

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on June 17, 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
Richard Markoff, Member
Barb Lasky, Member
Brad Bush, Member
Bill Turner, Alt. Member

Absent: Shawn Adam, Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Richard Page, Applicant
Greg Watson, Applicant
Janice Watson
Peter Ostrowski
Bill Court
Joe Saraha
John Foster
Steve & Sue Eaton
Chad Willson

Chairman Nakas welcomed everyone and called the meeting to order at 7:00 p.m. He asked if there were any changes, additions or deletions to the May 20, 2008 Planning Board Meeting Minutes. There were none. The Minutes will stand as submitted by the secretary.

CASE # 398 - Continuation of Public Hearing for Application of Richard Page for Controlled Site approval of his property at 2939 LaFayette Road for a windmill in excess of 50' in height in an Agricultural/Residential District. (Tax Map No. 022.-06-21.4.)

Member Bush asked the total height.

Richard Page said 120'

John Langey said plus 9' for the propeller.

Chairman Nakas asked if there were any questions or concerns from the public.

There were none.

Chairman Nakas asked if there is any further information on the noise level.

Richard Page said it's far enough away that the neighbors won't hear it. He is absolutely sure of this.

John Langey said his plan shows it's 162' from either side yard. If it fell, it doesn't look like it will hit any structures and will be on his property. It shows 3 guy wire anchorings.

Chairman Nakas said the Board has decided this application would only be for the windmill tower. The major concern is if he should put antennas on it, what would the effect be on the neighboring property owners televisions, radios, etc.

Richard Page said for now it will just be the turbine.

There were no further questions or comments.

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

Chairman Nakas moved and Member Markoff seconded the motion to approve the Controlled Site approval for a 129' windmill to be erected on the premises located at 2939 LaFayette Road. Motion passed unanimously.

CASE # 397 – Continuation of Public Hearing 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)

Chairman Nakas said the applicant was not ready to go forward at this time so the public hearing will be continued at the July meeting.

CASE # 399 - Continuation of Public Hearing for application of Nicholas Gazotis, Artur Zak, and Stan Choromanski for Controlled Site approval to operate weekend auto flea market where people bring automobiles, etc. and try to sell them at 2843 Route 11 North on the west side of Route 11 approximately 1 ½ mile north of the Route 20 and Route 11 intersection in an Industrial District. (Tax Map No. 020.-03-02.0).

This application has been withdrawn.

CASE # 400 - Public Hearing for modification of Controlled Site approval for Greg Watson for property located at 2872 Route 11 North approximately 1 ½ mile north of the Route 11 and Route 20 intersection in a Business District to operate a nursery/landscaping business and storage building. (Tax Map No. 022.-06-01.2)

Chairman Nakas asked if there was a representative here for the present owner.

Greg Watson said no.

This application will be continued at the next meeting.

Chairman Nakas asked if he would be the owner of record by then.

Greg Watson said he hopes so.

John Langey said Greg can get a letter from the owner stating that he is authorized to act on his behalf if he's not the owner yet.

CASE # 401 - Public Hearing for Modification of Controlled Site approval for Michael Cook to sell merchandise from his 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)

The applicant is not ready to go forward at this time. This will remain on the agenda for the meeting next month.

CASE # 402 - Sketch Plan Conference for application of Stephen & Suzanne Eaton for Controlled Site approval of their property at 6255 Reidy Hill Rd. for a windmill in excess of 50' in height in an Agricultural/Residential District. (Tax Map No. 007.-01-19.0)

Stephen Eaton said the purpose of this application is to put a turbine on their property. They have representatives from the company with them tonight.

A representative said as of last month they have installed 21 of these.

Chairman Nakas noted they are from Ontario, New York. He asked if this would feed back to the house and the grid.

Stephen Eaton said yes. They are planning on using the turbine to primarily service their house. They plan on going with electric heat and plan on using most of the electricity the turbine generates.

Chairman Nakas said the Board would be most concerned that if it should fall, it falls on their property. The Board would be concerned about the noise, positioning of the guy wires, and the setbacks from the neighboring property.

John Langey said the Board had the previous applicant do the long SEQR and a visual EAF.

Chairman Nakas said this is a little more detailed form.

John Langey said the key is the visual part. It's the visual assessment form.

Stephen Eaton knows where the previous applicant lives and a windmill would be much more visual from that site.

The representative said it would be 134' high. It's a Bergey 10 kw XL-S turbine.

Member Bush asked if there are any of these around.

A representative said they put one up at SUNY Morrisville, one in McGraw and two in Moravia.

John Langey asked if 10 kw is enough.

A representative said the average house uses around 8 kw.

Chairman Nakas asked the optimum speed.

A representative said the optimal wind speed would be 26-27 mph.

Chairman Nakas said for the applicant to pay attention to the impact on the neighbors. This will have to be submitted to Onondaga County Planning.

John Langey said they will also have to provide a survey of the property showing the placement of the tower, guy wires, and the existing buildings on site.

Alt. Member Turner asked who builds their towers.

A representative said the turbine manufacturer.

Chairman Nakas said this will be put on the agenda for the July Meeting. A public hearing can be held if all the information is received in time to hear back from County Planning.

Mike Goodfellow and Robert Keough were present to discuss a subdivision. Last year Robert Keough did a subdivision and apparently the map was not filed with the town. He believes it should have been filed within 120 days. He is applying for a simple subdivision which can not be approved until the previous map is filed.

Member Bush said we have had several of these modifications. His concern is that this started out as 5 lots and now it's going to be 6 lots.

John Langey advised the applicant of what was needed to go forward with this. He recommended Robert Keough check with his attorney to see if this was filed.

CASE # 388 - Public Hearing 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)

Applicant sent another letter. Advised 4/21/08 still working with surveyor and railroad on survey. Wished to remain on agenda.

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

The Planning Board Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary
Planning Board

Adopted 8/19/08