

## **July 26th, 2016 LaFayette Zoning Board of Appeals Meeting Minutes**

Minutes of the Meeting held by the LaFayette Zoning Board of Appeals on July 26, 2016 at 7:00 p.m. in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette.

Present: Christine Keenan, Councilor  
Karl Field, Member  
James Nash, Member  
Jerry Marzo, Member

Recording Secretary: Jacqueline G. Roorda, Town Clerk

Others Present: John Langey, Town Attorney  
Ralph Lamson, Bldg. & Code Officer  
Craig & Dale Shute, Applicants

Chair Chris Keenan called the meeting to order at 7:00 PM welcomed all in attendance and requested all present to introduce themselves.

Keenan asked if Members were able to review the minutes of the June 28, 2016 and if there were any comments regarding same. None were voiced.

**Member Marzo moved and Nash seconded the motion to accept the Zoning Board of Appeals June 28, 2016 meeting minutes as presented by Jackie Bush Roorda, ZBA Secretary. All were in favor. 4 – 0.**

Chair Keenan advised that this is a sketch plan meeting regarding an application by Webb Hollow Development for a Specific Permit approval for a four (4) unit apartment building in the Hamlet Zone located at 2390 US Route 11 South on the eastside, approximately ½ mile south of US Route 20. The proposed action is to convert former LaFayette Physical Therapy Office to a 4 unit apartment building. Tax Map Number: 017.-04-06.1

Craig and Dale Shute gave a detailed presentation of their plans to renovate the former office building into three, two (2) bedroom and one, one (1) bedroom apartments, including the Onondaga County Department of Health stamped approval of the septic (sewage disposal expansion plan).

Discussions included; Each apartment will have two separate exits; the applicants will be renting out each unit and will not be residing at this location; 16 space parking lot - 2 cars per unit; the upgrade of the previous septic system by doubling the size of the tank and dosing tank; the well is adequate pumping 15 gallons per minute; fact that they are not disturbing an acre of property therefore the original French drain/ stormwater pollution plan is appropriate, etc.

Attorney Langey advised that the neighbors will have to be notified; a public hearing will be scheduled and posted for the August 23<sup>rd</sup>, 2016 meeting and this will need to go to the LaFayette Planning Board and to Onondaga County Planning Board for their input. It appears that there are no environmental effects and Part I of SEQR was completed and Part 2 will be completed at the ZBA meeting in August.

Chair Keenan asked if there were any further questions or discussion. None were voiced. She advised that there will be a Public Hearing on August 23<sup>rd</sup>, 2016 at 7:00PM regarding this matter.

**Member Marzo moved and Nash seconded the motion to adjourn the meeting. All were in favor. 4 – 0.**

The meeting was adjourned at 7:22PM

Respectfully submitted,

Jackie Bush Roorda  
Town Clerk & ZBA Secretary