

Minutes of the Special Planning Board Meeting held by the LaFayette Planning Board on December 21, 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	Chairman
	Rick Markoff	Member
	Barb Lasky	Member
	Shawn Adam	Member

Absent:	Brad Bush	Member
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Recording Secretary: Mary Jo Kelly, Secretary

Others Present:	John Dunkle, Town Engineer
	Jeff Cohen
	Rick Haskins
	Tim Brayman
	Ed Keplinger
	Joseph Jerry
	Steve Chase

Chairman Jim Nakas called the Meeting to order at 7:14 P.M. and welcomed everyone. He asked if there were any corrections or additions to the November 30, 2010 Special Meeting Minutes. Member Lasky said condition 20 reads “t will comply...” It was noted this should read “The applicant should comply”...There were no other corrections or additions. The Minutes will stand as corrected.

**CASE # 410 - Continued application of Jeffrey Cohen for a 12 lot subdivision of his property located west of Route 91 on the northern corner of the Jamesville Grove Lane and Route 91 intersection in an Agricultural/Residential District. Tax Map No.’s 001.1-01-1.1, 001.1-01-11.0**

Chairman Nakas thought it might be helpful if Mr. Dunkle and Mr. Keplinger would review some of the changes that have been made to the final plat. He understands the few changes are mostly engineering changes.

Ed Keplinger said there were some grading issues between some of the lot lines. They did the conveyance for the drainage districts. They added some landscaping.

John Dunkle said access was granted to the Town to be able to clean out the drainage facility. He asked if 5 maple trees were enough for the landscaping.

Ed Keplinger said the developer would like to leave it up to the Homeowners Association.

Chairman Nakas said he has been at the College of Forestry for 32 years and he thinks this is fine. He asked the Board if the cared about this. The Board was fine with the recommendation.

Ed Keplinger said the snow will be pushed into this area so they wanted to be sure it’s something sturdy placed there.

John Dunkle said he reviewed the completed set of plans as well as the SWPPP Report and he believes everything is complete. The applicant will apply for an application now and he is willing to sign off on it. There are two areas that cannot be disturbed.

Mary Jo left the meeting to try to contact the attorney to see when he would be arriving. She was unable to reach Kevin Gilligan but did get in contact with John Langey.

John Dunkle said he just talked to John Langey who advised the Board not to approve any resolutions until it's in its final form which apparently only Kevin Gilligan has.

Joseph Jerry they have a January 5<sup>th</sup> deadline and they moved this date just for the applicant. Is there a possibility we can have a resolution by January 5<sup>th</sup>?

Chairman Nakas said the applicant can get in touch with Costello, Cooney & Fearon by the 5<sup>th</sup> and upon their advice, the Board can meet and pass the resolution.

Mary Jo said she must publish a special meeting in the paper.

Jeff Cohen said if they can't say they have final approval tonight, they are out of it.

Chairman Nakas asked for Joseph Jerry to have dialogue with John Langey or Kevin Gilligan and work something out and the Planning Board will try to help them in any way they can. Right now the Board has advice from counsel not to move forward and we always pay attention to counsel.

Jeff Cohen feels there is circumstance beyond what's going on here and he knew it wasn't going to be approved tonight.

Mary Jo said Kevin Gilligan is extremely professional and would not deliberately miss this meeting. Her main concern is that he is O.K.

Joe Jerry asked if it is possible to set a date between now and the 5<sup>th</sup> when the Special Meeting will take place.

**Member's Markoff moved and Adam seconded the motion to hold a Special Planning Board Meeting on January 4, 2011 at 7:00 p.m. to discuss this application. The motion passed.**

**Member's Markoff moved and Adam seconded the Motion to adjourn. Motion carried.**

The Planning Board Meeting adjourned at 7:45 p.m.

**Respectfully submitted,**

**Mary Jo Kelly  
Planning Board  
Secretary**

Adopted 1/4/11