

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on January 16, 2007 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
Brad Bush, Member
Shawn Adam, Member

Absent: Richard Markoff, Member

Recording Secretary, Mary Jo Kelly

Others present: Wendy Reese, Planning Board Attorney
Kurt Watson, Applicant
Jerry Doolittle, Applicant

Chairman Nakas called the meeting to order at 7: 01 P.M. and welcomed everyone. Chairman Nakas asked if there were any additions or corrections to the December 19, 2006 Planning Board Meeting Minutes. There were none. Chairman Nakas said the minutes will stand as submitted by the Secretary.

CASE # 379 **Continued 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 submitted a site plan prepared by Hulbert Engineering and Land Surveying, P.C. dated 11/28/06 and revised 12/8/06 along with a site plan prepared by Klepper, Hahn & Hyatt which was prepared 1/16/07.

Chairman Nakas said we have heard back from County Planning who took no opposition with this application. The only thing the Board was lacking was a site plan which the Board now has.

Chairman Nakas asked if there were any questions or comments regarding the site plan at this time. There were none. He asked if Kurt wanted to point anything out.

Kurt showed the Board where the septic was located.

Chairman Nakas confirmed it was sufficiently removed from the wetland.

Kurt said yes.

Chairman Nakas confirmed there was no exit or entrance from Commune Rd.

Kurt confirmed the only entrance/exit would be from Route 11.

Member Lasky asked about the dotted line on the map.

Kurt said it's the 100' buffer for the wetland.

Chairman Nakas confirmed there would be just one driveway.

Kurt said yes. He noted on the map where the driveway will have to go because of the guardrail, highway monument, etc. He said it's actually the best spot for it anyway.

Chairman Nakas said a public hearing was held on this. He asked about hours of operation.

Kurt submitted what the old conditions were for the building and said these conditions would be O.K. with him.

Member's Lasky moved and Adam seconded the motion to appoint this Board Lead Agency, this is an unlisted action and a negative declaration in the SEQR process and to grant Controlled Site approval to Kurt and MaryLou Watson for their property on Route 11 to operate a landscaping/garden center with the following conditions:

- 1) Petitioner shall not sell nursery products form the Property;**
- 2) Petitioner shall obtain a driveway permit from the NYS DOT and be in complete compliance with the NYS DOT regulations;**
- 3) Petitioner shall erect any signs on the Property in compliance with the Ordinance;**
- 4) Petitioner shall operate the business from 7:00 a.m. to 5:00 p.m. Monday thru Friday and 8:00 a.m. to 12:00 p.m. on Saturday;**
- 5) Petitioner shall limit the number of employees to fifteen;**
- 6) Petitioner shall install only one outside light for security purposes;**
- 7) Petitioner shall store only peat moss and mulch outside of the proposed building;**
- 8) Petitioner shall require additional approval from the Board if the proposed building is to change or be expanded or enlarged; and**
- 9) The Zoning Officer is hereby authorized and directed, upon payment of the required fee, to issue such permits and certificates and to take such other action as may be required to effectuate and enforce this Resolution.**

Motion passed unanimously.

CASE # 378

Public Hearing for application by Jerry Doolittle for Controlled Site Approval on his property locate at 2639 Route 11 approximately 1/2 mile north of the Route 11 and Route 20 intersection in a Business District to erect an additional storage building. (Tax Map No. 020.-05-03.1)

Chairman Nakas said this is a public hearing so all members of the public should feel free to express their opinions pro or con. He asked Jerry Doolittle to give a brief over-view of what he wishes to do.

Jerry submitted a site plan map dated 10/11/06 and prepared by G. Christopherson. He would like to put another building up. He would use the existing driveway. There would just be doors down one side of the building. It would be 100' long by 15' wide. Each bay is about 10' wide and there are 10 bays.

Chairman Nakas asked if he obtained some relief from the 100' setback from the wetlands.

Jerry said yes. The DEC has resurveyed the property and the wetlands are different.

Chairman Nakas said they have changed the boundary of the wetland.

Jerry said yes. Every 3 years they can do this.

Chairman Nakas said a letter from David L. Dralle of the Dept. of the Army Corps of Engineers was received dated 11/1/06. In the letter it is stated that "Therefore, I have determined that we have no jurisdiction over the proposal and a Department of the Army permit is not required."

Jerry said the DEC has given their permission too.

Chairman Nakas said we have a letter from Mr. John H. Feltman of the NYS Dept. of Environmental Conservation dated granting permission. He asked for any other questions regarding this application. There were none. It seems like it is an extension of the current use. This would be building number 6. He asked for any questions or comments from the public. There were none.

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

Chairman Nakas said the County has taken no position on this application. He asked if the applicant would be agreeable to the same conditions as the last time when he came in for permission for buildings 4 and 5.

Jerry said yes.

Member's Bush moved and Lasky seconded the motion to appoint this Board Lead Agency, this is an unlisted action and a negative declaration in the SEQR process and to grant Controlled Site Approval to Jerry Doolittle for his property located at 2639 Route 11 for an additional storage building with the following conditions:

- 1) **Petitioner shall provide to the Town sufficient proof of both Department of Environmental Conservation approval of the proposed use and acknowledgement from the Army Corps of Engineers that no permits or approvals are required from that entity;**
- 2) **Payment of applicable fees related to this approval;**
- 3) **Petitioner shall use the driveway that is currently located on the property as access to the proposed storage building;**
- 4) **Petitioner shall obtain from the Onondaga County health Department any and all approvals and permits required by law, if any;**
- 5) **Petitioner shall construct the building in strict accordance with the survey and site plan made by August L. Christopherson dated October 11, 2006, as most recently revised; and**
- 6) **This Controlled Site Approval is granted upon the further condition that Petitioner's use of the property comply in all respects with applicable federal, state and local statutes and regulations and the payment of all outstanding fees.**

Motion passed unanimously.

It was noted the Board is in receipt of the letter from the DEC and Army Corps granting permission or taking no position on this application.

Member Bush moved and Chairman Nakas seconded the motion to adjourn. Motion passed unanimously.

The Planning Board Meeting adjourned at 7:24 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 2/20/07