

2577 US Route 11
P.O. Box 193
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Date: March 21, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Facilitator: Jim Nakas

Note taker: Sue Marzo

Attendees: **Planning board members:** Jim Nakas, Rick Markoff, Brad Bush, Shawn Adam; absent Barb Laskey
John Langey, Town Counsel, John Beardslee, applicant, Paul Dwyer, resident, Pat Dwyer, resident, Ralph Lamson, Codes Officer, Sue Marzo, Secretary

Minutes

Agenda item: Continuation of John Beardslee's request to overturn Resolution titled, Re-Subdivision of Lot #2 of Ball Subdivision into Ball Subdivision #2 aka "Beardslee Subdivision" allowing access from Sentinel Heights Road to sell property for a building lot, Tax Map Number 022.-05-12.1.

Agenda item: John Beardslee Subdivision

Presenter: John Beardslee

Discussion:

Jim Nakas opened the meeting at 7:01 pm.

Continuation of public hearing for John Beardslee, aka Beardslee Subdivision:

Town Attorney, John Langey gave those in attendance a short overview of the project and what point we are at now and where we go from here. In 2005, an applicant received a 4 lot subdivision which the board happily granted. We were required to add a stipulation to the approval of the condition that for the subdivision there can be no direct access

onto Sentinel Heights Rd. and any future access would be through Commane Rd. It stayed that way for 10-11 years. Mr. Beardslee has someone who is willing to split lot 4. The lot that fronts on Commane would have access off Commane and the lot that only fronts on Sentinel Heights would only be able to access a public road through Sentinel Heights. He asked that we remove that condition which the board did, but that wasn't part of the subdivision at that time, which triggered Ralph's simple subdivision application. Ralph put together a referral to the County Planning Board. They remembered the application and wrote a detailed response recounting that they had told us in the past not to allow access off Sentinel Heights Rd. A letter from Onondaga County Department of Transportation dated January 13th to the applicant, stated that they received a residential driveway permit application and advises that permittee of department approval; not a permit regarding site distance. John read the letter stating that they will issue a permit. Before Ralph issues a building permit, the applicant must have in hand, the DOT driveway cut permit. That's the protection. If you decide to overrule the county's planning board, make it contingent at the time of request for building permit, that the applicant show Ralph Lamson they have a real dot driveway cut permit onto Sentinel Heights. Ralph stated that was the requirement anyways. Now you're set up procedurally to do your business. Brad Bush was first to make a motion to overrule the county a 2nd time and approve this application. All board participants were in favor. No one opposed. 4-0. Motion was carried. John Beardslee must get the maps signed by Ralph Lamson to be filed with the county clerk's office. The town gets one for their records. When ready to build the house, see Ralph Lamson for the paperwork.

John Beardslee posed the question; "in light of the rejection letter and preliminary approval are they likely to make it hard to get?" John and Ralph did not believe so. Jim Nakas thanked John and apologized for coming in so many times for this long overdue process. John Beardslee thanked the board for meeting with him and following through.

Planning Board Minutes stand as written from January 17, 2017. All in favor.

Motion to adjourn. Meeting adjourned at 7:08.

Action items

✓ Map signatures

Person responsible

Ralph Lamson/John Beardslee

Respectfully submitted,

Sue Marzo
Planning Board Secretary

