

September 15, 2009 – Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on September 15, 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
Brad Bush, Member
Barb Lasky, Member
Shawn Adam, Member

Absent: Richard Markoff, Member

Recording Secretary, Mary Jo Kelly

Others present: John Langey, Planning Board Attorney
Kurt Watson
Cherie Falso, Applicant
Mike Spellman
Mary Lou Watson

Chairman Nakas opened the meeting at 7:02 p.m. and welcomed everyone.

Chairman Nakas asked for any corrections or additions to the April 21, 2009 meeting minutes. There were no corrections or additions so they will stand as submitted by the Secretary.

Chairman Nakas said we had several things on the agenda but due to a change of plans and the applicants not being prepared, we have one item remaining on the agenda. This item is a public hearing so he would advise the public to ask any questions or make any comments regarding this application. He asked Cherie Falso to explain what she is proposing.

CASE # 406 Public Hearing for a 5-Lot subdivision of property owned by Cherie Falso located at 2698 Router 11 approximately 1/8 mile north of the Route 11 and Route 20 intersection zoned Business. (Tax Map No.'s 020.-04-16.1 and 020.-04-16.2)

Cherie Falso said she is proposing a 5-lot subdivision of her property.

Chairman Nakas said there is a map in front of the Board prepared by RZ Engineering and dated 07/16/2009. This map has been referred to County Planning and to the Town Engineer, John Dunkle, for their comments. John Dunkle has several concerns as stated in his letter of September 15, 2009. He gave the applicant a copy of this letter. There are a number of things that need to be placed on the map. He would suggest their surveyor contact Mr. Dunkle to be sure he would be happy with the revised map. This application has been referred to Onondaga County Planning but we have not heard back from them yet. This Board cannot take action until we hear back from them. One item to keep in mind is # 4 regarding the possibility of four new driveways on Route 11. This Board would have to have approval from the DOT for these driveway cuts. He would pay very close attention to the letter from Mr. Dunkle and be sure all of his concerns are addressed on a revised map.

John Langey said their surveyor should get a copy of the letter and address all the stuff that is relevant especially the storm water stuff. The applicant is also required to do a long form EAF. John Dunkle suggested there be discussion about the impact of up to 5 new wells.

Chairman Nakas asked about the existing lot on Route 11. Is that a separate parcel from this subdivision?

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Cherie Falso showed the Board her proposed subdivision parcels.

Chairman Nakas asked if this would make it a 6-lot subdivision then.

John Langey said yes. It's a reconfiguration.

Chairman Nakas said the Board would want to see topographic lines on the map.

Member Markoff noted the surrounding property owners need to be on the map.

Cherie Falso asked what they meant about the impact of 5 wells on the surrounding wells.

Chairman Nakas said to determine if 5 wells would have an impact on the neighbors wells.

Cherie Falso said she talked to Shute's who advised her that her neighbors wells are not as far down as hers.

Chairman Nakas said it might be good to get a letter from Shute's.

Member Bush said the applicants existing well and septic come into play too. Conceptually he has no problems with this but he's not sure how they are going to like them filling in ponds.

Cherie Falso said they are not filling in the ponds.

Member Bush said the map shows existing ponds to be filled in.

Cherie Falso said that should not be on the map.

Member Adam asked what she will be putting in on the lots.

Cherie Falso said she'd like to put some small footprint homes on the parcels and maybe a farmers store on one of the lots.

John Langey said the Board will need to know if there are any DEC wetlands. If the applicant should plan on doing a store in the future, you need to make sure to have parking. Be sure to carve out enough room for you future parcel that might have a store on it.

Member Bush said the town regulations won't let you construct a dead-end road. He doesn't see a way around 5 to 6 driveways. Right now there would be no way of having less than 5 driveways as the business would require 2.

John Langey said by the next meeting the applicant can have her surveyor and engineer get a copy of John Dunkle's letter. He asked Mary Jo to send a copy of County Planning's letter along to the applicant when she gets it. As far as the business driveway, you just need something between the entrance and exit driveways. The driveways for the public don't have to be far apart. The DOT can work with the applicant on this.

Chairman Nakas said the public hearing will be continued at the next meeting.

Kurt Watson said he thinks the subdivision is fine.

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

The Planning Board Meeting adjourned at 7:17 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 11/17/2009 with following corrections: Richard Markoff was not absent from the Meeting. Case # 406 is located ½ mile from the intersection of Route 20 and Route 11 rather than 1/8 of a mile.