

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

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Maureen Perrin, Att. For Schadt
Scott Daley, Applicant

Chairman Nakas called the meeting to order at 7: 00 P.M. and welcomed everyone.

Chairman Nakas asked if there were any additions or corrections to the May 15, 2007 Planning Board Meeting Minutes. Member Lasky said on Page 8, second sentence should be “least” in place of “lest” and 16th line down should have “to” added at end. Chairman Nakas said the 21st line from bottom should read “24 parts/million of pcb’s in place of “24,000 pcb’s”and on page 9 “proceed” in place of “precede”. There were no other corrections or additions. Chairman Nakas said the minutes will stand as amended.

**CASE # 387 Public Hearing for application of Michael R. Schadt
for a 2-lot subdivision of his property located at 6045
Commene Road in an Agricultural/Residential District. (Tax
Map No. 022.-05.11.0).**

Maureen Perrin was present to represent the applicant. A map dated 4/4/07 and amended 5/22/07 was submitted. The survey map was done by Christopherson Land Surveying.

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

Chairman Nakas said the map that was originally presented to the Board was not of the detail that the one presented tonight has. He asked if the map needs contour lines of the remaining acreage.

John Langey said the Board can waive this if they would like to.

Member’s Markoff moved and Adam seconded the motion to waive the map showing the contour lines of the remaining acreage. Motion passed unanimously.

John Langey noted all structures are 25’ off the lot line.

Chairman Nakas noted this did not have to be referred to Onondaga County Planning as it’s not within 500’ of a state or county road.

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

Member’s Markoff moved and Lasky 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. Motion passed unanimously.

**CASE # 388 Sketch Plan Conference for Scott Daley for a 4 lot subdivision of his property
located on the north side of Route 20 approximately 930’ west of the Route 20 and
Apulia Rd. intersection in an Agricultural/Residential District. (Tax Map No. 010.-
02-13.0)**

Scott Daley said he purchased the property and wants to divide it into 4 lots and keep the 6-acre lot for himself to build on some day.

Member Lasky confirmed this is where all the Christmas Trees are.

Scott said yes.

Chairman Nakas noted the map doesn’t show the acreage of each lot.

Scott said three of them will be 2 acres each.

Chairman Nakas said this must be shown on the map. He is sure the surveyor can do this.

John Langey said the applicant needs to tell Mr. Christopherson what he wants to do and he can prepare the map accordingly. The applicant will want a letter from the D.O.T. stating they will approve driveways for each site.

Chairman Nakas said one thing the Board will look for is the driveway permits.

Member Lasky noted the applicant will need a septic design if he wants the lots to be building lots.

Member Bush asked if the Board needs to see septic designs or just perk tests.

Chairman Nakas thinks just perk tests are required.

It was agreed a perk test would be acceptable. The Board recommended the applicant review the Subdivision Regulations to see what is required.

Member Adam asked if the railroad tracks are an issue.

Chairman Nakas asked how far the tracks are from the back of the property line.

Scott said about 50'.

Chairman Nakas confirmed there would be no right-of-way problems.

Scott said no.

Chairman Nakas said if the revised subdivision map is submitted to Mary Jo in time to refer this to County Planning so the Board can hear back from them by its next meeting, this can be scheduled for a public hearing.

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

The Planning Board Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary