

December 12, 2006 – Zoning Board of Appeals Meeting Minutes

The regular meeting of the Zoning Board of Appeals of the Town of LaFayette was held December 12, 2006, at 7:30 p.m. in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette.

Members Present:	Steve Beggs	Chairperson
	Al Miller	Member
	Robert Drumm	Member
	Jerry Doolittle	Member
	Dan Kuhns	Member

Recording Secretary: Mary Jo Kelly

Others Present: John Langey, ZBA Attorney  
Peter and AnnMarie Spratt, Applicants

Chairman Beggs called the meeting to order at 7:31 p.m. He welcomed everyone and had everyone introduce themselves.

Chairman Beggs asked if there were any addition or corrections to the September 5, 2006 minutes. There were none.

**Member's Miller moved and Doolittle seconded the motion to approve the September 5, 2006 Zoning Board of Appeals Meeting Minutes as submitted by the Secretary. Motion passed unanimously.**

**CASE # 593 - Sketch Plan Conference for Peter & AnnMarie Spratt for a specific permit approval for an in-law apartment at their residence at 3248 Sentinel Hgts. Rd. approximately ¼ mile north of the Mondore Dr. and Sentinel Hgts. Rd. intersection on the east side of Sentinel Hgts. Rd. in an Agricultural/Residential District. (Tax Map No. 025.-03-02.1).**

Chairman Beggs reminded the Members that an in-law apartment is allowed within the Zoning Ordinance upon obtaining a Specific Permit. He asked the applicants to explain what they are proposing to do.

AnnMarie Spratt said basically what happened is her father passed away a month ago and they would like to build her mother an in-law apartment connected to their home so she is right there with them.

Chairman Beggs said he is assuming since they own 100 acres that they have proper setbacks. He noted they are 873' off of Sentinel Heights Rd. and he would assume they have more depth behind them.

Peter Spratt said yes.

AnnMarie showed them the survey of their property and the location of their house. It was confirmed they would be O.K.

Peter said the total depth of the property is about 2,500'.

Chairman Beggs said the Town of LaFayette Zoning Ordinance was amended to allow for such things as what the applicant is trying to accomplish. Obviously they have lots of property and are way back off the road.

Peter said the addition would be 32' x 30'.

Chairman Beggs noted the breezeway would attach to the garage.

Peter said yes. This would be so his mother-in-law could use the garage too.

Member Kuhns asked if the water supply would be from the main house.

Peter said yes. They would put in a separate propane tank as theirs would be too far to run it to the addition.

## December 12, 2006 – Zoning Board of Appeals Meeting Minutes

Member Doolittle confirmed his mother-in-law would have her own heat.

Peter said yes.

Member Drumm asked about the septic.

Peter said it would be combined.

Chairman Beggs said since they are adding a structure and it would go into the septic, he would expect them to get County Health Dept. approval for this. This Board doesn't control that but it is recommended so the applicant doesn't have any problems down the road. He asked what the intention would be for the structure in the future when the in-law apartment is no longer used.

Peter said they haven't really thought about that.

Member Doolittle reminded the applicant that somewhere down the road they cannot rent out this in-law apartment or anything like that.

Chairman Beggs said this is a great thing for them to do. He asked counsel if he could think of anything they would need.

John Langey said no. The application looks very good. This will be referred to the Planning Board at their next meeting and to County Planning. He would expect both boards would approve this. He asked the square footage of the existing structure and the proposed addition.

Peter said the existing structure is just under 3,000 square feet and the proposed addition would be about 960 square feet.

Chairman Beggs asked the Board if they had any other questions or comments. There were none. He said this will be scheduled for a public hearing in January.

Member Drumm thinks this is one of the best setups he has seen.

Member Kuhns noted there is a 5-year renewal required for an in-law apartment.

John Langey said the applicants are more than welcome to attend the Planning Board Meeting next Tuesday or he will present their proposal to the Board for them.

They agreed if they weren't in attendance, John could present their proposal to the Planning Board on their behalf.

Mary Jo asked the Board what they would like to do about the Ryan Smith application. She has been trying to get the required information from the applicant since September.

Member Doolittle would recommend sending a letter.

Member Drumm was in agreement to send the letter with a deadline for him to reply by.

Mary Jo will send a letter and advise if the Board doesn't hear from him by the January meeting date the application will have to start from scratch when he is ready to go forward.

Chairman Beggs noted Member Miller has submitted his letter of resignation tonight so this will be his last meeting.

Member Kuhns said the Board will miss him.

Chairman Beggs said if anyone on the Board knows of anyone who might be interested in serving on the Zoning Board of Appeals to let him know so he can pass the information onto Supervisor Scammell. He suggested Don Maines who served on the Board in the past. He isn't sure if Don would be interested in serving again but recommended Supervisor Scammell ask him.

December 12, 2006 – Zoning Board of Appeals Meeting Minutes

Member Drumm said maybe we should try to find someone from the same area of town as Member Miller lived to represent that area of the town.

**Member's Miller moved and Drumm seconded the motion to adjourn. Motion passed unanimously.**

The Zoning Board of Appeals Meeting adjourned at 8:04 p.m.

Respectfully submitted,

Mary Jo Kelly  
Secretary

Adopted 1/9/2007