

January 20, 2008 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on January 20, 2009 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 7:04 p.m.)
Barb Lasky, Member (Left 7:27 p.m.)
Shawn Adam, Member
William Turner, Alt. Member

Absent: Brad Bush, Member

Recording Secretary, Mary Jo Kelly

Others present: Kevin Gilligan, Planning Board Attorney
Peter & Ann Marie Spratt, Applicants

Chairman Nakas welcomed everyone and called the meeting to order at 7:00 p.m.
Chairman Nakas asked if there were any corrections or additions to the October 21, 2008 Planning Board Meeting Minutes. There were none. The Minutes will stand as submitted by the secretary.

Case No. 404 Application by Peter & Ann Marie Spratt for a 4 lot subdivision of their property located at 3248 Sentinel Heights Rd. approximately ¼ mile north of the Mondore Dr. and Sentinel Heights intersection on the east side of Sentinel Heights Road in an Agricultural/Residential District. (Tax Map No. 025.-03-02.1)

Anne Marie Spratt said currently they have a 95 acre lot which their home is on. They put an addition onto their home for her mother to live with them. They want to put additional lots up front. Their train of thinking is that they would like to have 4 lots total. They would like to square off the lot their home is currently on and have two small lots of 2+ acres with the one remaining lot. They would like to eventually sell their lot and build on Lot # 1.

Member Markoff arrived.

Chairman Nakas asked if currently there are any structures on the parcels.

Anne Marie Spratt said their home is on the one lot.

Chairman Nakas asked the size of Lot # 2 and # 3.

Anne Marie Spratt said they would like to have them 2+ acres depending on how far they come back to the ravine. They talked to the D.O.T. and they were told the best thing for them to do is to drop down the existing driveway and then have a second driveway for remaining parcels.

Chairman Nakas asked who would maintain the road.

Peter Spratt said they hoped the Planning Board would help them with this. He had heard about home owner associations where everyone put in to maintain it.

Chairman Nakas said the Board has always had a bias against privately owned roads.

Kevin Gilligan asked if this is the same property that Hall used to own. The D.O.T. didn't want multiple driveways when he was trying to do a subdivision.

Chairman Nakas does remember this.

Peter Spratt said that parcel was on the other side of the road.

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Chairman Nakas said he can't remember ever approving a shared driveway.

Anne Marie Spratt said they wanted their attorney to set up covenants for the lots so nobody would be able to build anything under 2,000 square feet and no modular homes or trailers would be allowed.

Chairman Nakas asked if there was any other way to configure the roads to avoid the driveway nightmare. He recommended they get with their surveyor to see if he can figure out something.

Peter Spratt said they did talk to their surveyor who recommended they come to the Planning Board first.

Member Lasky left at 7:27 p.m.

Kevin Gilligan said as the Board moves forward, it might want to consider septic and water.

The Spratts will look into this further with their surveyor and the D.O.T.

Chairman Nakas said the Board has a copy of the latest windmill amendment being proposed. On page 3 under a) (1), he would recommend the word "structure" be replaced with "residence". On page 4 it has the height at 125'. This Board has approved a windmill above this. What about the windmill that can get adequate wind at 80' rather than 125'? Could the tower be restricted to 80' if that were the case? We would have to rely on their engineer and our engineer.

Kevin Gilligan would let the market handle this. The new 125' is to the hub and not to the top of the blades. He thinks at the Planning Board Meeting the Board could have them show the need for the height. Depending on wind availability they either need to be higher or they don't. The lower the wind, the longer it will take to get their investment back.

Chairman Nakas asked if it should be left the way it is.

Kevin Gilligan would leave it as it is based on what the folks from Comfort Window discussed.

Chairman Nakas asked if the abbreviation for decibals is db or dba.

Kevin Gilligan said it was dba in everything they saw on this.

Chairman Nakas said regarding the inspection, maybe the Town should inspect them every 5 years.

The Board was in favor of adding to the amendment that the tower should be inspected every 5 years.

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

The Planning Board Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Approved 4/21/09