

# MINUTES

## 1/18/11

### Town of LaFayette Planning Board

All members present. Also, Kevin M. Gilligan (Costello, Cooney & Fearon, PLLC), Mr. Gregg, Mr. Camperlino.

Secretary taken ill at meeting. Motion by J. Nakas, seconded by R. Markoff that attorney Gilligan take minutes of the meeting in the Secretary's absence. All voted AYE.

**CASE # 411 Application by W. James Camperlino for a 9 lot subdivision of his property located on the east side of LaFayette Road, approximately 400+/- feet south of Bull Hill Road and LaFayette Road intersection in an Agricultural/Residential District. (Tax Map # 006.-01-10.0)**

The Board reviewed the sketch plan submitted by the applicant. Questions were raised about proposed lot #9, which shows as a 110'+/- access along LaFayette Road and 6.53 acres of land behind proposed lots #1 and #2. Much of the land shown in lot #9 is part of DEC and Federal wetlands. Mr. Camperlino advised that the land adjoining proposed lot #9, to the north (shown as being owned by Thurnwood Dev. Corp) is actually also owned by the applicant. The adjoining land includes a pond, shown in the Northeast corner of the sketch plan. It is his eventual plan to join the two properties, with the thought that someone might like to build a large single lot home on the combined parcel. The Board suggested that this action be taken in connection with the present application and the applicant agreed.

There was concern discussed that lot #8 might not provide a building envelope. It was suggested that the Preliminary Plan include potential building envelopes for each lot, including septic and leach field layouts. The applicant agreed.

On lot #8, Mr. Camperlino mentioned that the septic and leach field might be located within the 75' front yard set-back. He needs to keep the septic and leach away from the wetlands.

Mr. Camperlino also pointed out that each of the proposed lots meet or exceed zoning requirements for home construction.

Mr. Bush indicated that County DOT/Planning Board would not like the multiple driveway cuts along LaFayette Road and would probably request back-loading with a road behind the lots. Mr. Camperlino pointed out that this would not be possible without cutting each of the proposed lots in half. It would just make more roads for the Town to plow and that the lots already have public road access. Several of the Board members voiced their agreement, but just wanted to give him a heads up about the possible County position.

The applicant and Board discussed potential involved/interested agencies and came up with the

following: County Health (Septic/Water), County DOT (curb cuts), DEC (wetlands), Corps of Engineers (wetlands).

The Chairman pointed out the applicant would need to conduct and provide the results of perc tests to the Town Planning Board.

A review of the plan indicated that some additional adjoining property information is needed for the property to the south of the subject parcel, as well as ownership of land across the road.

There was further discussion of the involvement of DEC and the procedure for identifying and flagging the wetland and buffer areas. The Chairman indicated that this would be needed by the Board as part of its review.

There was a discussion regarding potential historic impacts. The applicant should consult with the appropriate reference materials in order to ascertain whether or not there is any historic involvement.

This application will be put on next month's agenda.

**Case # 412 Application by Mr. Gregg (William Putzer) for a 2 lot subdivision of his property located on the east side of Route 11A at 2208 Route 11A in an Agricultural/Residential District. (Tax Map No. 015.-03-06.0).**

Mr. Gregg addressed the Board and advised the Board that he wanted to split the rear portion of his property from the front portion of his property that fronts on Route 11A. This is being done to that he can sell the rear portion of the property to Wm. Putzer, to be used for hunting. This would create a landlocked parcel, as presented.

The Board advised Mr. Gregg that it could not and would not create a landlocked parcel and suggested that Mr. Gregg find some other arrangement with Mr. Putzer. There was some discussion about leasing hunting rights.

Mr. Gregg advised that he understood and would move in another direction.

**Motion to adjourn by Mr. Bush, seconded by Mr. Adam. All voted AYE.**

**Respectfully submitted,**

**Kevin M. Gilligan, Acting Secretary**