

January 9, 2007 Zoning Board of Appeals Meeting Minutes

The regular meeting of the Zoning Board of Appeals of the Town of LaFayette was held January 9, 2007, 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
	Jerry Doolittle	Member
	Dan Kuhns	Member
	Jim Butkus	Alt. Member

Absent:	Robert Drumm	Member
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Recording Secretary: Mary Jo Kelly

Others Present: John Langey, ZBA Attorney
Peter and Ann Marie Spratt, Applicants
Harold Heckerman
Ralph Lamson, CEO
Adrian Shute, Councilman

Chairman Beggs called the meeting to order at 7:30 p.m. He welcomed everyone and had everyone introduce themselves.

Chairman Beggs asked if there were any additions or corrections to the December 12, 2006 minutes. There were none.

Member's Doolittle moved and Kuhns seconded the motion to approve the December 12, 2006 Zoning Board of Appeals Meeting Minutes as submitted by the Secretary. Motion passed unanimously.

**CASE # 593 - Public Hearing for Peter & Ann Marie 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 said at the last meeting the Board reviewed the plan and it looks good. He asked the applicants to present their case again for the public.

Ann Marie Spratt said they are looking to build an in-law apartment for her mother.

Chairman Beggs said this had to be referred to the LaFayette Planning Board under our Zoning Ordinance and to the County Planning Board as it's on a county road. The county came back stating the septic system must be approved for the increased use. He thinks otherwise we are pretty well set. The applicant has stated that the floor plan is less than 1,000 square feet which is less than half of the square footage of their current house so they are good there. The Board received a letter dated 12/20/06 from the LaFayette Planning Board advising they have no concerns regarding this application. He said County Planning determined the application would have no significant adverse inter-community or county-wide implication and may consequently be acted on solely by the referring board. He reminded the applicant that this apartment may not be rented out. This is a 5-year permit. At the end of 5 years, they must contact the CEO and have it reinspected and he will reissue a permit for another 5 years. This will go on as long as her mother is residing there. This specific permit does not go with the property. If they should sell the property, the new owner would have to reapply to this Board for a new permit.

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Harold Heckerman asked if something should happen to Ann Marie's mother, could this apartment be occupied by one of their children?

Chairman Beggs said they could use it for a child.

Harold Heckerman asked if they needed a permit.

John Langey said every 5 years there would be an inspection. As long as Ralph Lamson saw they had a family member utilizing the space, they would be fine. The permit can be transferred to another family member.

Chairman Beggs asked for any other questions or comments from the public.

Harold Heckerman said he is the nearest neighbor and would like them to be able to go ahead with it.

Chairman Beggs said he did receive a letter from Mr. & Mrs. Claude Bush and Bernice and Robert Cross dated 1/9/07 stating their support of this application. These neighbors could not be here tonight but wanted to be sure they had input. He gave Mary Jo these letters for the file.

Harold Heckerman said to be sure he and his wife are on record for being in support of this application.

Chairman Beggs asked for any other questions or comments. There were none. He asked counsel if he had any comments.

John Langey said to be sure the Board states the applicant has met all the requirements under Article 9 of the Zoning Ordinance and make this Board Lead Agency.

Member Kuhns moved and Alt. Member Butkus seconded the motion to make this Board Lead Agency, this is an unlisted action and a negative declaration in the SEQR Process and to grant a specific permit to the Spratts for an in-law apartment at their property located at 3248 Sentinel Heights Road as they have met all the requirements under Article 9 of the Zoning Ordinance with the following condition:

- 1) Any existing septic system must be approved by the Onondaga County Health Department for the proposed increase in use.

Voting on above motion was as follows:

Chairman Beggs	voted	Yes
Member Kuhns	voted	Yes
Member Doolittle	voted	Yes
Alt. Member Butkus	voted	Yes

Motion passed unanimously.

Member Kuhns moved and Alt. Member Butkus seconded the motion to remove CASE # 592 which was a sign application by Ryan Smith Properties as they have been sent letters on 9/27/06, 11/2/06 and 12/13/06 with no response. Motion passed unanimously.

It was noted if the applicant wishes to erect a sign in the future, he must reapply.

Alt. Member Butkus moved and Member Doolittle seconded the motion to adjourn. Motion passed unanimously.

The Zoning Board of Appeals Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 3/13/07