

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on April 19, 2005 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: James Nakas, Chairman
Andrew Peebles, Member
Richard Markoff, Member
Barbara Lasky, Member
Brad Bush, Member

Recording Secretary, Peggy Sutton

Others present: John Langey, Planning Board Attorney
John Dunkle, Town Engineer
Paula Naselli, JRPA
David Broda, JRPA
Kyle LaTray, JRPA
Roger Praetorius, JRPA
Jane Praetorius, JRPA
Ralph Lamson, CEO
Joseph Jerry, 120 E. Washington St.
Jeffrey Cohen, Applicant
Sheila Harrington, 2055 Jamesville Terrace
Mark Fulmore, Jamesville Terrace
Joseph Andalaro, 2007 Jamesville Terrace
Bill McConnell, Town Councilor
Ed Keplinger, Developer
Pauline Mattes, JRPA
Louise Zgardzinski, JRPA
Kathryn Bolsei, JRPA, 4264 W. Shore Manor
Bob & Barbara Houghton, Jamesville Terrace
Linda Maloney, 4110 Rte. 91
Ann Chase, JRPA
Karen & Jim Brower, JRPA
Joe Robinson, Syracuse
Lynn Hutton, Applicant
Rick Haskins, JRPA
Jeff Slovich, JRPA
Kristine Kern, JRPA
Veronica & Edward Michalenko, JRPA
Sam Furco, Applicant
Jim McKeever, Post Standard
Al Nall, TW News 10 Now

Chairman Nakas called the meeting to order at 7: 10 PM and welcomed everyone. There are 3 items on the agenda.

Chairman Nakas asked if there were any changes to the March 15,2005 minutes as submitted the secretary. Member Peebles said on Page 2 paragraph sentence starting with Craig Fox, the first word, in the second sentence should read From. The minutes were accepted as amended.

Chairman Nakas stated that due to the length of Case #348 that Case #341 would be first, followed by Case #348.

CASE # 341 - Continuation of referral review for Town Board for application of CRAM Communications, LLC for construction of towers on their property located

approximately 1600' north of Webb Rd. and Groth Rd intersection in an Industrial District. (Tax Map No.'s 025-05-12.2 & 025-05-14)

John Langey stated that experts will have a detailed report next meeting. The board will then review and then make statement to the Town Board. Evaluation will be paid for by the town but the ! developers deposit money will reimburse the Town. Letter was presented by Sam Furco of CRAM as . the Board to waive the request for a bond. Letter on file at the Town Clerk's Office.

CASE #348 - Continuation of application by Lynn Hutton for a 6 lot subdivision of his property located approximately 1,000 feet from the Summerridge and Amidon Rd. intersection on Summerridge Rd. in an Agricultural/Residential District. I (Tax Map No.'s 021-02-04.1,021-06-3.0, & 021-06-04.0)

Lynn Hutton asked for the Board to grant a waiver for a 500' cul-de-sac. Mr. Hutton also asked e Board if they would consider the possibility of creating more lots if he is unable to sell the large parcel. Due to the length of this action he has lost a buyer. At this time he is not asking for more lots.

A letter from the LaFayette Fire Department was read. The Department is concerned about being able to turn apparatus around on the cul-de-sac. The Town and School have also expressed concern.

Motion by Jim Nakas to grant the variance for a 500' cul-de-sac with the following conditions:

1. **The concerns of the LaFayette Fire Department, the Town Highway Superintendent, and the LaFayette Central School must be complied to.**
2. **Must have septic design approval.**
3. **Grant permanent easement of drainage basin to the Town.**
4. **Road must be built to Town Specs.**

The motion was seconded by Brad Bush.

Andy Peebles	Nay
Jim Nakas	Aye
Brad Bush	Aye
Barb Lasky	Aye
Rick Markoff	Aye

Motion carried.

Mr. Hutton was asked to change map to preliminary and then to final plan. Must have approval boxes for authorities to sign in.

CASE #331 - Public Hearing for Jeffrey Cohen's DEIS for his application for Phase I of his subdivision consisting of 8 lots of his property located at 4065 Route 91 approximately 1 1/4 mile south of the Route 91 and Route 173 intersection on the west side of Route 91 in an Agricultural/Residential District. (Tax Map #'s 001-05-14.1 & 001-05-14.2)

Attorney Joseph Jerry stated that the project has changed to 8 lots which are green on the map the gold area is the residual land. At this point they do not know if that will ever be developed. If the Archaeological Studies approve it, then they will come back for subdivision. They have approval of the DOT; they will need a waiver of the cul-de-sac length. The quantity and quality of the wells to serve the eight will be sufficient. Some septic systems have a clay soil. These systems will require an alternative system. This may change some of the lot lines.

Mr. Edward Keplinger Landscape Architect for Mr. Cohen was present and explained the eight lots subdivided, the residual area and the easements for the water quality basins and the drainage area. The following documents were presented by Attorney Joseph Jerry:

1. Colored site rendering of current plan.
2. Letter from Jeffrey Till of Onondaga County Health Department regarding sanitary leach field.
3. Letter from Kevin Bliss of NYSDEC regarding potential wetlands on and around site and required permitting.
4. Letter to David Riehlman of NYSDEC regarding the Indiana Bat.

5. Figures 1 thru 6 omitted from Section 8.04, Storm Water Pollution Prevention Plan report. We have provided extra copies for any required distribution. ;

These documents are on file in the Town Clerk's Office.

The JRPA Jamesville Reservoir Preservation Association has put together questions which they would like to have addressed by the applicant. This will be presented to the applicant's attorney and landscape architect for their review.

Kyle LaTray of the JRPA said that they had many questions but if they were to ask all of them at this time it would be a long meeting. Their attorneys and architects have many different answers than applicant's. The questions which they have are all presented in this documents which they have prepared. Mr. LaTray was very concerned that these questions would be addressed by the applicant. Mr. LaTray has environmental concerns, the Bald Eagle Rodney is one. Some of the specific questions are the blue line, septic systems, wetlands, segmentation, hydrology and archaeological concerns. These are all contained in the paperwork they submitted.

Ann Chase from West Shore Manor asked if people would be able to speak at the next meeting if the public hearing was closed. She was advised by Town Attorney John Langey that they would not be to speak then.

James Barrow asked how long the applicant would have to respond to the questions asked. Mr. Langey stated that they have 45 days by NYS law.

Town Councilman asked what the dark brown area indicated. That is an easement for owners lots 1,2 and 3 for access to the Reservoir. Lots 4,5,6,7, and 8 have access to the water. Would the owner of lot 8 have to control this easement? Mr. Keplinger replied probably.

The Town would have to secure a drainage district for the Drainage Settlement Pond.

Jeff Slovich asked who would be responsible if the wells or septic systems fail. Could the developer be held responsible? Mr. Slovich does not see any way this project will improve his life.

David Broda asked about the access to the lake and the impact on the wetlands. If anyone were to build a dock they would have to go to the DEC and the Army Corp of Engineers for approval. The buyers would be responsible for permits in wetland areas.

Ann Chase asked where are the wetlands and will they be mapped and flagged so people would be aware where they are?

Mark Coleman asked where the old septic system from the grove was. Mr. Keplinger replied he did not know but will get back with the answer.

Ed McMichael stated that the DEIS did not address the content of the water that would run into reservoir. He asked the developer to access the impact on the water. What would lawn chemicals do to run off the septic systems? Why is there a difference in procedure? Why wasn't archaeological tests done on the entire parcel? Mr. Jerry replied that they chose not to do it at this time.

Mr. Jerry asked that they not be held at a standard that nobody else is required to be.

Mr. Dunkle the Town Engineer stated that the applicant has followed all the requirements that have been put in place.

Mark Fulmore is concerned that the septic systems would effect the water. Mr. Langey explained that the Department of Health will approve septic systems and lot lines may be changed if necessary. They will make sure they don't affect SHPO.

Katie Bolsei asked why the Town Board would not determine the length of the cul-de-sac.

Councilman Bill McConnell stated that the Town Board felt the authority was with the Planning Board.

The storm water drainage area is in the region of the old septic system. Resident of the area talked with the previous owner and he stated where the old septic system was.

The document presented by the Jamesville Reservoir Preservation Association will be an appendix to the application.

It was asked if the County has come back with a report on the septic system. The septic plan must be approved before a building permit may be issued. Approval will be given by the County.

Two letters approving of the subdivision have been submitted.

Chairman Jim Nakas thanked the people for attending.

Motion by Rick Markoff to close public hearing, seconded by Brad Bush, all in favor.

Motion for adjournment by Brad Bush, seconded by Rick Markoff. All in favor.

Meeting adjourned at 8:55 PM.

Respectfully submitted,

Peggy Sutton
Deputy Secretary

Above Minutes amended at June 21, 2005 Planning Board Meeting regarding Case # 348 to read as follows:

Motion by Jim Nakas to approve the 6-lot subdivision and grant the variance for a 500' cul-de-sac with the following conditions:

- 1. The concerns of the LaFayette Fire Department, the Town Highway Superintendent, and the LaFayette Central School must be complied to.**
- 2. Must have septic design approval.**
- 3. Grant permanent easement of drainage basin to the Town.**
- 4. Road must be built to Town Specs.**

The motion was seconded by Brad Bush.

Andy Peebles	Nay
Jim Nakas	Aye
Brad Bush	Aye
Barb Lasky	Aye
Rick Markoff	Aye

Motion carried.

