

January 19, 2016 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on January 19, 2016 in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: James Nakas, Chairman
Barb Lasky, Member
Shawn Adam, Member
Brad Bush, Member
Rick Markoff, Member

Recording Secretary: Jackie Bush Roorda

Others present: Wendy Reese, Planning Board Attorney
Ralph Lamson, Bldg. & Code Enforcer
Stacy Peios, Applicant

Chairman Nakas called the Meeting to order at 7:00 p.m. and welcomed everyone. He then read the Application of Stacy Peios as follows:

Case 1-2015

Application by Stacy Peios for a Controlled Site Approval For a home based business in an Agricultural-Residential District to convert her home office and full bath in her basement into a full service dog grooming salon. The residence is located at 2138 US Route 11 South, 1 & ½ to 2 miles from the intersection of Route 11 and Route 20, LaFayette, NY.
Tax Map no. 014.-03-42.5

Chair Nakas asked the applicant to give a short summary of her business plans.

Ms. Peios explained that she will be grooming small to medium sized dogs, starting with one dog at a time for now and eventually it will be more efficient to do a rotation of grooming 2-3 dogs at a time. She explained that LaFayette Veterinary practice started in this same location, there is sufficient parking, the dogs will be dropped off and will either be on a leash or kenneled, grooming will take place in the basement in a designated bathroom and when grooming is

complete, the owners will return to pick them up.

Chair Nakas said the first point will be to appoint the Planning Board as lead agent.

Member Markoff moved and Adam seconded the motion to appoint the LaFayette Planning Board as the Lead Agent regarding Stacy Peios' application for controlled site approval. Motion carried 5 – 0.

Chair Nakas asked the Board Members if they had a chance to review the Environment Assessment form submitted by the applicant and if there were any concerns or questions. Members of the Board advised they had none. Nakas then read through Part 2 – Impact Assessment as Lead Agency. The Board answered no, or small impact may occur to all Questions 1 -11. Part 3 – Determination of significance was reviewed and determined that there will no negative impact whatsoever. Chair Nakas completed and executed the Lead Agency portion of the Environmental Assessment Form which will be included in the paperwork to the Onondaga County Planning Board for their review.

A brief discussion wherein the Planning Board Members asked questions and the Applicant supplied answers was as follows:

Questions asked by the Board Members:

Any signage? Will this be by appointment only? Hours? Latest appointment? Lighting? Average number of dogs? Bathroom? Entrance?

Answers from Applicants: I would like a small sign. Attorney Reese advised the sign cannot have a slogan, it can have your business name and a phone number. I will start out having hours on Friday and Saturday and eventually 4-5 days if business is good. There is a separate entrance to the basement and yes, there is a bathroom. The latest appointment would be 6:00PM and pick up at 9:00 PM.

The Board requested that Attorney Langey move forward with the following:

**TOWN OF LAFAYETTE PLANNING BOARD
SEQRA RESOLUTION AND NEGATIVE DECLARATION**

DATED: January 19, 2016

**STACY PEIOS CONTROLLED SITE APPROVAL
FOR A FULL SERVICE, SMALL DOG GROOMING SALON
AS A HOME OCCUPATION PURSUANT TO ARTICLE III**

**OF THE TOWN OF LAFAYETTE ZONING LAW
(2138 NYS Route 11 South)**

Mr. Bush moved and Dr. Markoff seconded the following Resolution:

WHEREAS, Stacy Peios (“Applicant”) has made an application to operate a full service, small dog grooming salon as a home occupation pursuant to Article III of the Town of LaFayette Zoning Law on property located at 2138 NYS Route 11 South the Town of LaFayette, bearing Tax Map No. 014.-03-42.5; and

WHEREAS, the proposed action consists of the operation of a full service, small dog grooming business in the basement of the existing residence located on the property, as more particularly shown on the site plan submitted by the Applicant; and

WHEREAS, Volume 6 N.Y.C.R.R., Sections 617.3 and 617 of the Regulations relating to Article 8 of the New York Environmental Conservation Law of New York (SEQRA), requires that as early as possible after submission of a completed application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, on January 19, 2016 the Town of LaFayette Planning Board (the “Board”) declared itself to be lead agency and determined this application to be an unlisted action for purposes of SEQR review; and

WHEREAS, the Applicant has completed and submitted a Short Environmental Assessment Form and the same has been reviewed and considered by the Board; and

WHEREAS, the Board has reviewed and considered all of the submissions by the Applicant and the Board has considered and discussed fully the potential environmental impact of the proposed action.

NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of LaFayette hereby determines that the proposed action is an Unlisted Action, that the action does not involve any federal agency and the proposed action does not involved more than one agency; and it is further

RESOLVED, that the Planning Board of the Town of LaFayette hereby notices all

agencies involved, if any, that it shall be lead agency for this project; and it is further

RESOLVED, that this Board hereby determines that the proposed action will not have a significant adverse effect on the environment, and this resolution shall constitute a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617, for the following reasons:

1. There are no identified unusual or unique land forms or environmentally sensitive areas at the proposed location;
2. No other areas of concern have been identified by the public or the Board.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Brad Bush, Board Member	Voting	YES
Barbara Lasky, Board Member	Voting	YES
Shawn Adam, Board Member	Voting	YES
Dr. Markoff, Board Member	Voting	YES
James Nakas, Chairman	Voting	YES

The Chairperson, Mr. Nakas, then declared the Resolution to be duly adopted.

Member Markoff moved and Bush seconded the motion to adjourn the Meeting of the Planning Board. Motion carried.

Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 8:00 p.m.

Respectfully Submitted,

Jacqueline G. Roorda
Planning Board Secretary