

Minutes of the Planning Board Meeting held by the Town of LaFayette on October 19, 2004 at 7:00 p.m. 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 (Arrived 7:11 p.m.)
Barbara Lasky, Member
Bradley Bush, Member

Recording Secretary: Mary Jo Kelly

Others Present: John Langey, P.B. Attorney
Shawn Adam, Alt, P.B. Member
Ralph Lamson, CEO
Sandra Smith, Councilwoman
Craig Fox, Applicant
David Muraco, Applicant
Kristine Kern, JRPA
Bonnie Seemann, JRPA
Andrea King, Route 20
Bertha King, Route 20
Bob Carroll, Route 20
Steve Chase, JRPA
John & Sandy Kinsella, Applicants

Chairman Nakas called the meeting to order at 7:02 p.m. and welcomed everyone. He advised there were 6 items on the agenda and we are down to 4. If anyone is here for the Earle application or the sketch plan conference for Lynn Hutton, they have been removed from the agenda. He asked if there were any changes, additions or deletions to the September 21, 2004, Meeting Minutes. There were none. He advised the September 21, 2004, Planning Board Meeting Minutes will stand as submitted by the Secretary.

CASE # 341 - Public Hearing for appeal of CRAM Communications, LLC for a resubdivision of their property located approximately 1600' north of the Webb Rd. and Groth Rd. intersection in an Industrial District. (Tax Map No.'s 025-05-12.2 & 025-05-14)

No one was present to represent the application.
(See Below)

CASE # 345 – Public Hearing for appeal of George and Mary Earle for a subdivision of their property located on the east side of Eager Rd. approximately 1,000' north of the Apulia and Eager Rd. intersection in an Agricultural/Residential District. (Tax Map #'s 008.-03-24.0, 008.-03-19.1 & 007.-02-01.0).

The applicants had been advised this Board cannot act until the Zoning Board of Appeals has reached its decision. The public hearing will be continued next month.

CASE # 346 - Public Hearing for appeal of Redwing Dev. Corp. for resubdivision of property located at 2512 Route 11

approximately 100' north of the Route 11 and Route 20 intersection on the east side of Route 11 in a Hamlet District. (Tax Map #'s 019.-02-18, 019.-02-11.1 & 019.-02-20.1)

No one was present to represent the application.
(See Below)

CASE # 337 - Continuation of Sketch Plan Conference for appeal of John & Sandy Kinsella for a 2-lot subdivision of their property located at 6230 Smokey Hollow Rd. approximately 1 mile east of the Barker Hill Rd. and Smokey Hollow Rd. intersection in an Agricultural/Residential District. (Tax Map No. 001.-03-23.1)

No one was present to represent the application.
(See Below)

CASE # 347 - Sketch Plan Conference for appeal of Earl Smith for a 3-lot subdivision of his property located approximately 2/10 mile north of the Coye Rd. and LaFayette Rd. intersection on the east side of Coye Rd. in an Agricultural/Residential District. (Tax Map No. 001.-03-01.3).

No one was present to represent the application.

CASE # 348 - Sketch Plan Conference for appeal of Lynn Hutton for a 4-Lot subdivision of his property located approximately 1,000' from the Summerridge & Amidon Rd. intersection on Summerridge Rd. in an Agricultural/Residential District. (Tax Map No. 012.-02-04.1)

The applicant called and asked to be removed from tonight's agenda as the survey is not complete. He requests to be on next month's agenda.

Chairman Nakas asked the folks present if they wished to make any comments.

Bob Carroll said he was interested in the Redwing Corp. application.

Chairman Nakas said it was an agreement between Bud Hall and David Muraco where David Muraco wished to purchase the old I.G.A. property and expand a little on it. The use of the building would be unclear at this time. He wishes to expand to the rear of the property.

Resident's were present from the Jamesville Reservoir Preservation Association. They asked the status of the Cohen application.

Chairman Nakas said he hasn't heard anything.

John Langey said they have hired Pratt & Pratt to do the archeological study and he hasn't heard anything back yet.

John Langey said regarding the Redwing application, they were going to bring in drawings showing the surrounding wells.

Chairman Nakas said the proposed well has to be 100' from the existing wells in the area.

Craig Fox arrived.

Chairman Nakas opened the public hearing for Cram Communications. He advised all members of the public are invited to ask questions or make comments and to provide the Planning Board with any type of input. He asked Mr. Fox to address the Board and the public and tell them what it is he would like to accomplish.

Craig Fox said they have two vacant pieces of property at the end of Groth Road near the towns cellular tower. They would like to join the two parcels into one.

Chairman Nakas asked him to give a presentation of what he proposes to do. He isn't here for this so he doesn't have to discuss it if he doesn't want to. He will plan in the future to construct 6 towers. He asked for any questions or comments from the public or the Board. This is a total of 72 acres. There has been some site work done up to this point.

Craig Fox said they did some clearing and put a temporary tower up for about 60 days to make some field measurements regarding the performance of the towers. They submitted this information to the FCC to maximize the service area.

Chairman Nakas asked if he received a letter from the DEC stating they have some concerns about an archeology study.

Craig Fox said he received it today. He asked if the town did it when they constructed their tower. It's adjacent to the town property.

Chairman Nakas said he isn't sure whether there was any concerns raised by the DEC at that time about an archeological study so there would be no need to pursue avenues to prove otherwise.

Craig Fox said they are not planning on doing any further preparation at this time. There is nothing else for them to do right now.

John Langey said in his letter he mentioned a suggestion that he should send out a package of the information to SHIPO for their comments. He said the Board could discuss this.

Craig Fox said he would like to ask them why they determined it should be a Type I study.

John Langey said he can send a package of information to SHIPO and ask for their comments or the Board can ignore the DEC's response. The applicant is here for a subdivision but he is also here for a site recommendation as the Town Board has made this Board the lead agency.

Chairman Nakas asked if he would have to do an archeological study.

John Langey said he would wait to hear back from SHIPO on whether this is a document sensitive area or not.

Chairman Nakas asked if this Board would have to comply with their recommendation if they state a study should be done.

John Langey said it would depend on whether they are advising the Board or whether they have jurisdiction to require one be done.

Chairman Nakas said right now we have an application to join two parcels of land.

Alt. Member Adam asked how tall the test tower was.

Craig Fox said 199'.

Chairman Nakas asked what the tallest tower they are proposing will be.

Craig Fox said 326'.

John Langey said the Board shouldn't approve the subdivision apart from the recommendation to the Town Board because this Board is lead agency for all the environmental issues. He would recommend holding the public hearing open until the next meeting and hopefully they can get the SEQR done. The applicant will not lose any time because this Board isn't ready to make a recommendation to the Town Board until the engineering study, etc. is done. If the Board closes the public hearing tonight, the Board is under a 62 day period in which they must make a decision.

Member's Markoff moved and Bush seconded the motion to continue the public hearing at the November 16th meeting. Motion passed unanimously.

David Muraco arrived and was ready to present the Redwing Dev. Corp.'s application.

Chairman Nakas asked David Muraco to give the public a short presentation of what he is proposing to do.

David Muraco said he is acquiring the existing IGA property. He needed to obtain more property to the rear of this parcel to design a leach field for the property to be redeveloped or used. The leach field had to be increased. Right now, the leach field is on an alternate property and he is proposing to put it all on one. There's an additional 5/6 acre which he is proposing to purchase. They have done the deep holes and testing. The data has been gathered and it will be sent to the county. According to the data, it should be approved with no problem. Since the last meeting he has received all the data from Naparelli Consulting.

Chairman Nakas said there was a concern last time about the proximity of the leach field to the wells.

John Langey said this information was obtained and a plan was developed showing the wells on the adjoining 5 properties. The leach field will be further than 100' from any neighboring wells. It should take the county about 2-3 weeks to review the information.

Chairman Nakas said Onondaga County Planning took no position on this.

John Langey said they had one condition which was that the town approval be contingent upon approval of septic systems for all proposed lots by the Onondaga County Health Dept. They also commented that the subdivision plan should show proposed lot numbers for both proposed lots.

Chairman Nakas asked for any questions or comments.

Andrea King asked what he plans to use the property for.

David Muraco said it won't be a grocery store. He has spoken to a national retailer and another national chain. These would only occupy about ½ the building. The building needs a lot of work. It will be subdivided into about 3 areas.

Chairman Nakas asked how long the building has been vacant.

David Muraco said about 2 years. He advised he has a time-frame he has to close on the property in. He asked when the next meeting would be.

John Langey said the applicant wouldn't need another meeting before this Board again. He needs to meet with the County Health Dept. and see how quickly they can move. Once the applicant gets a letter from the County Health Dept. Chairman Nakas can sign the plans.

Chairman Nakas said the applicant could call him at home and he can meet him here to sign off on the plans.

There were no further questions or comments.

Member's Markoff moved and Bush seconded the motion to close the public hearing, make this Board lead agency, this is an unlisted action and a negative declaration in the SEQR process and to grant preliminary and final plat approval for the Redwing Dev. Inc. with the following condition:

- 1) **Approval shall be contingent upon approval of septic systems for all proposed lots by the Onondaga County Health**

Department.

Motion passed unanimously.

Kinsella's were present to discuss their application.

Chairman Nakas asked Ralph Lamson if he had heard from their attorney.

Ralph Lamson said no.

Chairman Nakas said the Board really can't do much without him being here then.

Member Peebles asked Ralph Lamson if he had been on the property in the last 30 days.

Ralph Lamson said no.

John Langey asked if they have done any revisions to the map.

Mr. Kinsella said they have called their attorney, Tony Marshall, for the last couple of days and he hasn't returned their calls.

Chairman Nakas said this matter will be continued at the next meeting when the applicant's have had an opportunity to contact their attorney.

Mr. Kinsella said he can meet with Ralph Lamson to walk the property.

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

The Planning Board Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary