

ZONING BOARD OF APPEALS MEETING MINUTES OF

MARCH 26, 2013

Minutes of the Zoning Board of Appeals Special Meeting held by the LaFayette Zoning Board of Appeals on March 26<sup>th</sup>, 2013 in the Meeting Room of the LaFayette Commons Office Building at 2577 US Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Stephen Beggs, Chairman  
Christine Keenan, Member  
Karl Fields, Member  
Jim Butkus, Alternate Member

Absent: James Nash, Member

Recording Secretary: Jacqueline Roorda

Others Present: Ralph Lamson, Building and Code Enforcement Officer

Nadine Bell, Attorney

Jim Cohen, Applicant

Chairman Beggs opened the Special Meeting of the Zoning Board of Appeals by welcoming everyone and requested attendees to introduce themselves. Beggs asked if there were any additions or corrections to the January 10, 2012 Zoning Board of Appeals meeting minutes. There were none.

**Member Keenan moved and Butkus seconded motion to accept the Minutes of the January 10, 2012 Zoning Board of Appeals meeting Minutes. Motion carried.**

Chairman Beggs advised the Special meeting is regarding two area variances for a lot size variance and a lot frontage variance for Lot B 7 of the Jamesville Grove Estate. Beggs asked Jeff Cohen to state his case.

Mr. Cohen used the map for the Jamesville Grove Estates Development to help illustrate the described Lot in question for the area variances. He pointed out the existing easement right of way which allows the homeowners access to their properties, as attached to Lot Number B7. A substandard nonconforming lot size variance and road frontage for 37 feet instead of 60 feet are needed as well as a minor subdivision.

Attorney Nadine Bell advised that the area variances and the minor subdivision for a substandard, nonconforming lot will have to go before the Onondaga County Planning Board since it is within 500 feet of Route 91 which is a State Road. She further advised that the deadline to get matters on the agenda for the County's Planning Board's April, 2013 meeting is Friday, March 29<sup>th</sup>. She further advised that Attorney Langey suggested scheduling the LaFayette Zoning Board of Appeals Meeting as a Public Hearing on Wednesday, April 10<sup>th</sup>, in order to have the outcome of the County Meeting available.

Member Keenan asked if there was any other way to achieve this or are there any environmental issues to be concerned about such as the road, ditches and drainage. Further discussion took place regarding if this was self-created situation because not enough room was left for the road, were any other lots

affected, is the entire road on Cohen's property or will there be a change in neighborhood properties, are there any other private town roads in LaFayette, and should this have been divided into fewer lots etc. Mr. Cohen advised that there is no other solution, there are no environmental issues involved, the only lot affected is Lot B7, no other property or lots are involved and that there was a demand for several large, well-designed lots. He advised that the road was dedicated on March 5, 2013 and that this is simply a minor modification of the subdivision that has already been approved and filed.

Ralph Lamson, Building and Code Enforcement Officer advised that there are other privately owned roads in LaFayette. Lamson also advised that the architect did a great job in designing this subdivision to conform to the Towns specifications and that four houses have been started since December 2012.

Attorney Bell reiterated that the application to the Onondaga County Planning Board needs to be submitted by Friday. She said there is no reason to believe that the County wouldn't have their suggestions and recommendations available for a Public Hearing on April 10<sup>th</sup>, 2013 at 7:00 p.m. She further suggested that Mr. Cohen provide the Town Zoning Board of Appeals with a letter from the Home Builder's Association stating they are not interested in purchasing Lot B7, along with a letter or statement from the Architect stating that there is no other way to accomplish this that doesn't require a variance. Cohen also needs to provide a new drawing displaying the subdivision change showing a substandard lot with an easement on it.

Mr. Cohen advised that the Home Builders Association and Parade of Homes are anxious to keep moving forward. He apologized that this was over looked and that time is of the essence. He is devoted to the completion of this project which since began he has had numerous, expensive hurdles to jump. The Town will benefit from the taxes it will receive as a result of several homes being built at Jamesville Grove Estates.

Chairman Beggs asked if anyone had any more questions or comments. None were voiced. He advised that the next meeting of the Zoning Board of Appeals will be held in the Library Community Room at the Town Hall as a Special Meeting, Public Hearing on Wednesday, April 10<sup>th</sup>, 2013 at 7:00 p.m. Secretary Jackie Roorda will post the Legal Notice in the Newspaper and Town Hall.

**Member Keenan moved and Butkus seconded the motion to adjourn the Special Meeting of the Zoning Board of Appeals. Motion carried.**

Chairman Beggs adjourned the Special Meeting of the LaFayette Zoning Board of Appeals at 7:40 p.m.

Respectfully Submitted,

Jacqueline G. Roorda  
Zoning Board of Appeals Secretary

