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Date: April 25, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

## Zoning Board Meeting

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**Meeting called by:** LaFayette Zoning Board

**Facilitator:** Christine Keenan

**Note taker:** Sue Marzo

**Attendees:** Zoning board members: Christine Keenan, Jerry Marzo, James Nash; absent Anita Miner, Karl Field  
John Langey, Town Counsel, Tom O'Connell, applicant, Sue Marzo, Secretary

### *Minutes*

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**Agenda item:** Application for a Specific Permit for a Family Accessory Unit in an Ag/Res District submitted by Thomas O'Connell

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**Agenda item:** **Presenter:** Tom O'Connell

**Discussion:**

Christine Keenan opened the meeting at 7:00 pm.

Christine Keenan welcomed everyone in attendance with introductions John Langey, board attorney, Sue Marzo, secretary, James Nash, board member, Jerry Marzo, board member, Tom O'Donnell and daughters.

Motion carried to accept Zoning Board Minutes from April 29 with one amendment changing Town Board to review SEQR to Zoning Board shall review SEQR. Motion carried to accept. All board members were in favor.

Continuation of special permit application for a family accessory unit for Mr. Tom O'Connell. Mr. Nash was not here last month so a brief review of the application was done for him.

Mr. O'Connell is looking to add a two- bedroom in-law apt. Documentation from Dewey Northrup Septic states a total of 4 bedrooms whereas there are actually 5 in the documentation provided. Christine Keenan asked John Langey if this was a problem. Mr. Langey stated as long as we have documentation stating the septic can handle a total of 5 bedrooms from the County Health Department. Mr. O'Donnell stated that the drawings were enroute. Mr. Langey stated we can put a condition for proof of acceptable septic system in the resolution. The septic company stated that he needed to service it more often 3 years instead of every 5. Jerry Marzo pointed out that Mr. O'Connell showed 3 bedrooms on 1st floor and two on the 2<sup>nd</sup> at the last hearing. Mr. O'Connell stated that has been amended to three in the garage and two in the apt. James Nash did not pose any questions after missing last month's hearing. Application is good with the Onondaga County Planning Board. Mr. O'Connell is required to get documentation from the Onondaga County Health Department for septic approval for a 5 vs. a 4- bedroom addition. Ms. Keenan asked if anyone had any further questions. None were posed.

John Langey prepared a resolution in draft in anticipation of approval.

Ms. Keenan explained to Mr. O'Connell that SEQR stands for State Environmental Quality Review Act. We have to review your proposal to make sure there are no problems that might impact the environment. Assessment Form review performed by John Langey, town attorney as follows:

- Material conflict with land use or zoning plan - no
- Change in intensity of use of land - small impact
- Impair or change character of existing community - no
- Critical or environment areas – we don't have any
- Any adverse changes in levels of traffic - no
- Affect infrastructure of mass transit or walkways - no
- Will increase use of energy or fail to incorporate renewable energy sources - no
- Negative impact on public or private water supplies - no
- Waste water treatment – Mr. O'Connell to get letter stating good for 5 bedrooms
- Character of Important Architectural or historical resources - no
- Adverse change in natural resources - unlikely
- Flooding or drainage - no
- Hazard to environment resources or human health - no

Mr. Langey stated the environmental review is incorporated into the proposed resolution. Resolution makes findings referencing the section of the code that Mr. O'Connell is applying for. Findings are right out of the code. No detrimental health, safety or welfare to the community since the allowance of the family accessory unit does not pose any threat to the neighboring community.

The addition will contain, kitchen, bath and other living areas and shall be occupied by an identified relative under the law. Family accessory must be less than max sq footage allowed or less than 50% of the proposed structure. Unit shall contain no more than 2 bedrooms. Orientation shall maintain the outward appearance of a single- family dwelling. Further resolved, the board approves the owners request for specific permit requesting a proposed 260 square ft. family accessory unit connected to a single- family structure subject to restrictions in accordance with submitted floor plans under article 9 and subject to approved septic system to serve a 5- bedroom property from the Onondaga County Health Department.

Ms. Keenan opened the public hearing at this point and asked if anyone wished to make a comment in favor of this proposal or negative remarks about this proposal. No negative or positive comments were received. Ms. Keenan closed the public hearing. Ms. Keenan informed Mr. O’Connell that we have been through criteria of your project and asked the board to vote to accept the proposal. All board members in attendance voted to accept the proposal. There were no oppositions and resolution is hereby granted.

Mr. O’Connell to get drawings and see Ralph Lamson to obtain Building Permit. There was brief conversation about required 4 hour training for board members and available training on Saturday, April 29 at Dewitt Town Hall.

Motion to adjourn at 7:13 pm

<b>Action items</b>	<b>Person responsible</b>
County Approval for septic for 5 bedroom vs. 4	Mr. O’Connell
Final Drawings to Ralph Lamson	Mr. O’Connell

Respectfully submitted,

Sue Marzo  
Zoning Board Secretary

