

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on October 16, 2007 in the Community 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  
Shawn Adam, Member

Absent: Brad Bush, Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney  
Christine Keenan, Applicant

Chairman Nakas called the meeting to order at 7: 02 P.M. and welcomed everyone.

Chairman Nakas asked if there were any corrections or additions to the September 18<sup>th</sup> Meeting Minutes. He had one about half way down the page on page 3. He believes “acquire” should be “require”. There were no other corrections or additions. The September 18, 2007 Planning Board Meeting Minutes will stand as amended.

**CASE # 394**

**Sketch Plan Conference for application of Christine Keenan for Controlled Site Approval for a home occupation in her home at 3565 Eager Rd. on the west side of Eager Road approximately 1.3 miles south of the Coye Rd. and Eager Rd. intersection in an Agricultural/Residential District. (Tax Map No. 006.-01-12.1)**

Christine said her business is a cleaning business. She goes to her clients and cleans their home or business. She has about 15 clients. Her tools are in her car. She has been doing this business for about 17 years and didn't know she required anything for it. Four to five times a year she does her bookkeeping, personal income tax returns and sales tax returns at her desk in her bedroom. She has files that occupy about 25 % of her file cabinet and she has a computer.

Chairman Nakas said there really isn't anything she does at the residence for which she receives some sort of pay.

Christine said no.

Chairman Nakas said the Board thought it might be prudent at this point for her to meet with Ralph Lamson, the CEO, and have him actually make a determination as to whether this would constitute a home occupation or not. If not, she would not have to come before this Board at all.

Christine said she spoke to Ralph at the last ZBA Meeting and he said technically she needs a home occupation.

John Langey read the definition of a home occupation from the Zoning Ordinance. "...business is conducted solely within the dwelling..."

The Board will schedule this for a public hearing at the November meeting and it will be referred to County Planning.

John Langey said under the Zoning Ordinance when certain application comes to the ZBA, they have to be referred to the Planning Board for its input. There have been two applications filed by Tim Gilchrest who wishes to open two businesses at 2449 Route 11 which is currently the tanning salon. One business will be a retail business selling crafts and toys. The other business is a web design office. There's 2,200 square feet of which a larger portion will be used for retail sales. He does not anticipate people going in to visit at the web design office. The ZBA is looking for a formal statement from the Planning Board about what they think. Do they have concerns? What do they want to recommend? John will put the Planning Board's statement in a letter to the ZBA.

Chairman Nakas feels they are both low-impact uses and uses you would like to encourage in the Hamlet area.

Member Markoff agreed.

Chairman Nakas said parking seems adequate.

Member Lasky feels the traffic would be the same as what is there for the tanning salon.

**Chairman Nakas moved and Member Markoff seconded the motion authorizing John Langey to write a letter to the Zoning Board of Appeals for the above two applications of Tim Gilchrest stating the following:**

- 1) **The Board feels these are low-impact uses.**
- 2) **The uses are uses to be encouraged in the Hamlet area.**
- 3) **Parking appears adequate**

**Motion passed unanimously.**

**Member's Adam moved and Lasky seconded the motion to adjourn. Motion passed unanimously.**

The Planning Board Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Mary Jo Kelly, Secretary

**Adopted 12/18/2007**