

November 28, 2017 LaFayette Zoning Board of Appeals Meeting Minutes

Minutes of the Meeting held by the LaFayette Zoning Board of Appeals on November 28, 2017 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, Chair
Anita Miner, Member
Karl Field, Member
James Nash, Member

Recording Secretary: Jacqueline G. Roorda, Town Clerk

Others Present: John Langey, Town Attorney
Ralph Lamson, Bldg. & Code Officer
Kelsey Moody, Applicant
Beverly Oliver, Applicant
Barb Lasky & Ron Bush Residents

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

Chair Keenan asked if the Board Members were able to review the minutes of the October 24th, 2017 meeting or have any questions or comments regarding them.

Member Karl Field moved and Anita Miner seconded the motion to accept the minutes of the October 24th, 2017 ZBA Meeting. Minutes stand as submitted by Zoning Board of Appeals Secretary, Sue Marzo.

Chair Keenan then advised that the first thing on the agenda is a Public Hearing and Meeting regarding the application by Beverly Oliver who is seeking an area variance of 9 feet in order to allow for a garage to be built 38' from the front property line at 5353 Webster Road. Chair Keenan then Opened the Public Hearing and asked for any questions or comments from those in attendance.

Attorney John Langey advised that this is a Type 2 SEQR so no further action is necessary as there is minor or no impact on the environment.

Keenan advised that last month the sketch meeting took place and it was determined that a current survey was needed which she thanked Beverly Oliver for providing the up-to-date survey. Keenan asked if anyone present has any objections to this variance. None were voiced. Keenan then asked if anyone has any comments in favor of the variance. Resident Barb Lasky advised that she has known Beverly for numerous years and has been at her residence numerous times as well. She feels that the location of the garage is appropriate and necessary. Keenan asked if anyone else had any questions or further comments regarding this variance. None were heard. Keenan closed the Public Hearing.

(See Attached Resolution)

Applicant, Beverly Oliver thanked the Zoning Board for their assistance.

Chair Keenan stated that the next matter is the application of Kelsey Moody for a variance for a deck/porch at his house located at 5970 Route 20 and asked Mr. Moody to explain his desire.

Kelsey Moody advised that this is the only place he can build a deck on his home as the driveway is very close to the other side of the house, and cannot put it on the back due to the snow and plowing. He is hoping to move fast on the building of the deck as the roof on the existing back porch is in need of repair and he would like to get the footers set in before the ground freezes.

Attorney John Langey advised that this also is a Type 2 SEQR. No further action is necessary as there is minor or no impact on the environment.

Chair Keenan opened the Public Hearing asking if anyone had any comments against the application for this variance. None were spoken. She asked if anyone had any comments in favor of the variance. Ron Bush introduced himself advising that he lives across the street from Kelsey Moody and stated that he is totally in favor of Kelsey's variance for a deck. Jackie Roorda, Secretary advised that another neighbor had called to say that he couldn't be at the meeting, however he wanted to make sure the Zoning Board knew that he is in complete favor of the variance as well. Chair Keenan commented that this 15' side yard offset/10' relief is necessary to stay clear of the well and septic and asked if there were any more questions or comments from those in attendance. No more were voiced. Keenan then closed the public hearing.

(See Attached Resolution)

Chair Keenan advised Mr. Moody that he may move forward with his project. Moody thanked the Board.

Member James Nash moved and Member Anita Minerd seconded the motion to adjourn. Meeting adjourned at 7:17 p.m.

Zoning Board Secretary
Jackie Roorda