions development. To do development, you would have to get approval. You can pave an easement but you can't build a structure in it.

Mr. Langey asked if they are proposing any public improvement the town would have to take over.

Mr. Keplinger said no.

Member Peebles asked what the utilities look for to have access to their lines for maintenance.

Mr. Keplinger doesn't know. That is a good question. Right now this drawing has been submitted to Niagara Mohawk for review.

Member Peebles believes they will address the access concerns he has.

Mr. Dunkle noted in his letter that issues regarding re-use of the existing Grove septic system and well must be resolved with the Onondaga County Health Dept.

Mr. Keplinger said they are not sure where the existing septic system is for the large building at the Grove. The smaller building has a deteriorating system which must be improved.

Mr. Langey asked if the larger building does have a leach field somewhere, would it be just for one home?

Mr. Keplinger thinks so. They will have to review the facility.

Chairman Nakas said each home should have its own septic system.

Mr. Dunkle noted the preliminary layout should include an area for stormwater runoff mitigation.

Mr. Keplinger pointed out on his drawings a large area showing the drainage easements. They are also showing a water quality control area and detention facilities.

Member Peebles asked if the pond is an existing pond.

Mr. Keplinger said yes.

Mr. Dunkle had commented that swale should be provided between lots 9 and 10, 11 and 12, 13 and 14, 3 and 4, 2 and 3, and 1 and 2 to intercept side hill runoff.

Mr. Keplinger said they are providing these on the final plat plan drawings and site drawings.

Mr. Dunkle asked if any of the gravel drive shown on Lot 5 is utilized for access to the existing waterfront properties.

Mr. Keplinger said they don't plan any parking for the lot that accesses the water. It would be land that someone would cross to get to the water from the development.

Chairman Nakas said this would not be open to the public then.

Mr. Keplinger said no.

Chairman Nakas asked if they have given any thought to having public access to the reservoir through this development.

Mr. Keplinger doesn't think they want to provide parking as it will be a nuisance to the development.

Chairman Nakas asked if they would put a boat launch in there sometime.

Mr. Keplinger said no.

Chairman Nakas asked if the ownership through the accessible lot to the reservoir resorts to the land owner's association and someone should go down there and drowned, is someone liable?

Mr. Cohen said they think they know what they have to do but they have to verify it.

Mr. Keplinger said they would like this access to the water for everyone in the development but the question is how to do it and protect everyone's rights.

Mr. Dunkle stated he will provide further review of the drainage and road design and responses to his previous comments when they are available, as well as any subsequent layout revisions.

Mr. Keplinger said the updated drawings will be delivered to Mr. Dunkle tomorrow.

Mr. Keplinger reviewed Mr. Dunkle's letter of February 2, 2004. He said they have forwarded the plans to the D.O.T. for their review.

Mr. Dunkle had noted the New York State Dept. of Transportation must approve the proposed entrance, and the applicant obtain a preliminary determination from the DOT as part of the Planning Board's site review. He also said since the 23 lots will rely on individual septic systems, he suggests the applicant contact Onondaga County Health Dept. and arrange for several deep hole tests to be conducted. The Health Dept. should be requested to make a preliminary determination regarding soil conditions and subdivision approvability.

Mr. Keplinger said they conducted test holes about 2 weeks ago. Most of the lots had very favorable results for on-site sewage systems. He thinks of the remaining lots they can find adequate areas for the systems.

Mr. Dunkle stated the location of adjacent wells should be determined and any potential hydrological impacts from 23 wells should be addressed.

Mr. Keplinger said they will retain engineers with hydrologic experience to investigate the impacts.

Mr. Langey asked how much one of the studies cost.

Mr. Keplinger said they will look into it.

Chairman Nakas believes it's several thousand dollars.

Member Peebles asked if the neighboring properties are pretty dense.

Mr. Keplinger believes they are. He showed where the neighboring homes are on the map. They understand the concern about this.

Chairman Nakas said it would probably be pretty prudent to run one of the hydrological tests to drill a couple of holes and pump them with approximately what the development would use.

Mr. Cohen said the Grove has never had a problem with water supply and some of the neighboring properties have wells and springs coming out of the ground. He doesn't believe there is any problem with the water down there.

Mr. Dunkle had commented the proposal is for a 1,800 I.f. road with one access point. He recommends a second connection to Route 91. The road layout should be reviewed by the Town Highway Superintendent for snowplowing, maintenance, and truck turning issues, and by the local fire dept. for emergency accessibility.

Mr. Keplinger addressed this already.

Mr. Dunkle had noted that since the project will require NYSDEC permit coverage for stormwater discharge, a SWPPP should be prepared for the site addressing erosion and siltation control during construction, post-construction, stormwater management, and water quality control.

Mr. Keplinger will prepare a plan that complies with the NYSDEC regulations for storm water management and quality control.

Mr. Dunkle commented an area on the site should be reserved for a water quality basin, unless other acceptable mitigative measures for stormwater pollutant control are proposed.

Mr. Keplinger said the area would be down near the existing building.

Mr. Dunkle said there is significant off-site runoff entering the property from the county park land to the south in the vicinity of proposed Lot 12. This runoff should be quantified, and an on-site management plan devised to safely convey the runoff throughout the site to the lake. He advised an access to the county parkland for all subdivision residents should be considered.

Mr. Keplinger said they are going to look at an access easement at some point from the cul-de-sac to the parkland. There might be an option to put a trail in along the existing stream.

Mr. Dunkle noted it appears from the Preliminary Plan he reviewed that Lots 2, 3, 19, 20, 21, 22 and 23 may be less than 60,000 square feet.

Mr. Keplinger said this has been adopted. All the lots meet the standard of 60,000 square feet.

Mr. Dunkle said a detailed topographic survey of the property should be completed before the lot and road layout is finalized. He also said a review and determination of potential archeological significance of the property should be completed by the NYS Dept. of Parks and Recreation.

Mr. Keplinger said the NYS Dept. of Parks and Recreation doesn't typically do an archeological study unless something triggers it. They have sent them a letter and a response was received asking if this request

was from an agency. He asked if the Planning Board would be the lead agency.

Mr. Langey said this Board hasn't determined that yet.

Mr. Keplinger said if the Board wishes to request this, they can.

Mr. Dunkle noted in his letter that a detailed topographic survey of the property should be completed before the lot and road layout is finished. He advised the existing power line that crosses the property should be located and shown on the plan.

Mr. Keplinger said they have now been shown on the plans.

Mr. Dunkle said since this property is contiguous to the County park, the proposed subdivision may be considered a Type I action according to SEQR. He recommends a long-form EAF be prepared.

Mr. Keplinger said they did fill out a long form EAF. He advised this brings the Board up-to-date.

Chairman Nakas would be curious to hear from Mr. Dunkle regarding the changes they have made to the plans. If he is in agreement, he doesn't know why this couldn't be considered for a public hearing and submitted to the county.

Mr. Langey said the Board could request Mr. Dunkle to attend the next Meeting.

Mr. Cohen asked if there was any way to get his approval before the next meeting so a public hearing could be scheduled.

Mr. Langey doesn't think this would be possible. This Board would have to do the waiver and would have to consider the information supplied to them. They don't have all the necessary information to do this.

Member Peebles asked if a public hearing could be held without hearing back from Niagara Mohawk.

Mr. Langey believes a public hearing would be a little premature. He said the Board could make themselves a lead agency tonight if they want to. He will discuss this application with Mr. Dunkle to see if this should be a listed or unlisted action regarding the SEQR.

Mr. Keplinger said they will not be impacting anywhere within 100' of the wetland designated by the DEC.

Mr. Langey asked if on their long form EAF they mentioned all the involved agencies.

Mr. Keplinger said he did. There are not a lot of them.

Mr. Langey asked if he discussed this with the Army Corps.

Mr. Keplinger said he did and was advised as long as they aren't interfering with the wetland, there shouldn't be a problem.

Chairman Nakas said this will be continued at the next Meeting and the Board requests Mr. Dunkle to attend. Maybe the applicant will have heard back from Niagara Mohawk by then and obtained the additional information required.

Mr. Cohen said from the abstract they know it's a 100' easement.

Member Peebles said access for Niagara Mohawk to their lines is his concern.

Chairman Nakas said after the next meeting, this can be submitted to the county.

Member's Markoff moved and Peebles seconded the motion to make the Planning Board lead agency. Motion passed unanimously.

Mr. Langey will put the other agencies on notice.

CASE # 332 – Sketch Plan Conference continued for appeal of James

Webb for Controlled Site approval of his property located on the west side of Route 11 approximately ¼ mile north of the Sentinel Heights Rd. and Route 11 intersection in a Business District.

CASE # 333 – Sketch Plan Conference continued for appeal of James

Webb for a 6-lot subdivision of his property located on the west side of Route 11 approximately ¼ mile north of the Sentinel Heights and Route 11 intersection in a Business District.

Mr. Keplinger was present to discuss both the above applications. He said this subdivision is one where the applicant is proposing to swap some land with the existing neighboring landowner. He submitted site plans and a response to Mr. Dunkle's letter of March 10, 2004. They have identified new drainage easements throughout the site. They have conducted deep hole testing and the site is adequate for septic systems for the proposed houses.

Chairman Nakas asked why this property couldn't have just been left Agricultural/Residential to begin with.

Mr. Keplinger thinks it was because Mr. Webb wanted to have a sign.

Chairman Nakas said as this is zoned commercial, any resident home owner could come to this Board and request to run a business as this is now a Business District.

Member Peebles said this Board can't address the request for zone change back to Agricultural/Residential. He asked where the model home business will be.

Mr. Keplinger said this needs to be determined. It might be on Lot # 3. He thinks Mr. Webb's intent is to build a home and house the business within it until it is sold.

Mr. Langey asked Mr. Keplinger to check with Mr. Webb to see if Lot # 3 will be a model home to be sold after he has sold the other lots.

Member Peebles said they are looking for parking, hours of operation, lighting, etc.

Mr. Keplinger said a parking lot that would hold 3 cars would probably be sufficient.

Mr. Langey asked why they provided for the expansion areas.

Mr. Keplinger said just in case the system fails. It allows an area in case down the road the current septic system fails. He confirmed the Board is requesting the applicant to show one lot that is developed for the business.

Chairman Nakas said yes and to show the lighting, parking, etc.

Member Peebles thinks the requirements are addressed in the Zoning Ordinance.

Mr. Keplinger asked about the sign.

Mr. Langey said it depends on what the applicant is proposing. If you exceed the sign requirements of the town, you will have to go before the Zoning Board of Appeals for approval.

Chairman Nakas asked if there is state approval for the road.

Mr. Keplinger said they will be coming out to the site hopefully next week to give their preliminary comments.

Mr. Keplinger reviewed the comments made by Mr. Dunkle in his letter of March 10, 2004.

Mr. Dunkle had suggested the applicant obtain preliminary comments from the NYSDOT regarding the entrance location and the management of highway drainage at the property.

Mr. Keplinger said they should be getting some type of preliminary determination within the next week for the driveway.

Mr. Dunkle noted at Route 11, siltation has blocked 95% of the 30" culvert pipe discharge and the downstream channel. NYSDOT should be requested to remediate the situation within the R.O.W. and State drainage easement area.

Mr. Keplinger said they will be taking care of this.

Mr. Dunkle said according to the Onondaga County EMC mapping, the unnamed stream that flows through the site from the 30" culvert is a regulated trout stream. Any disturbance will require permits from the USACE and NYSDEC. In addition the uncontained stream flow creates a broad wet area along the southerly property line which may qualify as a USACE wetland.

Mr. Keplinger said the information he has received from the DEC states this is an unregulated stream. He can get something in writing from them about this.

Mr. Langey asked about the Army Corp. wetlands.

Mr. Keplinger said there are no wetlands on the site.

Mr. Langey asked him to provide a copy of this map to Mr. Dunkle.

Mr. Dunkle noted the proposed drainage easement should encompass the limits of the wet area created by the stream flow across the site. This area should remain undisturbed in order to preserve hydrology, and to prevent interruption of drainage from the adjacent property to the south. Deed restrictions can be imposed for these lots.

Mr. Keplinger said that is their intent. They have a 30' drainage easement and they could extend the easement to the property line as necessary. They could put deed restrictions on the development portion of the lot.

Mr. Langey asked how the homeowner will maintain that area.

Mr. Keplinger said that is a good question. At first they discussed changing the swale but that would cause more harm than good.

Member Bush said they used to mow this area. It used to be a driving range.

Mr. Langey said there is a proposed town easement for drainage purposes. Leon Cook will have to check this out.

Member Peebles asked if most of the time during the year this will be dry.

Member Bush believes so.

Mr. Dunkle advised SPDES stormwater discharge permit coverage must be obtained from the NYSDEC. A full Storm Water Pollution Prevention Plan (SWPPP) must be prepared because the project is in the Onondaga Lake watershed. Special design considerations may be necessary due to the discharge to a protected stream.

Mr. Keplinger said they will prepare a stormwater protection program that complies with the DEC requirements.

Mr. Dunkle noted the area reserved for water quality control may need to be modified when the actual design is completed.

Mr. Keplinger said they have delineated an area. They don't know how large this will have to be right now.

Mr. Dunkle advised as a result of conversations with the Highway Superintendent, the proposed road section should have 11' travel lanes, with 8" high asphalt kick-ups. The cul-de-sac pavement radius should be 50' and the street R.O.W. should be 60'.

Mr. Keplinger said by having the kick-ups, it stops the runoff from going into the road. It's a cleaner detail for the edge of the pavement.

Mr. Dunkle stated according to the March 8, 2004 submittal letter, the applicant has conducted deep hole tests for septic system feasibility with the Onondaga County Health Dept. It was determined that general conditions will not limit the use of on-site disposal systems, subject to actual percolation tests, and design approval by the Health Dept. for each lot.

Mr. Keplinger said the determination has been made that this would be adequate.

Mr. Dunkle noted the side yard swales should be provided between Lots 3 & 4 and between Lots 2 & 3.

Mr. Keplinger said they will show this on the final design.

Mr. Dunkle stated the Onondaga County Health Dept. must approve the design and construction of individual water supply wells.

Mr. Keplinger said their construction will comply with whatever the requirements are.

Chairman Nakas asked if Mr. Dunkle has a copy of the revised plans.

Mr. Keplinger said they have updated the plans by adding a little more detail but essentially it is the plan before the Board that Mr. Dunkle saw.

Member Peebles said there will be 5 residential lots and 1 commercial business. The current business sold mulch; will this be coming over to the new site?

Mr. Keplinger said no.

Member Peebles asked where the sign would be. Would it be only on the commercial lot?

Mr. Keplinger said from a feasibility standpoint, the best location would be Lots 3 & 4 which are closer to Route 81. They may want a temporary sign closer to Route 11 to advertise where they are at.

Member Peebles said this Board needs to know if the applicant plans on putting a Lok'N Log sign on each property.

Mr. Keplinger doesn't believe that is Mr. Webb's plan.

Member Lasky asked if the area behind the casket company is part of this property.

Mr. Keplinger said yes.

Member Lasky asked if this Board is then actually looking at a 7-lot subdivision with the additional lot going to the casket company.

Mr. Keplinger said yes.

Mr. Langey said they will need a sign-off from the neighboring property owner.

Mr. Keplinger will get a letter from the neighboring property owner stating they are aware of this application and are in agreement with it.

Mr. Langey asked the Board if they want a long or short SEQR form done. He thinks it might be good to know all the agencies the Board needs to get approval from.

Chairman Nakas would recommend asking Mr. Dunkle for his recommendation on this.

Mr. Langey asked if they are proposing any landscaping on each site.

Chairman Nakas said there will be a dog kennel to their north so they might want to consider this.

Mr. Langey said part of the controlled site approval could be landscaping.

This application will be continued next month.

CASE # 334 - Sketch Plan Conference for appeal of James P. Damiano/CNY Auto Auction, Inc. for Controlled Site approval for his property at 3181 Route 11 North on the west side of Route 11 approximately ½ mile south of the Webb Rd. and Route 11 intersection in an Industrial District.

Mr. Damiano was present. He submitted a map prepared by PLS Engineering dated February 4, 2004.

Mr. Sheneman was the engineer for this application and advised right now there are 4 garage bays in the existing building. The plan is to discontinue the use of this building and build a new building to serve that purpose. The new building is also for 4 bays. The old building will be used only for storage.

Chairman Nakas asked if they considered this an expansion of the business or just remodeling.

Mr. Damiano believes it's modernizing it. It would be impossible to run the auction out of two different facilities.

Chairman Nakas confirmed the old building would not be used for the business.

Mr. Damiano said no. Some of the doors on the old building are so narrow that you can't fit trucks through them.

Chairman Nakas asked if the only structure would be the one new building.

Mr. Sheneman said yes.

Member Peebles asked if they would be doing more business with the new building.

Mr. Damiano said no.

Member Peebles asked if they anticipate more traffic.

Mr. Damiano would love it but he doesn't anticipate it.

Chairman Nakas said given the existing concerns about drainage, he is sure it will come up again. Does the applicant have any thoughts as to how they will remediate the drainage issue?

Mr. Damiano said he is the only one flooding in that area.

Chairman Nakas asked if the water is flowing off the hill by the high school.

Mr. Damiano said yes. Mrs. Mondore does not flood out any more. He would love someone to come and fix the problem.

Chairman Nakas said this application will be for a controlled site approval. They received controlled site approval a number of years ago and had to come back before this Board for any change in the business. Any additional lighting, etc. should be addressed. He asked if there would be more paving done.

Mr. Sheneman said no.

Mr. Langey asked where the gutters will bring the water off the roof.

Mr. Sheneman said it will run off the low corners of the building so it would go where it would have run to anyway. He thinks Mr. Dunkle has a copy of these plans.

Chairman Nakas asked the applicant to address any change in lighting, parking, signs, etc.

Mr. Sheneman said they will be moving one pole. Essentially there will be no change in lighting or the way the auto auction will function.

Member Peebles said someone could look at this map and think they are doubling their business. It would be wise for something to be put on the map that the old building will not be used for business.

Mr. Sheneman said he can note on the map that it would be used for storage only.

Mr. Langey said if the Board decides to approve this, a condition could be put in the approval that the business will be limited to the 4 bays in the new building and the old building would be used as storage and not for auction purposes. Mr. Dunkle can be asked if he sees enough parking area. In the Zoning Ordinance it specifies what is required for controlled site approval.

Mr. Damiano would like to have construction completed by the end of July.

Chairman Nakas said they need 120 days for the construction so they need 4 months time.

Mr. Sheneman asked if a public hearing could be held next month.

Chairman Nakas asked the Board if they would be prepared for this. He asked the applicant if they could have the necessary information to Mary Jo in time for this to be referred to County Planning so this Board can hear back from them by its next Meeting.

Mr. Sheneman said they can have it to her tomorrow.

This will be referred to the county and a public hearing scheduled for next month.

Mr. Hubler and Mr. Magyar were present to discuss a subdivision in their area.

Mr. Hubler said a parcel across from his farm is owned by Chris Keenan. She has entered into an agreement with Mr. Magyar to subdivide her land. She is on a limited income for the survey. How updated of a survey does she need?

Chairman Nakas asked how old the existing survey is.

Mr. Hubler doesn't think there is a current survey of the farm.

Chairman Nakas said the whole parcel including the piece being cut out will have to be surveyed unless there is a good map. He doesn't think the county will look at this unless there is a good map.

Mr. Hubler asked if there were any red flags the Board saw, i.e. driveway that Mr. Magayar should be aware of before he invests any money into this subdivision.

Mr. Langey said the only pitfall he can see is if the subdivisions previously done were done illegally.

Mr. Hubler said Mr. Keenan did them about 10 years ago.

Mr. Langey asked Mary Jo to check and see if there were any subdivisions done about 10 years ago for this property.

Member Peebles said another problem could be if there were restrictions put on the subdivided piece.

Mr. Hubler asked if there was any concern with putting a culvert in.

Mr. Langey said they should go to the DOT and show them this tax map parcel to see if they could give them a recommendation.

Mr. Langey advised the Board that a committee has been formed to review the subdivision regulations, etc.

**Member's Markoff moved and Lasky seconded the motion to adjourn.
Motion passed unanimously.**

The Planning Board Meeting adjourned at 9:13 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary