

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on February 19, 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  
Shawn Adam, Member

Absent: Richard Markoff, Member  
Bill Turner, Alt. Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney  
Michael Cook, Applicant  
Stanley Czuba, Applicant  
Tom MacMackin  
Charlie Lockwood, 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 January 15, 2008 Planning Board Meeting Minutes. There were none. He said the Minutes will stand as submitted by the Secretary.

**CASE # 395 – Public Hearing 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.**

Chairman Nakas asked Michael Cook to explain what he is proposing to do and be prepared to answer any questions from the Board or the public.

Michael Cook said he is planning on proceeding in his tattoo business and trying to let it grow. It's a big step.

Chairman Nakas asked if he had done this before.

Michael Cook said he has been in business before but not in the tattoo business.

Chairman Nakas asked if it's true that there are no Health Dept. regulations.

Michael Cook said that is true for Onondaga County. He called the NYS Health Dept. who advised him some states are requiring certain regulations. He's checked into this for almost a year now.

Chairman Nakas asked about parking, lighting, hours of operation, etc.

Michael Cook said it will probably be from 3:00 p.m. to 11:00 p.m. during the week and maybe from 12:00 p.m. to 11:00 p.m. on weekends.

Chairman Nakas asked about parking.

Michael Cook said parking is sufficient. He submitted plans for this at the last meeting. If parking is a problem, he would state parking for his business would be by the cement stop.

Chairman Nakas asked about a sign.

Michael Cook said there will be a sign out by the road and one on the window.

Chairman Nakas reminded him there are certain regulations for signage.

Michael Cook said he is aware of them.

Member Bush said County Planning has asked for the applicant to install a single commercial driveway controlled by curbing and landscaping. We just had a similar application like this last year where the applicant had the recommendation where they wanted one of the driveways closed. The applicant was the Dollar General. The impact of traffic on this lot is probably the least it's been since it was open. There used to be a liquor store there and a barber shop which were high traffic. He is arguing the county's position on this as he doesn't think it's an increase in traffic and he thinks it's a burden on the owner to do this when it's unnecessary. He also disagrees with the County Planning's recommendation that any existing or proposed septic system must be accepted or approved by the County Health Dept. He doesn't see an impact on the septic system due to this business. Renting an apartment for 3 people would be more of an impact than what the applicant is proposing.

John Langey said as far as we know the current septic is in compliance.

Stanley Czuba is the owner of the property and said that is correct. There was one big septic system for the building when he took over the property. Dewey Northrup comes in once a year and pumps it out. There are no problems, odors or anything. As far as the driveway is concerned, the D.O.T. just resurfaced the area.

Member Bush said that is a temporary fix and they will be addressing this again sometime in the future. He believes having the applicant go through curbing is uncalled for. This business will be of lower traffic than what was previously there.

Member Lasky said she agrees.

Member Adam thinks the only reason County Planning might have offered the suggestion regarding the septic system is that alcohol or whatever is going down the drain could have a different impact on the system.

Michael Cook said everything he uses is organic and is liquefied and just disperses. There is nothing toxic going down the drain. The ink he uses is made out of vegetables.

Chairman Nakas asked for any other questions from the Board or the public.

Tom MacMackin asked where he is from.

Michael Cook said LaFayette.

Tom MacMackin asked where he has been living.

Michael Cook said he was in East Syracuse for awhile and just came back here to be with his kids who go to LaFayette School. He lives right next to the video shop.

Tom MacMackin asked how he sterilizes his needles.

Michael Cook said through an autoclave.

Tom MacMackin asked how he disposes of the needles.

Michael Cook said he has to throw them into a container and take them down to the medical center.

Tom MacMackin asked if he had ever been arrested or dealt with drugs.

John Langey said that is outside the Board's realm.

Chairman Nakas said he doesn't think we need to get into this.

Michael Cook said he doesn't care. There was something he got into trouble with and he paid the price. He is trying to get his life back on track.

Tom MacMackin said he wishes him well.

Chairman Nakas asked if there were any other questions or comments. There were none.

Member Lasky asked what happens if the state or county adopt regulations down the road.

John Langey said it will be up to them to handle them.

Michael Cook said as of 2010 or 2011 there will be regulations on things like this as there are needles involved. Down the road he believes it will be regulated.

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

**Member's Bush moved and Lasky seconded the motion to appoint this Board as Lead Agency, this is an unlisted action and a Negative Declaration in the SEQR process and to approve Michael Cook's application for Controlled Site Approval at 2613 Route 11 with hours of operation from 3:00 p.m. to 11:00 p.m. Monday through Friday and 12:00 p.m. to 11:00 p.m. on Saturday and Sunday based on the following findings:**

- 1) The flow, control and safety of traffic shall not be adversely affected to an unreasonable degree;**
- 2) There shall be reasonable compatibility on all respects with any structure or use in the neighborhood, actual or permitted, which may be directly and substantially affected;**
- 3) There shall not be any unreasonable detriment to any structure or use, actual or permitted in the neighborhood and**
- 4) There shall be reasonable provision for open space, yards and recreational areas appropriate to the structure and use.**

**and to overrule County Planning's following recommendations:**

- 1) the applicant must install a single commercial driveway controlled by curbing and landscaping that meets the requirements of the New York State Department of Transportation, as per New York State Department of Transportation**
- 2) Any existing or proposed septic system must be accepted or approved, respectively, by the Onondaga County Health Department**

**as the Board believes there will be no additional impact on the existing septic system and there will be less traffic.**

**Motion passed unanimously.**

**CASE # Sketch Plan Conference – Mable's Meadow 6-lot subdivision by Aungier Estate located at Route 20 and Markland Road intersection and running approximately  $\frac{3}{4}$  mile along west side of Markland Road. (Tax Map No. 017.-02-27.0).**

Mary Jo Kelly said this is to settle the estate. The lots will be remaining within the family.

Chairman Nakas noted County Planning recommends approval to be contingent upon the applicant demonstrating that a suitable groundwater supply is available and approval of any existing or proposed septic systems by Onondaga County Health Dept. to sustain the proposed subdivision.

Member Bush believes this is part of planning for subdivisions in the future if they should arise. These are not approved building lots. He believes these conditions along with Condition 3 which is to propose Lot 6 only have access to Markland Road place undo burden on the owner. He believes if you own property bordering Route 20 it makes it more valuable and you should be allowed to exit onto Route 20 if you can pass the D.O.T. requirements.

Chairman Nakas wonders if it's because there could be several lots entering onto Route 20. There is a lot of road frontage onto Route 20 for this property.

Member Bush said that is not what we are approving here. He thinks if future subdivisions arise, the access onto Route 20 should not be restricted by this Board if the State D.O.T. will give them approval.

Chairman Nakas asked for any further questions or comments. There were none.

**Member's Adam 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 preliminary and final subdivision approval with a waiver on the public hearing for the final plat and to not accept the following conditions of County Planning:**

- 1) **Town approval shall be contingent upon the applicant demonstrating that a suitable groundwater supply is available to sustain the proposed subdivision.**
- 2) **No direct access to NYS Route 20 shall be granted for proposed Lot 6 as per the New York State Department of Transportation, and this must be stated on the subdivision plan. Any future subdivision of proposed Lot 6 must access Markland Road and show full build-out.**
- 3) **Town approval shall be contingent upon approval or acceptance of any proposed or existing septic systems, respectively, by the Onondaga County health Department.**

**as these matters will be addressed if future subdivisions arise. Motion passed unanimously.**

**CASE # 397 – Sketch Plan Conference for Application of B & C Storage for Controlled site approval to erect 6 self storage buildings on property located on the west side of Route 11 North approximately 1/8 mile north of the Route 11 and Commane Rd. intersection in a Business District. Tax Map No. 022.-07-03.2**

Charlie Lockwood was present. He is one of the owners of B & C Storage. Their headquarters are on Onondaga Hill across from O.C.C. They have 8 facilities in the Central New York area. They pride themselves on their sites cleanliness and security. They have gates and cameras on their buildings. They try to blend into the natural landscape with the colors of their buildings which are brown and green. They usually have landscaping packages. Most of their sites range from 20,000 to 80,000 square feet. It depends on the demographics of the land. The demographics for this particular area warrant about 20,000 – 30,000 square feet. They are proposing 6 buildings.

Chairman Nakas asked if each building is rented by one person.

Charlie Lockwood said yes. They don't have someone just sit on the sites all day. The traffic is so low that it doesn't warrant this. When someone wants to put stuff in their storage unit or remove it, they come to the site. Traffic flow is very minimal. They plan to have an office in the first building as you enter onto the site. There won't be any water or bathroom. They sell locks, boxes, etc. from this office. All the calls they currently get come to a call center at their headquarters on Onondaga Hill and they have guys they disperse. If the business grew here, there is an apartment complex across the street which they could hopefully pull someone from. They would build the first 3 buildings in Phase I and when 70 % of them were rented, they would go on to Phase 2

and build the remaining 3 buildings. They would do all the drainage, infrastructure, etc. in the beginning for all the buildings.

Chairman Nakas said because it looks like a very large land area would be disturbed, the Board has concerns and would rely very heavily on the town engineer to review the site.

Charlie Lockwood said that is why they present this to the Board and get input before they take it back to their engineer who they would have contact the town engineer. Their engineer works closely with the town engineer. They have an engineer that takes care of the regulations for them.

John Langey said there are new Stormwater Regulations in place that he will have to follow. He asked if they would prepare a landscaping plan.

Charlie Lockwood presented some pictures of their other sites with the landscaping. They have gotten a lot of compliments on their sites.

John Langey asked if they had talked to the D.O.T. about driveway cuts.

Charlie Lockwood said they will have to do that.

John Langey said the Board would want to have a letter from the D.O.T. stating they would approve this.

Member Bush noted there was approval for one back when Lok’N Logs wanted to put log cabins on the site.

John Langey asked about wetlands.

Charlie Lockwood showed on the map where there is some wet land on the site but he doesn’t think it looks really bad.

Member Bush said you are going to have an unmanned operation here and you have a residence and a kennel to the north of the property. He asked about the fencing.

Charlie Lockwood said they normally put a fence around the property.

Member Bush would like to see the fence go around the buildings so it would eliminate graffiti on them.

Chairman Nakas asked how high the fence is.

Charlie Lockwood said 8-9’ or whatever the Board would suggest. They would have cameras on every building. The buildings are between 9’ and 10’ tall.

John Langey asked if the roof is a slope roof.

Charlie Lockwood said it’s 12-1. The inside of the units might be 8’ to 8 ½’ tall.

John Langey asked if he had any options for aesthetically pleasing architectural features that they have done with other towns.

Charlie Lockwood said in the front of the buildings they put some hardy board on the sides facing the roads and they could put some faux windows. The anticipated office is close to Route 11 so they could have an actual window in it. They would like to stay away from the peaked roofs due to the ice and snow falling off.

Chairman Nakas said some of the points the Board has come up with are:

- 1) A lot of disturbed land so we would be concerned about the drainage.
- 2) D.O.T. approval for driveway cut.
- 3) The Board would want to see proposed landscaping.
- 4) The Board would like to see any proposed lighting.

Charlie Lockwood said all the lights they get don’t project light outward. They typically have them facing down.

John Langey asked if he could have the engineer draw them on the map and note that they will be facing downward.

Chairman Nakas said we don’t want to have any intrusive lighting to the neighbors on the north.

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5) The Board would like to see proposed fencing.

6) The Board would like to see the architectural plans.

John Langey said some elevations could probably be submitted.

Charlie Lockwood said he could submit pictures of how the structures would look from different angles.

Member Adam confirmed the applicant is proposing to make this a flat site.

Charlie Lockwood said yes.

John Langey said you may also want to consider having the applicants design show the location of the buildings for Phase 1 and use dotted lines for the buildings proposed in Phase 2 and give the size of the buildings.

Member Bush confirmed there would be no provision for outside storage.

Charlie Lockwood said no.

John Langey said that would be a condition to any approval.

Charlie Lockwood said the only thing they would consider that would be close to this is like what they have in Skaneateles where one building is used for RV or boat storage. There would still be doors and walls on the building but the building might be a little taller as there is a need for this type of storage.

Member Bush said with that in mind, he doesn't think you would have enough driveway on the south side to get the equipment in there.

Charlie Lockwood said they would have to modify the driveway. Currently it shows 30' and they would need it to be 40' to 45'. They have 40' in Skaneateles right now and have enough room.

John Langey asked about signage.

Charlie Lockwood said typically they comply with whatever the town allows there. They usually have a sign in front which is landscaped.

John Langey said the Board would want to see a picture of what the landscaping with the sign would look like,

Member Lasky asked where the gate would be located off Route 11.

Charlie Lockwood showed her on the map where it was being proposed. He doesn't think they can have everything ready in time to have a public hearing at the next meeting and would propose to have one at the April Meeting. He will talk to Mary Jo to get the SPDES regulations and the name of the engineer.

If everything is submitted in time for this to be referred to County Planning, a public hearing can be held at the April meeting.

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

The Planning Board Meeting adjourned at 7:56 p.m.

Respectfully submitted,

Mary Jo Kelly  
Secretary