

2577 US Route 11  
P.O. Box 193  
LaFayette, NY 13084  
[www.townoflafayette.com](http://www.townoflafayette.com)



Date: July 18, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

## Planning Board Meeting

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**Meeting called by:** LaFayette Planning Board

**Facilitator:** James Nakas

**Note taker:** Sue Marzo

**Attendees:** Planning board members: James Nakas, Rick Markoff, Shawn Adam, Brad Bush, Barb Laskey

John Langey, Town Counsel, W. James Camperlino, applicant,  
Sue Marzo, Secretary

### *Minutes*

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**Agenda item:** 9-lot subdivision for W. James Camperlino

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**Agenda item:** Re-application of W. James Camperlino for a 9-lot subdivision on the east side of LaFayette Rd. 400 ft. south of the Bull Hill/LaFayette Road intersection zoned agricultural

**Presenter:** W. James Camperlino

#### **Discussion:**

James Nakas opened the meeting at 7:00 pm.

Jim Nakas welcomed everyone to the July 18<sup>th</sup>, 2017 Planning Board.

Minutes of the June 20<sup>th</sup> Planning Board Meeting were approved as written.

Jim Nakas opened the meeting and explained it to be an Informational exchange after having gone through this a couple of times to see if other agencies need to be involved.

Mr. Camperlino wanted to show the entire piece of property because the lake was not shown on the original map. Surveyors have done a physical survey and map does show lot 9 as the lake and will not be developed. The future road connects to the 2<sup>nd</sup> page of the map and leads to the lake. On the updated map, it did not actually show the water part of the property. Mr. Camperlino showed the water and spillway on the map and reviewed the maps with the board members in detail.

Mr. Markoff pointed out that James W. Camperlino, the name on the map is a mistake and will need to be corrected to W. James Camperlino.

Mr. Camperlino stated that he will need access to the back piece of the property but has no immediate plans. 80 acres along with a 10-acre lot may be sold in the future. The property lends itself to an empty nester retirement community maybe small ranches for seniors. Someone is currently interested in lot 6. Mr. Camperlino spoke to Ralph Lamson, Codes Officer and was given the understanding that he would be able to get one building permit without subdivision approval. John Langey confirmed that to be true so one house can be approved and the town can continue to work on approving the subdivision.

Mr. Camperlino confirmed that none of these lots will have access to the future road. All the lots are going to front off of LaFayette Road. Mr. Langey states that notes from last time confirm that the board wanted more information on the road cuts. He asked if any progress was made on the DOT approval for road cuts. Mr. Camperlino stated that he had not contacted the DOT for approvals.

Mr. Camperlino confirmed that perk tests were completed. Matt Naparala, Mr. Camperlino's engineer, drew up plans for a 4- bedroom house. Plans for the septic system were shown and designed for the worst perk in a 4-bedroom house for lots 4 and 6. A 5-bedroom house would need a different septic design and a 3 bedroom can be modified for a smaller septic system. Jim Nakas asked why each one of these lots that front on LaFayette Road had the leach field right up to the road. He asked if there as a setback. Mr. Camperlino stated that the septic system can be in the right of way. He also stated that his goal is to re-design with a walk out basement with well in front and septic in back. Jim Nakas asked if the septic is in the back would that run afoul of the wetlands. Mr. Camperlino said there is plenty of room for house and septic. Town restriction is minimum of an acre and a half per Shawn Adam. Jim Nakas asked if you subtract the wetlands does that drop it below the town minimum? Jim Langey stated that subdivision regulations don't have that restriction to subtract out the wetlands. When we do our environmental review, it will be a consideration that you won't harm the wetlands, however. He also recommended that we shoot the plans over to town engineering

regarding wetlands, road cuts and site distance, etc. and have it ready for next meeting. Mr. Camperlino stated that the reason for the footprint on the map is to have all the setbacks from LaFayette Road and sideline setbacks and rear yard setbacks also to assure we are outside of the 100' buffer. So that should be a total buildable footprint shown and there should be no problem with there not being enough room for a house and a septic system. Mr. Camperlino stated that the draftsmen put the septic in the front but he prefers it in the back unless there is a reason we can't put it in back. The topography is perfect for servicing a walk out basement in the back without having to put a pump in.

Mr. Langey stated that we must go through SEQR at some point. We will need the DEC as an interested agency. We will not need a permit unless he is inside one of these setbacks. We need to ship a package to DEC, Army Corp of Engineers, Dept. of Health, Dept. of Transportation and the town engineer to get input from all the agencies. Mr. Camperlino advised that an Environmental engineer flagged the wetlands. John Langey stated he would have resolution ready for next meeting.

Mr. Camperlino was advised to provide 6 packages of plan and applications. Mr. Langey stated that the Town of LaFayette will be the lead agency. We will need to do a County Referral. Shawn Adam suggests starting with DOT. He is not confident that 9 driveway cuts will be approved. Reconfiguring the lots may be necessary. Mr. Camperlino asked if the town would support a speed reduction study. The road is a county road, County Route 12. John Langey said that Mr. Camperlino would have to approach the town board for a study to reduce the speed limit. Brad Bush mentioned that we have had trouble with north south roads. Brad Bush 2<sup>nd</sup> Shawn's advice to start with DOT.

Mr Nakas advised that on the short form environment assessment on page 2 you checked that this was an archaeologically sensitive area. Mr. Camperlino was not aware why that box was checked yes. Also checked as yes, was a threat to endangered species. Mr. Camperlino was advised to get a letter from all the agencies if there was anything to be concerned about. It is best handled that you come back with letters from Shippo or DEC that there is nothing here. Mr. Langey said they probably used the DEC mapper and it will automatically fill in these forms for you. The board needs clarification on the yes responses. Mr. Camperlino was advised that the town engineer was Mark Chambers of C&S Engineers. Mr. Langey will send the package off to Mark for his review. DOT will not care about the speed limit as much as what the people really drive.

Mr. Camperlino was informed that the Town does have a developer fee deposit law. We will ask Mark Chambers for an idea about a starting point for what the engineering review would cost. Deposit can be made and we can draw off it. Legal fees should not be very big. There are no covenants, not forming any districts, drainage, no sewer and no water. Drains might be disturbing enough to do a possible SWPPP. Mr. Langey stated that he did not know what the engineer is going to recommend? He asked Mr.

Camperlino to submit the package and next time we will be able to know if Mr. Camperlino can stick with his original 9 proposed lots. When we know Mr. Camperlino has his 9 lots solid, then we will pick up our SEQR and send it to the County Planning Board, schedule a public hearing and get it moving.

Mr. Camperlino wants to proceed to get one building permit before subdivision approval. John Langey does not know of anything prohibiting approval for that. The person buying the building lot would get signed on as a co-developer. Mr. Langey advised Mr. Camperlino a simpler way was to talk to Ralph Lamson about a simple subdivision and split off one lot out of this parcel and you can file a map and Ralph sets it up and does it with the county himself. Mr. Camperlino will contact lanuzzi and Romans for 6 packages and send to John Langey's office. Matt Naparella can call over and talk to Ralph tomorrow about a simple subdivision. This will be easier than adding someone to a map later.

Meeting adjourned 7:28pm and the board wished Mr. Camperlino a lot of luck with his development.

**Action items**

**Person responsible**

Obtain 6 packages for agency review and send to John Langey  
Send package to Mark Chambers  
Prepare Resolution

W. James Camperlino  
  
John Langey  
John Langey

Respectfully submitted,

Sue Marzo  
Planning Board Secretary



Adobe Acrobat  
Document

/attachments

