

## April 19, 2016 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on April 19, 2016, 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  
Shawn Adam, Member  
Barb Lasky, Member  
Rick Markoff, Member  
Brad Bush, Member

Attorney: Wendy Reese

Recording Secretary: Jackie Bush Roorda

Others present: Ralph Lamson, Bldg & Code Enforcer  
Julie and Keith Liebmann, Applicants  
Paul Swimm, Applicant, & Rebecca Melick

Chairman Nakas opened the Meeting at 7:00 p.m. and welcomed everyone. He then asked if anyone had any concerns regarding the minutes of the February 16, 2016 meeting minutes. None were voiced. Motion was made by Richard Markoff and seconded by Shawn Adam to accept the minutes as submitted by Planning Board Secretary, Jackie Bush Roorda.

### **Case 1)**

Application by Julie & Keith Liebmann of Rocking Horse Farm for a Controlled Site Approval in an Agricultural-Residential District to use an agricultural barn for group events/parties. The residence is located at 3736 Apulia Road, Jamesville, NY (½ mile north of Palladino Road and Apulia Road on the east side.  
Tax Map No. 005.-05-07.1

Chairman Nakas requested the Applicants state their desired intentions. Mrs. & Mr. Liebmann explained that presently they have a Christmas Tree farm, and sell pumpkins, apples, etc. They are applying to build a new barn to host seasonal events to go with their crops and also host weddings, family reunions, etc. They currently both have other occupations; however as they approach retirement, expanding their products and renting the barn would bring in additional income. In

the winter months they would use the barn to store their equipment. Pictures of the barn show that it is a nice wood barn which would fit in nicely with the country side and surrounding properties. They explained that they have already approached all of their neighbors and no one has any issues or concerns with this endeavor. They are hoping for a positive answer from the Planning Board so that they may get the plans started for this season.

#### Questions and Answers-

Q – Number of events?

A – It would be seasonal and most likely only one event per weekend

Q - Hours of Operation?

A – Weekends, probably Friday or Saturday no later than 11:00 PM

Q – Capacity?

A – Maximum of 200 guests

Q – On-Site Lighting

A – There will be exterior lighting on the building

Q – Bathrooms?

A – Initially, porta-johns for events; we are waiting to hear back from the County Health Department.(possible office with small bathroom )

Q – Water, well or public?

A – Both are available, well preferred as public water would be costly, however it will be up to the Dept. of Health.

Q – Food, will there be kitchen facilities on site?

A - No, initially it will be solely catered events.

Q – Alcohol?

A – That would entirely be the responsibility of the caterer.

Q – Noise/Sound? Live music/amplified?

A – Any music will be in the barn only with an 11:00 PM end time and as you can see by the layout the landscaping will reduce any noise. The closest neighbor is 300' away.

Q - Parking area, size and location?

A – There is more than enough space for parking; there is room for 45 vehicles near the barn and 75 more as shown on the drawings, provided. There is no issue with the site to enter or exit.

Q – Will you be selling farm products to event guests? Connection between events and farm establishment?

A- At some events, yes, especially seasonal and holidays, not at events such as weddings and family reunions.

Q – Stormwater control runoff from additional parking/driveways?

A – We have a diversion ditch that we maintain with gravel and run off crush.

Q – How will waste disposed of and where?

A – The current system is adequate. Dumpster and private haulers will be utilized.

Q – Will landscaping be utilized for screening views and noise?

A – Yes, it is all displayed on the plans provided.

Q – Location of the barn/events? Tents?

A- The barn will be 400'-500' from the road, 800' from the neighbors. We don't plan on any tents, the caterers may if needed

Q – Signage?

A – Signage on the barn and we will comply with LaFayette Codes regarding any other restrictions.

Q – Employees?

A – If needed the Liebmann's will be present. At seasonal events employees will be utilized for selling of their various farm products.

The Liebmann's asked if they should attend the County Planning Meeting in May as they are anxious to move forward as soon as possible and could answer any questions they may need answers to. Code Enforcer Ralph Lamson advised that the biggest concern will be the septic and driveway and it will be beneficial to talk with the Dept. of Health and Dept. of Transportation regarding these two things.

Attorney Reese advised that the Onondaga County Planning Board will give their recommendation right after they meet on May 18th, 2016. They generally meet in the morning and will email their recommendations to Town Clerk, Code Enforcer and the Planning Board. She will get the letter of the Planning Boards approval to the Town Board and Secretary to submit to the County. A Public Hearing will be scheduled for the May Planning Board Meeting.

Planning Board Secretary Jackie Roorda advised that she will submit their application, etc. to the Onondaga Planning Board and post the May Planning Board Public Hearing notices and to surrounding neighbors.

Chairman Nakas thanked the applicants and they in turn thanked the Board Members, Code Enforcer, Secretary and Attorney.

Case 2 -

Request for a zone change from Agricultural-Residential to Business by S. Paul Swimm at 2733 US Route 11 North (previous Eleanor Moltion Property). All the properties surrounding his are zoned business. A business will enable him to store equipment and a small amount of materials on his property.

Tax Map Number 020.-04-17.0

Chairman Nakas asked Mr. Swimm to explain his application and desires to the Planning Board. Mr. Swimm advised that he is anxious to change his zoning from Agricultural/Residential to Business as he wants to store his trucks, landscape equipment and tools on his property and in his barn. He advised that it's a small landscaping business and he wants to be able to utilize the property.

Chairman Nakas asked if there were any question from the board.

Member Brad Bush questioned why Mr. Swimm even needed to come to before the Planning Board as we are not supposed to spot zone. When you look at the Town zoning map all properties surrounding Mr. Swimm's property is business zone. Attorney Reese advised that the Town Board requests the recommendation of the Planning Board. Mr. Swimm advised that is one reason he wants to change to business.

Chair Nakas asked member Adam if there was a tax advantage to switch to business verses Agriculture/Residential. Member and Adam advised that there would be a slight increase and his taxes and just the presence of his business. Mr. Swimm also advised that he may want to build a garage in an office and place a sign for his business on that.

Chairman Nakas asked if there were any further questions or comments from the Board. None were voiced.

**On motion of Member Bush and seconded by Member Adam, the Planning Board unanimously authorized the Planning Attorney Board to prepare a letter to the Town Board to be signed by the Chairman recommending approval of the Zone Change for the reasons discussed at the meeting. Motion passed 5 -0.**

**Member Markoff moved and Adams second the motion to adjourn the meeting. Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 7:57 pm.**

Respectfully Submitted,

Jacqueline Roorda,  
Planning Board Secretary