

January 15, 2008 Planning Board Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on January 15, 2008 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
Brad Bush, Member
Barb Lasky, Member
Richard Markoff, Member
Shawn Adam, Member
Bill Turner, Alt. Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Michael Cook, Applicant
Stanley Czuba, Applicant
Michael Goodfellow

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 18, 2007 Planning Board Meeting Minutes. There were none. He said the Minutes will stand as submitted by the Secretary.

CASE # 395 – Sketch Plan Conference for Controlled Site approval for Michael Cook to operate a tattoo parlor at 2613 Route 11 approximately ½ mile north of the Route 11 and Route 20 intersection in a Business District. Tax Map No. 020.-05-07.0.

Michael Cook said it would be located behind Taste of Heaven. Hours of operation would be 3:00 pm. To 11:00 p.m.

Chairman Nakas asked about parking.

Michael Cook said there is adequate parking.

Chairman Nakas asked about signage.

Michael Cook said there will be a sign.

Chairman Nakas said there are town regulations regarding signage.

Michael Cook said he is aware of them. He is going to use an existing sign located out in front of the building that was once used for the video store.

Chairman Nakas asked about lighting.

Michael Cook said he wouldn't require anything more than what's there now.

Chairman Nakas asked about the number of customers.

Michael Cook said you can't really tell. Some days you might have 10 and other days 4.

Chairman Nakas asked if he had operated this type of business before.

Michael Cook said no. He has a 4 year degree in art and since he is disabled he would like to pursue this.

John Langey asked if Health Dept. approval is required.

Michael Cook said no because he bought all his sterilizing equipment from a tattoo business. He couldn't find anything on this.

John Langey said he will try to contact the Health Dept. tomorrow about this.

Michael Cook said he will try to contact them tomorrow too.

John Langey said it would be good if he could get something in writing stating he doesn't require any permits from them.

Michael Cook thinks because he has a disclaimer he doesn't need anything.

Member Adam thinks there is something though. He knows about one tattoo shop being shut down due to not passing health department inspection.

John Langey asked the square footage.

Stanley Czuba said 1,000 square feet.

John Langey confirmed he would be using all of this.

Michael Cook said yes.

John Langey said the regulations call for 10 parking spots as they require one spot for every 100 square feet.

Chairman Nakas asked for the number of apartments.

Stanley Czuba said he has 9 rentals. There is parking out front for the pizza shop.

- John Langey asked the size of the pizza shop.

Stanley Czuba said approximately 1,000 square feet. He has 7 apartments and 2 business rentals

John Langey said it would be the same parking requirement for the pizza shop. The regulations would require 10 spaces for each business and 2 spaces per apartment. They would require 34 parking spaces.

Stanley Czuba said they currently have 60.

Member Adam asked if all the units are rented.

Stanley Czuba said he runs at about 80 % right now.

Member Adam asked if he will be doing piercings too.

Michael Cook said right now it will basically be tattooing.

John Langey said he would like to find out about Health Dept. or other licensing requirements so the Board knows about them before voting on this application at the next meeting. He said this must be referred to County Planning and scheduled for a public hearing.

Michael Cook said he even went down to the Health Dept. and they had no information on what was required or anything.

Chairman Nakas would think they would at least stop in once a year to be sure everything is working appropriately. This will be scheduled for a public hearing next month. It would be good if he could get a letter from the Health Dept. stating they don't require any permits for this business

CASE # Sketch Plan Conference – Mable's Meadow 6-lot subdivision by Aungier Estate located at Route 20 and Markland Road intersection and running approximately ¾ mile along west side of Markland Road. (Tax Map No. 017.-02-27.0).

Member Markoff recused himself for this case and Alt. Member Turner took his place on the Board.

Mary Jo Kelly said this is a 6-lot subdivision to settle the Aungier Estate. The land will remain in the family.

Chairman Nakas asked if topographic lines are required.

John Langey said the Board can waive this unless there are issues with it.

Member Bush thinks it would be fine. He asked about the neighboring property owners being on the map before it is referred to the county.

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Mary Jo said if the Board would like them on the map she can contact the surveyor to have them put on.

John Langey said County Planning won't care about that.

Member Bush doesn't see problems with the application.

Member Adam asked about driveway cuts.

Member Bush asked Rick Markoff if he has any problem getting in or out of his driveway.

Rick Markoff said not at all.

The Board didn't think this is required as they are not being approved as building lots.

There were no further questions or comments.

This will be scheduled for a public hearing next month and referred to County Planning.

Member Markoff resumed his seat on the Board and Alt. Member Turner stepped down.

Michael Goodfellow was present to discuss the Keough subdivision and a lot he will be purchasing. He came before the Board before to talk about amending the map to make the lot an approved building lot. He wants to subdivide the lot he is buying into 2 lots. Does he amend this map first to have the "Not A Building Lot" removed before doing the subdivision?

John Langey said he would recommend putting a note on the map showing what has happened. He asked if Mike Goodfellow had gotten a letter from SHPO yet.

Michael Goodfellow said he has spoken with Nikki Waters who said in March she will come out and do some test diggings at the site.

John Langey said at the time of the original subdivision to settle the estate, the Planning Board determined a more intense SEQR should occur if these lots were to be sold or developed further. He would recommend following the same procedure that was followed for Tim Keough's application.

Michael Goodfellow asked if he could amend the map now or does he file for a subdivision.

John Langey said this is an amendment to a previous filed subdivision map.

Chairman Nakas noted this is a resubdivision as he is going to split Lot # 3.

John Langey said he would need a sign-off from SHPO and to submit a new map. The Planning Board won't be able to schedule a public hearing until they see the map he wants to have approved and the SHPO reports, septic design, etc.

Member Lasky asked if he would be selling the lots.

Michael Goodfellow said yes. He might keep one lot for himself.

Member Lasky said the applicant will need to get driveway approvals too.

Chairman Nakas asked if there have been well tests. Is the water O.K.?

Michael Goodfellow said the parcel is surrounded by wells that are 80'-100' deep and you can't pump them dry.

John Langey would recommend the surveyor put a note on the map stating what happened. It would be a resubdivision of Lot 3 of the Keough Farm Subdivision. There is a gentleman from the Onondaga Nation that gets involved in these things. He may contact the applicant about this.

Chairman Nakas asked about the N.Y.S. Canal Blue Line. He thinks it would be prudent to show who owns the blue line.

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

The Planning Board Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 2/19/08