

## December 18th, 2012 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on December 18, 2012 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  
Brad Bush, Member  
Barb Lasky, Member  
Shawn Adam, Member

Recording Secretary: Jacqueline G. Roorda

Others present: John Langey, Planning Board Attorney  
Ralph Lamson, Building and Code Enforcement Officer  
Joseph W. Jerry, Esq.  
Jeff and Marla Cohen  
Tim Brayman, Jamesville Reservoir Association

**CASE # 410** Approval of LaFayette Planning Board for the  
Modifications on Subdivision of Jamesville Grove  
Estates Phase II.

Maps illustrating the minor lot modifications were reviewed by the Board prior to the start of the meeting. They are as follows:

1. Slight adjustment to the property line between Lot B7 and B8.
2. Relocation of property line between Lot B6 and B7.
3. Adjustment to portion of lot line between Lots B5 and B6.
4. Entire access easement along northerly portion of the property is now part of Lot B7. Lot areas for Lots B5, B6, B7 and B8 were adjusted, either reduced or enlarged, to make this change.
5. Slight modification to the drainage easement between Lot B5 and B6.

The original lot grading was not affected by the property line changes.

Chairman Nakas opened the Meeting at 7:00 p.m. He welcomed everyone. He asked if there were any corrections to the October 16<sup>th</sup>, 2012 Meeting Minutes. There were none. The minutes will stand as submitted by the Secretary Jackie Roorda.

Attorney Joseph Jerry provided easements and explained that the drainage between lots B6 & B5 has been eliminated. The site was graded on Lot B6 to direct water run off to a swale. He further advised the key to transferring of lots is to get these easements on record to avoid any delay with the Parade of Homes project.

Chairman Nakas asked Town Attorney Langey to advise of any legal concerns. Langey advised that he does not have any and that he has spoken with Town Engineer, John Dunkle who also

advised that he has no issues with any changes to the site layouts.

**Member Bush moved and Markoff seconded motion for Approval of the amended Site Plan map dated December 17, 2012 for Phase II of Jamesville Grove, reaffirming the SEQR and waiving any Public Hearing on the Final Plat Plan. All voted Aye. Motion granted.**

Member Barb Lasky excused herself at 7:20p.m., as she had to exit the meeting.

Code Enforcer Ralph Lamson inquired why there were changes, meaning additions to Resolutions of the January 4, 2011 previously approved Plan. The re-approval on September 20, 2011 and October 16, 2012 were supposed to be with the original January 4, 2011 Resolutions. Discussions took place regarding changes and necessity to clarify the contents of the prior Approvals and Re-Approvals for Jamesville Grove.

**Member Bush moved and Markoff seconded motion for Approval of the Original Resolutions as presented and approved on January 4, 2011. All voted Aye. Motion granted.**

Tim Brayman asked if it is appropriate to inquire about silt run off at this meeting and if there is going to be a schedule for the retention ponds to be cleaned out.

Chairman Nakas replied that actually it would not be the responsibility of the Planning Board. Member Shawn Adam advised a maintenance plan was put into effect. Nakas reported that to his knowledge it would be up to the engineers, Ed Keplinger, John Dunkle, and Code Enforcer.

Attorney Langey advised that it would be the Engineers and Code Enforcers responsibility to assure things were up to code; highway can check it also.

The Cohen's requested Planning Board Chairman Nakas to sign the Approved Maps so they can advise the builders. Langey advised that would be fine, however the Town Clerk would hold the maps until the easements are filed. The Cohen's thanked the Planning Board and Code Enforcer for their efforts.

**Member Adam moved and Bush seconded motion to adjourn the meeting. All voted Aye. Meeting adjourned at 7:35 p.m.**

Respectfully submitted,

Jacqueline G. Roorda  
Planning Board Secretary

