

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on December 19, 2006 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
Barb Lasky, Member
Richard Markoff, Member
Brad Bush, Member
Shawn Adam, Alt. Member

Absent: Andrew Peebles, Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Mr. & Mrs. Albanese, Applicants
Kurt Watson, Applicant

Chairman Nakas called the meeting to order at 7: 02 P.M. and welcomed everyone. He advised this was suppose to be Member Peebles last meeting with the Planning Board. Due to his family commitments, he felt he would have to spend more time away from the Board. He thought this meeting would be a good opportunity to wish Member Peebles well and thank him for his years of service to the town but Member Peebles was called out of town on business at the last minute. If anyone sees him around town, you could thank him for his years of service. Shawn Adam will be stepping in for him. He has been an Alternate Member for about one year. So, we are saying goodbye to Member Peebles and welcoming our new Member Adam to the Board.

Chairman Nakas asked if there were any additions or corrections to the November 21, 2006 Planning Board Meeting Minutes. Member Lasky said on page 3 under Case # 379 should read Route 11 and 1 ½ mile. There were no further corrections or additions. Chairman Nakas said the minutes will stand as amended.

CASE # 379 Public Hearing for application by MaryLou and Kurt Watson for Controlled-Site approval for their property located on the east side of Route 11 approximately 1 ½ mile north of the Route 11 and Route 20 intersection in a Business District to operate a nursery/landscaping business and storage building. (Tax Map No.'s 022.-06-01.0 and 022.-06-11.1)

Kurt Watson said this is a Business District now. He wants to put up a building to run a landscaping/nursery operation out of. He showed the Board on the map where the building will be.

Chairman Nakas said the county expressed a concern that they don't want a commercial driveway going out onto Commane Rd.

Kurt said this will have access onto Route 11.

John O'Connell and Terry Knickerbocker said they live about two houses down from this lot.

Chairman Nakas confirmed there will be no commercial driveway onto Commane Rd.

Kurt said no.

John O'Connell asked what property is labeled 'forever wild'.

Kurt showed him on the map. It's a wetland right-of-way that was deeded to the federal government.

Terry said their only concern is the septic system and runoff.

Kurt showed them a picture of the building. He showed them where the septic system would be put.

Chairman Nakas asked where the building will be on Lot A.

Kurt said it will be about 115' back from Route 11.

Terry said their main concern is the runoff. They are soaking wet on the back of their property as it is.

Kurt said most of the runoff should go back to the wetlands.

John Langey said there's a 12/16/05 siteplan the county refers to that this Board should have a copy of for the file. If the Board is considering approving this plan, there must be a plan before them.

Kurt said he is in the process of getting more copies from the surveyor. He asked Mary Jo if he dropped off more than one to her.

Mary Jo said she only had the one which was sent to the county with the referral.

John Langey said County Planning noted the site is located within 500 feet of Route 20 and Route 11, both state highways; and the applicant is proposing to open a nursery/landscaping business on 14 acres in a Business zoning district; and the site plan dated 16 December 2005 shows a proposed 4,500 square foot office, barn, and 3,600 square foot gravel parking area; and the site plan shows a 16 foot wide gravel drive on Route 11, which must meet the requirements of the New York State Department of Transportation; and the site plan shows the 100 foot wetlands buffer and states that no construction may occur within the 100 foot wetlands buffer; and any proposed septic system must meet the requirements of the Onondaga County Health Department; and if the proposed project would affect more than one acre of land, the applicant must obtain a general permit for construction site storm water runoff control from the New York State Department of Environmental Conservation, in conformance with the New York State SPDES Phase II program. He said County Planning recommends the following modifications: (1) the driveway on Route 11 must meet the commercial driveway requirements of the New York State Department of Transportation and (2) the applicant must provide an engineering study to verify to the New York State Department of Transportation that the proposed development would not create additional storm water runoff into the state's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the New York State Department of Transportation for approval and implement any mitigation required. He said the Board really should have the actual siteplan in front of them if they are considering approving this. He asked if everything Kurt showed in the December 16th plan is exactly what he wants.

Kurt said yes.

Chairman Nakas asked for any other questions or comments from the public.

John O'Connell asked when Kurt puts the driveway in, what is he going to do with the ditch?

Kurt said it will all depend on the D.O.T. It will be whatever they want.

John O'Connell said his concern is if there is more runoff in their direction.

Kurt said there is a pipe under Route 11 just north of there so he would think it would pitch that way.

John Langey asked if the Board would want to approve signage at this time.

Kurt asked if they would need approval if it was within the regulations. He won't go bigger than what the regulations allow and he confirmed any signage won't be lit.

John Langey said the sign must be under 32 square feet.

Kurt said it won't be that big.

Chairman Nakas said they will have to indicate where the parking will be.

John Langey asked if they are proposing any landscaping to go along with the application.

Kurt said no.

Chairman Nakas asked if there would be any fencing.

Kurt said no.

John Langey said he should put where they want the sign to be located.

Chairman Nakas asked if the building would be lit at night.

Kurt said just a light on the garage door side of the building which would be facing south. The light would be projecting south. It would just be one light mounted on the building.

Chairman Nakas asked for any other questions or comments. There were none.

Member's Markoff moved and Bush seconded the motion to close the public hearing. Motion passed unanimously.

The Board reviewed the SEQR process.

Member's Markoff moved and Lasky seconded the motion to appoint this Board as Lead Agency, this is an unlisted action in the SEQR process, there are no other involved agencies and this would be a negative declaration in the SEQR process. Motion passed unanimously.

This will be on the agenda next month when the siteplan is available to the Board.

Member Lasky was excused from the meeting at this time.

CASE # 376

Continuation of application by John Albanese for a 2-lot subdivision of his property located at 3537 Apulia Rd. on the west side of Apulia Rd. across from the Palladino Rd. and Apulia Rd. intersection in an Agricultural/Residential District. (Tax Map No. 006-02-13.0)

The applicant's have submitted a new map prepared by Scott Whittaker with the final revision dated 12/13/06.

Member Markoff moved and Alternate Member Adam seconded the motion to appoint the Planning Board as Lead Agency, this is an unlisted action and a negative declaration in the SEQR process and to grant preliminary and final plat approval and waive the public hearing for the final plat approval for this application with the condition that the 71 ± acres that is being deeded to Mr. Sirota be filed with the county by Mr. Sirota or his attorney. Motion passed unanimously.

John Langey said there is a referral from the Zoning Board of Appeals to the Planning Board to be sure the Planning Board doesn't have any concerns. The Spratt's own property on Sentinel Heights Rd.. Mrs. Spratt's father died recently and they wish to build an accessory in-law apartment for her mother. The Town Board recently passed an amendment to the Zoning Ordinance allowing this. The Spratt's meet all the criteria. They must apply to the Zoning Board of Appeals and their application must be referred to the Planning Board for their recommendation. The attached in-law apartment will be attached to the house by a breezeway. He is looking for approval from the Planning Board to do a letter back to the Zoning Board of Appeals that the Planning Board is O.K. with this application.

Member Bush asked about the square footage.

John Langey said the ordinance states the in-law apartment must be less than 50% of the total square footage of the home. He thinks the addition in this application was about 900 square feet which was well under the 50% of the house. One condition the Zoning Board of Appeals will put on this application is that this is for the life of her mother and cannot be rented out at a later time.

Member Bush asked if someone bought this house, would this still be permitted?

John Langey said no. It would have to be reblessed. The applicant's must renew the permit for this accessory every 5 years.

The Board was O.K. with this application.

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

The Planning Board Meeting adjourned at 7:28 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary