

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084
www.townoflafayette.com



Date: January 21, 2020

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Chair: Brad Bush, Chairman

Secretary: Sue Marzo

Attendees: Planning Board members: Brad Bush, Chairman, Barb Laskey, Rick Markoff and Jerry Marzo Board Members, Sue Marzo, Secretary, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Georgia Phipps, Steve Wood, Jim McGannon, Christopher Oliver, Amy Papelino, Sean Evans, Jeanie Gleisner, Todd Shute

Minutes

- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of November 19 Planning Board minutes
 3. Case #5-2019 – Public Hearing for the application for the estate of Shirley A. Wood for a subdivision, dividing 73+/- acres of property at 2785 LaFayette Rd. into 5 lots, located approximately 1 mile north of Route 20 in an Ag/Residential District. (Tax Map #20.-04-01.1)
 4. Case #6-2019 – Update - Carly Farms/Dimon Solar Farm Lot Line Adjustment Apulia Road and Palladino Roads for proposed revised site plan.
 5. Case #9-2019-PB Application for Controlled Site Approval by Todd J. Shute to operate his excavation/dumpster business at US Route 11A, approximately 200 yards south of Field Lane in a Business/Commercial zoned property (Tax Map #021.-03-0.2)

Discussion:

The meeting opened at 7:00 pm with the Pledge of Allegiance. Chairman Bush asked if the Board members present were in approval of the November 19th Planning Board meeting minutes. Motion was made by Rick Markoff, second by Jerry Marzo to accept the minutes as written. All Board members present were in favor and minutes were approved.

Case #5-2019 – Public Hearing for the application for the estate of Shirley A. Wood for a subdivision, dividing 73+/- acres of property at 2785 LaFayette Rd. into 5 lots, located approximately 1 mile north of Route 20 in an Ag/Residential District. (Tax Map #20.-04-01.1)

Georgia Phipps, executor of the Shirley Wood estate advised that there have been no changes from what was previously proposed excepting some more finite acreage numbers as a result of a recent survey. She provided drawings of the new survey to all Board members.

There are 5 lots, the house and 8.368 acres for a total of 74 acres. She reported the sizes of the 5 parcels and accompanying right of ways. To the south is a 60' right of way with 16.18 acres behind that. This is on contract to Jim McKenna. 6.25 acres will be joined with one of the Wood sister's current property. To the north there are 21.88 acres which is also sold. Chairman Bush advised that the County has responded. They have resolved that there will be no significant impact to the County. They advised applicant to work with the Onondaga Health Department to discuss wastewater management. They advised to coordinate with the Town of LaFayette access plans to meet minimum sight distance and to avoid land locked parcels. They also oppose the fragmentation of forest land.

Ms. Phipps advised that the Highway Department already reviewed the sight requirements on the proposed driveways. There is a potential for two new driveways. She was advised the homeowners should submit for permit if needed due to time limitations on the application.

SEQR Environmental Review was completed as follows :

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? – “No or small impact”
2. Will the proposed action result in a change in the use or intensity of use of land? – “No or small impact”
3. Will the proposed action impair the character or quality of the existing community? – “No or small impact”
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? – “No or small impact”
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? – “No or small impact”
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? – “No or small impact”
7. Will the proposed action impact existing:
 - a. Public/private water supplies? -“No or small impact”
 - b. Public/private wastewater treatment utilities? – “No or small impact”
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? – “No or small impact”
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? – “No or small impact”

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? – “No or small impact”

11. Will the proposed action create a hazard to environmental resources or human health? – “No or small impact”

SEQR review was signed by Chairman Brad Bush.

Motion was made by Rick Markoff to make the Planning Board lead agency and that this proposal will not result in any significant environmental risks. Barb Laskey second the motion. All Board members present were in favor.

Rick Markoff motioned to open the Public Hearing, second by Jerry Marzo. All Board members present were in favor.

Steve Wood the oldest of 6 kids in the Wood family approached the Board regarding his disapproval of the subdivision. He would like to purchase the entire parcel and keep it in the family for sentimental reasons. He proceeded to discuss his lacrosse history and his desire to move back to LaFayette and live in the homestead. He informed the Board of his desire to work with the Haudenosaunee's to turn the property into a school for the Onondagas for film making.

Georgia Phipps asked all her siblings in the beginning of the process if they wanted to purchase before the subdivision was entertained and no one was interested at the time. She stated that her brother does not have the finances to make the purchase. He advised that he had and is willing to purchase at this time.

Mr. Jim McGannon of 2835 LaFayette Rd spoke and advised the Board that he has a contract to purchase one of the lots and is in favor of the subdivision.

There were no other residents present to speak at the Public Hearing. Motion was made by Jerry Marzo to close the Public Hearing, second by Rick Markoff. All Board members present were in favor.

Attorney Brown advised that from a legal perspective, short of the application being withdrawn, all legal requirements have been met.

Motion was made by Jerry Marzo to approve the subdivision, second by Barb Laskey. All Board members present were in favor. The subdivision is approved, and Chairman Bush signed off on the drawings.

Case #6-2019 – Carly Farms/Dimon Solar Farm Lot Line Adjustment Apulia Road and Palladino Roads.

Ralph Lamson spoke on behalf of the applicants for the Carly Farms/Dimon Solar Farm in reference to the line adjustment to bore beneath Onondaga creek. The DEC advises that as long as they are over 6' under the creek, they are in approval. Anything less than that will require a permit.

Case #9 – 2019-PB Application for Controlled Site Approval by Todd J. Shute to operate his excavation/dumpster business at US Route 11A, approximately 200 yards south of Field Lane in a Business/Commercial zoned property (Tax Map #021.03-07.2)

Todd Shute, applicant supplied maps of the proposed property to Board members for review and discussion on the site plan. There are plans to build a pole barn structure in the next two years on the property. There will be signage on Route 20. Brad Bush advised this will need to be sent to the County for approval and a Public Hearing will need to be held.

A motion was made by Rick Markoff to set a Public Hearing for January 21, second by Jerry Marzo. All Board members were in favor.

A motion was made to adjourn the meeting by Rick Markoff, second by Jerry Marzo. All Board members present were in favor.

Meeting adjourned at 7:42 pm.

Respectfully submitted,

Sue Marzo
Planning Board Secretary

