

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



Date: July 24, 2018

Time: 7:00 pm

Location: LaFayette Town Offices

Zoning Board Meeting

Meeting called by: LaFayette Zoning Board

Facilitator: Christine Keenan

Note taker: Sue Marzo

Attendees: Zoning board members: Karl Field, Christine Keenan, Anita Miner, Mike Stiner, absent James Nash

John Langey, Town Counsel, Sue Marzo, Secretary, Ralph Lamson, Codes Officer, Melanie Vilar, Michael Vilar, Larry Smith, Diane Bonn, applicants; Bob Carrol and Paul Carrol residents

Minutes

- Christine Keenan opened the meeting with introductions by all at 7:00 pm
- Minutes from the June 26, 2018 Zoning Board were approved as written.

Agenda item: Case #1-2018 - Diane Bonn – ZBA application for a specific permit for a seasonal camp at 2375 Tully Farms Rd. approximately ¼ mile south of Route 20, west side.

Discussion:

Diane Bonn explained the purpose of her request: I have a piece of property with a travel trailer to use as a seasonal camp for my family. Eventually I want to build something in possibly another year. As far as building goes, I must wait to decide because of potential flooding. Right now, I want to keep going as I am. It has been there

for 5 years. Christine Keenan advised the DEC advises to consult with the Army Corp of Engineers as an option if deciding to build.

Christine Keenan opened the public hearing and asked if anyone wished to speak for or against the proposal.

Ralph Lamson reported that Barbara Neilson next door neighbor is completely in favor and advised that Diane is a great neighbor She called Ralph to speak on her behalf because she is in Florida. Christine Keenan asked how this came about. Ralph Lamson reported that a couple of years ago he noticed the camper while driving by.

There were no more comments by those in attendance. Christine Keenan closed the public hearing at 7:07pm. She stated that criteria is appropriate for the lot and location. Karl Field stated that it was quite unusual for the carrying away of the waste. Christine Keenan read the document from the County Health Dept. stated that the use of the dry toilet is permitted and should be taken to a waste facility for disposal. We have received the approval document relative to the proposal. We have no objection to this proposal. Proper septic must be added should they build on the site.

Ralph Lamson stated it should be allowed and the proposal follows the New York State building code in LaFayette. The Health Department is ok and LaFayette code permits this. No neighbors have complained. The only concern raised by Mike Stiner is the potential for flooding. Mike asked Ralph to look up the elevation and advise if the trailer should be moved up to that elevation. Karl Field stated that the water does cross the road at times. Ralph Lamson said if the creek is cleaned out it is usually not a problem. Christine Keenan asked how close the property was to the mudslide. Dianne Bonn advised ¼ mile.

Section B Article IV - Christine read the criteria and board responded with their approval for each clause.

The only issue raised was the potential for flooding. It is appropriate to wait and see. It has been there for 5 years with no problems. Christine Keenan stated if it floods you pull it out and move away. John Langey suggested that seasonal camp should be defined. Diane Bonn replied with most of the year it would be occupied. It does have heat. I'm just there to enjoy. Christine Keenan asked if there was a caretaker for when she was not there. Dianne stated that her brother would oversee it during periods of absence. John Langey advised that we need to nail down the time periods. John Langey will note all but January and February in the resolution. Ralph Lamson was asked if there were other seasonal camps. He replied that there are several near the reservoir and on

Jamesville Apulia Rd. and there are some hunting camps. Christine Keenan asked if there were any problems with these camps. Ralph Lamson is not aware of any. John Langey asked for acreage of the property. Diane Bonn stated approximately an acre and half. Mike Stiner asked if her brother would be staying there at all. Diane said no. The brother, caretaker lives in Syracuse and would not be using the camper.

John Langey asked if they did an environmental review. John Langey said it would not hurt to go through the questions for any impact. All questions were replied with no.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?
2. Will the proposed action result in a change in the use or intensity of use of land?
3. Will the proposed action impair the character or quality of the existing community?
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?
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?
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?
7. Will the proposed action impact existing:
 - a. Public/private water supplies
 - b. Public/private wastewater treatment utilities?
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality flora and fauna)?
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?
11. Will the proposed action create a hazard to environmental resources or human health?

John Langey to incorporate the above assessment into the resolution. Christine Keenan brought up the disposal of waste and bringing in of potable water. These clauses will be incorporated in the resolution and the building permit application.

Motion to approve was made by all board members – Resolution is carried.

7:24 case 1 ended.

Agenda item: Case #2-2018 - ZBA Application for a side yard variance of 4' at 2215 US Route 11, LaFayette approximately 1 mile south of Route 20 & Route 11 intersection, west side

Discussion:

Mike Vilaradi advised that he was looking to add a one-story garage to the side of the house 26' by 21'. It will be used for extra storage and car storage in the winter – Mike Stiner asked about the roofline and if it would match the house. Applicant advised that yes it would. They are requesting a variance of 8' in the side yard; 17' from the side yard. There is a leach field and well on one side so therefore they need to have a variance on the other side of the house. Can't put it anywhere else. Pete Carrol advised that a french drain needs to be added to stop the flow of water into his septic area. Resident advised that they are going to put a French drain in along the side of the garage to stop the water from running into adjacent property. Jim Langey asked for the location of the french drain. The south side of the property line is where the french drain will be installed per applicant.

Jim Langey advised Ralph Lamson will have to look at it and approve to his satisfaction. Mike Stiner asked where the runoff will drain – Bob Carrol advised underneath route 11 there is a culvert there for 100 years.

Christine Keenan opened the public hearing. She asked for anyone who was in favor or opposed to the application. Paul Carrol of 2195 Route 11 S. and Bob Carrol of 2584 Rt. 11 were present and advised of their approval with no opposition to the proposal. Bob Carroll asked where the end of the garage was. Applicant needs 8' of relief from our code requirement; 17' from his property line. Ralph Lamson will need to inspect the location of where it is supposed to be before too deep into construction.

Motion was made to approve the resolution – All were in favor

Agenda item: Case #3-2018 – ZBA Application of a variance to place a shed 22' from the road/front property at 5857 Winacre Drive, LaFayette

Discussion:

Applicant is looking for a shed placement on the side of his property. He owns 3 or 4 lots recently purchased and will erase to have one lot. Ralph Lamson stated that you can have an accessory structure on a lot without combining the parcels. Larry Smith is going

to join them all into one lot regardless. John Langey advised that there is a tax benefit to combining them. He said it is an easy procedure to combine the tax parcels to get it filed in the county.

Christine Keenan stated the structure would be 22' off the side of the road, Ralph Lamson conferred with Larry Smith and examined the map. It was determined that it would be 50' setback and would need 28' of relief for a shed 10 x 24 give or take a foot or so. Hardship is the steep location and the there is a valley behind the house. He would have to bring in 30' of fill to place it in his yard. This is a SEQR type 2. Christine Keenan reviewed the criteria and board members commented. Larry confirmed that all neighbors are ok with the placement of the shed.

Jim Langey stated that we would need a resolution for a 12 x24 storage shed 22' from edge of road 28' of relief in the front yard reasoning steep slopes, valley in back side and no proof of detriment to the neighbors.

Christine opened and closed the public hearing as there were no others in attendance.

All board members were in favor of approving the application.

Motion to adjourn was made a 7:40pm.

Respectfully submitted,

Sue Marzo

Zoning Board Secretary

