

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



Date: September 17, 2019

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 and Jerry Marzo Board Members, Sue Marzo, Secretary, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Fran Williams, Todd Stady, and Stephen Sheffield, applicants.

Minutes

- Agenda Items:**
1. Approval of August 20, 2019 minutes
 2. Case #4-2019 Public Hearing for the Application by Todd & Julie Stady and Steve & Katie Sheffield for Controlled Site Approval at 5940 Feather Drive (at end of road, ¼ mile west of Route 11) for use as an educational institution at property zoned for religious use in an area that is an Ag/Residential district. (Tax Map # 014.-02-23.0)
 3. Case #3-2019 Public Hearing for the application by Frances Williams for Controlled Site approval for home occupation for a hair salon at 2256 US Route 11A, approximately ½ mile south from Ortloff Road in an Ag/Residential District. (Tax Map # 015.-03-08.2)

Discussion:

Meeting commenced at 7:00 pm. Brad Bush welcomed all in attendance and asked all to rise for the Pledge of Allegiance. Brad Bush asked Board members if they approved the Planning Board minutes of August 20, 2019. Jerry Marzo motioned to accept the minutes, Barb Laskey second. All other Board members present were in favor as written.

Case #4-2019 Public Hearing for the Application by Todd & Julie Stady and Steve & Katie Sheffield for Controlled Site Approval at 5940 Feather Drive (at end of road, ¼ mile west of Route 11) for use as an educational institution at property zoned for religious use in an area that is an Ag/Residential district. (Tax Map # 014.-02-23.0)

Brad Bush asked the applicants if there were any changes since the last meeting and if the Board had any questions of the applicants. No questions arose. Brad Bush asked Attorney Brown to proceed with the SEQR review.

SEQR Environmental Review Part 2 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”

Jeff Brown stated based on the responses, it is appropriate to have a motion that the Planning Board is designated as lead agency and the proposed application will have no significant adverse environmental impact. Motion was made by Jerry Marzo, second by Barb Laskey, all other Board members present were in favor. Motion was made to open the Public Hearing by Barb Laskey, second by Jerry Marzo, all other Board members present were in favor. There were no members of the public present at the hearing. Motion was made by Jerry Marzo to close the public hearing, second by Barb Laskey, all other Board members present were in favor.

Jeff Brown asked the Board if they are comfortable with the property sketches, where the septic fields are located, required setbacks, well location, play area. Would there be a need for any screening, or protective trees to prevent children from running into the street? Brad Bush said he did not see any issues. Ralph stated it is being used as it has been in the past and was also ok with the proposal.

Jeff Brown asked the applicants about the status of New York State approval to operate the school. Applicants stated that they are currently on the agenda for October for review of the application. They are currently running a 3-day home school coop and will likely continue throughout the school year as it is felt it may be too late to start a full-time private school in this school year.

Brad Bush asked for a motion to accept the site plan. Jerry Marzo motioned to accept, Barb Laskey second, all other Board members were in favor of the site plan as presented. Brad Bush thanked the applicants for coming in.

Case #3-2019 Public Hearing for the application by Frances Williams for Controlled Site approval for home occupation for a hair salon at 2256 US Route 11A, approximately ½ mile south from Ortloff Road in an Ag/Residential District. (Tax Map # 015.-03-08.2)

Brad Bush asked the applicant if there were any changes since last month. Applicant advised that they were still waiting for a variance from Zoning Board. Brad Bush asked if any Board member had a problem with the application. All Board members were ok with the application.

SEQR Environmental Review Part 2 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”

Jeff Brown stated a motion would be appropriate to declare this Board as lead agency and that there are no significant adverse environmental effects. Motion was made by Jerry Marzo, second by Barb Laskey, all other Board members present were in favor. Motion was made by Jerry Marzo to open the public hearing, second by Barb Laskey, all other Board members present were in favor. There were no members of the public present for comment. Motion was made to close the public hearing by Jerry Marzo, second by Barb Laskey, all other Board members present were in favor. A motion was made by

Jerry Marzo to accept the application with contingency that the septic is approved to handle the additional bathroom and two sinks and that the applicant receive her pending area variance. The motion was second by Barb Laskey, all other Board members present were in favor.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Sue Marzo
Planning Board Secretary



DRAFT