

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084



Zoning Board of Appeals Meeting

Date: November 24, 2020

Time: 7:00 pm

Location: Zoom 89689036652

Meeting called by: LaFayette Zoning Board of Appeals

Chair: Christine Keenan

Secretary: Sue Marzo

Attendees: Zoning board members: Christine Keenan, James Nash, Anita Miner, Mike Vilardi, Mike Stiner

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Jackie Roorda, Town Clerk, Andrew Crast, applicant, Ralph Lamson, Codes Officer

Minutes

- Christine Keenan opened the meeting with introductions
- Motion was made by Mike Stiner, second by Anita Miner to approve the minutes of October 20, 2020. All Board members were in favor.

Agenda item: Case 6-2020 – ZBA PUBLIC HEARING

Application by Andrew Crast for a variance at property located at 6260 Coye Road, Jamesville, NY to allow the building of a 30' x 40' pole barn for personal storage and a workshop, to be located at the northeast corner of the property. The request is for a 20' setback in the front yard instead of 50' and 10' setback of the side yard instead of 15' in an Agricultural/Residential District. (Tax Map No: 005.-03-18.0).

Andrew Crast was asked to review the project with the Board. Mr. Crast stated that the structure is for personal storage and the variance requested is off the side property line. He

hopes to avoid a long driveway and avoid the septic and leach field that is in the front of the house. Board members were asked for questions by Chairperson Keenan. None were posed.

Ms. Keenan stated that due to the location of the septic's (2) he does not have another good place to build. Mr. Crast said neighbors seem to be non-existent, so he is not aware of any opposition. Mike Stiner asked if they had been contacted. Mr. Crast said they were sent a letter and did not respond so we can assume they are not opposed.

Attorney Brown said this is a Type 2 Action for individual variances for a single double or three family homes which requires no SEQ. He points out that County Planning did a resolution on this application. Recommendations are as follows:

There are two area variances. A front yard setback from 50 – 20' which is 60% variance and side yard setback from 15-10' which is a 33% variance. They have one modification which if we are going to overlook, we would require a super majority in this case that would be 4 Board members. The applicant must contact the County Health Department to confirm the location of the sewage disposal system to be sure it will not be impacted by the proposed pole barn. Mr. Crast has seen the document but did not know he needed to contact them. The Board could improve conditionally until Mr. Crast addresses this recommendation. Any access to Coye Rd. will require highway access and be subject to availability of sight distance. Mr. Crast wanted to see if the variance would be approved before he reached out to the DOT and Health Department.

The second recommendation to facilitate and ensure effective review of the proposal is for the Town to require that certain critical data regarding proposed access, drinking water, wastewater infrastructure, well locations and septic tanks be included on all variance site plans. All structures and recorded distances should be drawn to scale.

Ms. Keenan would like to see variance site plans to scale instead of hand drawn versions in the future.

Motion was made by Mike Stiner, second by Anita Miner to open the public hearing. All Board Members were in favor.

No one was present to speak for or against. Motion was made by Mike Stiner, second by Anita Miner to close the public hearing. All Board members were in favor.

James Nash asked to review the contingencies required to move forward. Attorney Brown confirmed the applicant needs to check on the septic to confirm the location and second for driveway cut. Mr. Crast is looking for professionals to do the drawing going forward.

Ralph Lamson, Codes Officer stated that Onondaga County is wanting to know where the septic tanks are located so they have a better record. Criteria was reviewed as follows:

1. Can the benefit be achieved by other means? – no very tight site given two septic systems
2. Will there be an undesirable change in neighborhood character or nearby properties?- no very few residents in area
3. Is the request substantial? - Yes, two variances and one is 60% and one is 33%
4. Will it have an adverse physical or environmental affects? - no
5. Is the alleged difficulty self-created? - yes

The Board agrees to approve with the two conditions regarding letter from the Onondaga County Health Department stating that the pole barn will not impact existing septic systems and a letter from County DOT approving the driveway cuts. Motion was made by Mike Stiner, second by Anita Miner. All Board Members were in agreement.

James Nash asked the applicant if he knows how to close the two open items. He was informed he will need a letter from the two agencies involved. Jeff Brown said that the two letters from County Health would not impact existing sewage disposal systems and second from DOT approving the proposed road cut. Ralph Lamson stated that he needs a permit for the driveway also. This must all be done before a building permit will be issued.

Agenda item:

Case 7-2020 – ZBA

SKETCH HEARING

Application by Michael and Corene Carter for a Variance at property located at 4109 Route 91, Jamesville, NY to allow the building of an 8' x 12' shed to house a tractor and wood, in the back corner of the property. The request is for 4'6" setback of the side yard instead of 15' in an Agricultural / Residential District. (Tax Map No: 004.-01-04.0)

Mr. Carter advised that he is looking to build a shed next to their existing house to store a canopied tractor. He has a new tractor with a canopy, and he realized after the fact that it was too short to fit in his garage. He is proposing a shed to store it.

Mike Stiner asked about his garage door. Buying a garage door opener that will open the garage all the way might be a solution and save the applicant some money. The applicant stated that even if it was straight across it would not fit. He would not be able to use the canopy if he chose to park in the garage. He is also looking to store wood in the shed in the summer months.

Christine Keenan asked where the septic is located. The septic is behind the house as drawn in by the applicant. Christine Keenan asked for any questions from the Board. Mike Stiner asked what was on the other side of the lot line. The applicant advised off the corner of where the shed is proposed he will have 4' 6" – 4' 9" to the edge of his line and another 15-20' to the neighbor's house. Ms. Keenan asked if neighbors have been contacted and if there is any opposition. He said his neighbor is not opposed and will like it.

Mike Vilardi asked about the height of the shed. Mr. Carter said it pitches down 9'6" (highest point) to 8'. No other questions were posed by the Board.

Chairwoman Keenan reviewed the criteria that will need to be considered in processing this application.

Criteria:

1. Can the benefit be achieved by other means?
2. Will there be an undesirable change in neighborhood character or nearby properties?
3. Is the request substantial?
4. Will it have an adverse physical or environmental affect?
5. Is the alleged difficulty self-created?

Next step per Chairman Keenan is to hold a public hearing Tuesday, December 22 at 7:00 pm and notify neighbors.

Motion was made by Mike Stiner, second by Anita Minerd to set the public hearing. All Board members were in favor.

Motion was made by Mike Stiner, second by Anita Minerd to adjourn. All Board members were in favor.

Meeting adjourned at 7:33 pm.

Respectfully Submitted,



Sue Marzo
Zoning Board Secretary

