

August 17, 2010- Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the LaFayette Planning Board on August 17, 2010 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 P.M.

Present:	Jim Nakas	Chairperson
	Brad Bush	Member
	Shawn Adam	Member
	Barb Lasky	Member

Absent:	Rick Markoff	Member
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Recording Secretary: Mary Jo Kelly, Secretary

Others Present: Kevin Gilligan, Planning Board Attorney
Ralph Lamson, CEO
Ed Keplinger
Mr. & Mrs. Cohen, applicants

Chairperson Jim Nakas called the Meeting to order at 7:04 P.M. and welcomed everyone. He asked if there were any corrections or additions to the July 20, 2010 Meeting Minutes. There were none. The Minutes will stand as submitted.

CASE # 410 - Sketch Plan Conference for Application of Jeffrey Cohen for a 12 lot subdivision of his property located on Jamesville Grove Lane and Route 91. Tax Map No.'s 001.1-01-1.1, 001.1-01-11.0

Ed Keplinger said the applicant has been before the Board in the past for an 8-lot subdivision. They are currently looking for a 12 lot subdivision. They had to provide an archeological signoff from SHPO.

Chairman Nakas asked if there were archeological sensitivities done for the upper lots.

Ed Keplinger said yes.

Kevin Gilligan asked if they would submit additional copies of the archeological approval.

Ed Keplinger said yes. He will get these for the Board.

Kevin Gilligan asked if Mr. Gonyea submitted a letter too.

Ed Keplinger doesn't think one was required.

Kevin Gilligan thinks we should have something.

Ed Keplinger said Nancy Herder wouldn't issue an approval without the Onondaga Nation's acceptance. They are proposing a 560' road. They would get a waiver for the road length as it's 60' longer than the town would allow. John Dunkle did a quick review of the plans.

Member Bush asked who would end up owning the road.

Ed Keplinger said there's a home owners association.

Member Bush said when this is done and the town takes over the road, and they have a doughnut in the middle of the cul-de-sac, who would maintain it?

Ed Keplinger said they can look into putting this into the Homeowners Association Agreement.

Kevin Gilligan asked what the approved radius was.

Ed Keplinger said whatever the town approved.

Kevin Gilligan asked if this has been reviewed by Leon Cook.

Ed Keplinger said not yet. They are here to get some feedback so they can fine-tune this in the next couple of weeks.

Chairman Nakas asked about drainage.

Ed Keplinger said the concept that was approved as part of Phase I they adjusted to pertain to the entire development.

Chairman Nakas asked if they would be disturbing more than an acre on any of these roads.

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Ed Keplinger said they have a SPDES Permit already for the development. They would be disturbing more than 1 acre by building the road, etc. They would need to amend their SPDES plan for this development.

Chairman Nakas said in terms of guidance or some thoughts, they will certainly have to provide the documentation that Kevin Gilligan referred to from SHPO. Mr. Dunkle apparently has a number of questions they will need to respond to.

Member Adam asked what the impact of the road to the north of the property would be.

Ed Keplinger said it's an encroachment. That is something that they will have to determine.

Jeff Cohen said they will not be disturbing it.

Chairman Nakas asked who would own it.

Jeff Cohen said they own it.

Chairman Nakas asked about access to Route 91.

Ed Keplinger said there is none. That is one reason they need the waiving for the cul-de-sac regulations.

Chairman Nakas would anticipate some input from the Jamesville Reservoir Association. He asked if the well testing was done for this property too.

Ed Keplinger said yes. They pumped 10 and 15 gallons a minute for 22 hours with no deviation.

Chairman Nakas believes another concern was the lawn fertilization.

Ed Keplinger thinks most of the lots will be conventional septic systems. There may be a couple that have to be raised beds.

Chairman Nakas asked Kevin Gilligan if we need something from Joe Heath.

Kevin Gilligan doesn't think so but he will discuss this with John Langey.

Ed Keplinger said they are hoping this will be a Parade of Home site.

Jeff Cohen said they have a very small window to get this thing going. If this property doesn't get accepted for the Parade of Homes, it will be a long time before this property becomes developed.

Chairman Nakas said this Board will do what we think is required. We won't do any more than that. If people bring us legitimate concerns, we will address them.

Ed Keplinger asked if there is potential for a special meeting if they get this going.

Mary Jo said it must be referred to County Planning.

Ed Keplinger asked if this would be scheduled for a public hearing next month.

Chairman Nakas thinks the first thing is to get the documentation requested and answer any questions John Dunkle has.

Member Bush asked if a traffic study would have to be done.

Ed Keplinger said usually one wouldn't be asked for as the development is so small.

Member Bush asked if this Board would be responsible for waiving the cul-de-sac regulations.

Kevin Gilligan said the Town Board would be responsible for the waiving of these regulations. He asked if the Planning Board had any opposition to the cul-de-sac being proposed.

No one did.

Kevin Gilligan advised we will need 8 more of the large maps. Five for the Town Board, one for the Highway Dept. and 2 for the school and fire dept.

If all the information is received, this will be scheduled for a Public Hearing in September.

Members Bush moved and Adam seconded the motion to adjourn. Motion carried.

The Planning Board Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Mary Jo Kelly
Planning Board
Secretary
Adopted 10/19/10