

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on August 21, 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 (Arrived 7:22 p.m.)
Barb Lasky, Member
Brad Bush, Member
Bill Turner, Alt. Member

Absent: Shawn Adam, Member

Recording Secretary, Mary Jo Kelly

Others present: Wendy Reese, Planning Board Attorney
Mike Lynch, Naughton Application
Matt Glore, Tennessee Gas
Matt Griswoud, Tennessee Gas
Jim Dolan, Tennessee Gas
Mark Miller, Tennessee Gas
Bog Seegmiller, Cianbro Corp.
John Blum, Applicant
Buddy Fisher

Chairman Nakas called the meeting to order at 7: 00 P.M. and welcomed everyone. There are 4 items on the agenda and Case # 390 has been removed. He asked if there were any corrections or additions to the July 17th Meeting Minutes. There were none. The July 17, 2007 Planning Board Meeting Minutes will stand as submitted by the Secretary.

CASE # 390 **Public Hearing for application of Joe Corridori on behalf of John Cotsonas for resubdivision adding .15 acres of property located at the north corner of the Sugar Bush Dr. and Watson Circle intersection (Cotsonas property) in an Agricultural/Residential District to Mr. Corridori's property. (Tax Map No. 012.-04-07.1).**

Removed from tonights agenda.

CASE # 391 **Public Hearing Tennessee Gas Pipeline Company for Controlled Site Approval for revision to previous approval for expansion of the use of their property located at 3447 Sentinel Heights Road in an Agricultural/Residential District. (Tax Map No. 025.-02-05.2).**

Chairman Nakas asked for a representative to explain what they are proposing.

Matt Griswold said he is the Project Manager for Tennessee Gas. They are asking to increase the working hours. Because of the project schedule and the late start that they got, they feel it is necessary to work additional hours. They are asking for an additional time-frame from Monday to Saturday of 6:00 a.m. to 7:00 p.m. and Sunday hours from 8:00 a.m. to 6:00 p.m.

Chairman Nakas said there was also a restriction of the use of heavy equipment on Sunday.

Matt said the request for the additional hours will basically be held to work being done inside.

Chairman Nakas asked if there were any other revisions to the original approval.

Matt said he didn't believe so. They are just asking for the additional hours for inside work.

Chairman Nakas asked if there were any questions or comments from the public or the Board regarding this change to the Controlled-Site Approval. There were none.

Member's Lasky moved and Bush seconded the motion to approve this application with the revisions of the original approval as follows:

- 1) **Hours Monday through Saturday 6:00 a.m. to 7:00 p.m.**
- 2) **Hours Sunday from 8:00 a.m. to 6:00 p.m.**
- 3) **Sunday work to be done inside the building.**

Motion passed unanimously.

CASE # 392 Sketch Plan for Application of John Blum for a 2-lot subdivision of his property located at 1925 Apulia Rd. approximately 1 mile south of the Apulia Rd. and Route 20 intersection in an Agricultural/Residential District. (Tax Map No. 012.-11-12.0)

Mr. Blum submitted a map dated 7/16/07 and prepared by Gary Cottrell. He is proposing to subdivide 3 acres off of his father's property to build a house.

Chairman Nakas asked the total acreage of the lot.

Mr. Blum said approximately 37 acres total.

Chairman Nakas said it appears originally there was 40.6 acres and they are cutting out 3.6 acres. This will have to be referred to County Planning. He asked if a well has been drilled on this lot.

Mr. Blum said there is an existing well on the property.

Member Bush asked how close it is to the proposed property line.

Mr. Blum said it's more than 25'. It's probably 50' from the line.

Chairman Nakas asked about the perk.

Mr. Blum said he has an approved septic system design from the County Health Dept. for this lot.

Member Bush asked if he has applied for a driveway permit.

Mr. Blum said not yet.

Chairman Nakas said to contact the D.O.T. and they will send someone out to tell him where the driveway can be put. You must be able to see 500' in both directions.

Member Bush said that won't be a problem.

Chairman Nakas said he will need a letter stating a driveway permit has been granted. This application will be referred to County Planning and can be scheduled for a public hearing at our next meeting.

CASE # 393 Sketch Plan for Application by George & William Naughton for a 2-lot subdivision of their property located at 2621 Naughton Rd., approximately ¾ mile north of the Route 20 and Naughton Rd. intersection in an Agricultural/Residential District. (Tax Map No. 020.-07-11.0).

Mr. Lynch was present to represent George and William Naughton. He submitted a map dated 8/18/07 and prepared by David Vredenburg. Naughton's will be selling a 21.2 acre parcel of their land.

Chairman Nakas asked how big the whole farm is.

Mr. Lynch said one lot is 66 acres, one is 15 acres and this one is 24 acres. They have cut a 4.3 acre lot out of this which their home is on.

Member Bush asked if the intent for the vacant lot is for one home.

Mr. Lynch said yes. The buyer's intent is for a single family home somewhere on the lot. He showed the Board where the woods is located on the property. They are not going to build this fall.

Chairman Nakas said often times County Planning will come back and say they want to see a full build-out if it were to be subdivided in the future. They don't always ask for this but sometimes they do.

Mr. Lynch said he knows the intent is not to buy this and subdivide it again. The intent is just for one home.

Chairman Nakas confirmed there is adequate water.

Mr. Lynch said yes.

Chairman Nakas asked if they have a well.

Mr. Lynch said no. They are not putting a lot of money into the property until they know they have approval.

Member Lasky asked if there's a driveway that he will use.

Mr. Lynch said there is one there but he doesn't know where the owner will want the driveway.

Chairman Nakas said this must be submitted to the county and can be scheduled for a public hearing next month.

Wendy Reese reviewed the letter Mr. Lynch submitted from the D.O.T. They have pretty much so said they are giving their approval for a driveway cut once the applicant has received the Planning Board's approval.

Mr. Lynch asked if there is anything else he needs to bring with him for the next meeting.

Chairman Nakas said he should be prepared to answer any questions. He doesn't know if this Board can approve this as a building lot if the Board doesn't know if the buyer can get water.

Mr. Lynch asked how he comes up with something that says you can get water here.

Member Lasky asked if it can be subdivided and the note added to the map that it is not an approved building lot.

Wendy Reese said it could be approved with a condition that no Building Permit can be issued until there is proven water on the site.

Chairman Nakas asked Mr. Lynch to call the Town Attorney tomorrow regarding the wording that would need to be put on the map for this. He can speak to Wendy Reese or John Langey. No bank would give a loan without a guarantee of water on the site.

Member Markoff arrived 7:22 p.m.

Chairman Nakas said the Board is being asked for a property owner on Route 11A to issue a letter indicating that this parcel can never be subdivided. It's for a mortgage company that wants to impose this condition on the buyer of the property.

Wendy Reese said they are asking for an advisory opinion which this Board can't give. This Board can only rule on an application before them. If they want to know this, they can submit an application that the Board can rule on. This is nothing the Board can advise them on. She believes John Langey has already spoken to Maureen Perrin about this but she will check to be sure.

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

The Planning Board Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary