

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



Date: March 28, 2017

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, Anita Miner, Christine Keenan, Jerry Marzo, absent James Nash
John Langey, Town Counsel, Tom O'Connell, applicant, Ralph Lamson, Codes Officer, Sue Marzo, Secretary, Monica Blaisdale, observer

Minutes

Agenda item: Application for a Specific Permit for a Family Accessory Unit in an Ag/Res District submitted by Thomas O'Connell

Agenda item: **Presenter:** Tom O'Connell

Discussion:

Christine Keenan opened the meeting at 7:01 pm.

Christine Keenan welcomed everyone in attendance with introductions for Ralph Lamson, Codes Officer, John Langey, attorney, Karl Field, board member, Anita Miner, board member, Jerry Marzo, board member. Christine Keenan welcomed new secretary, Sue Marzo.

Motion carried to accept Zoning Board Minutes from December 2016 as written. Motion carried to accept. All board members were in favor.

Chris Keenan asked Mr. O'Connell to show her where the new addition goes on the survey provided. Bedroom and living room space, kitchen, bath and den potential for (2) bedrooms were pointed out. Square footage 270' for the new unit with 460' total including addition. Mr. O'Connell stated the addition was for his mother. Heat and power to be shared as well as the well and electrical systems. Mr. O'Connell visited the Department of Health to investigate the septic system and found there was no drawing on record. Dewey Northrup of Northrup Septic Systems confirmed a 1250-gallon tank and the drawing shows the location. Letter from Onondaga County Health Department regarding septic and well to be adequate for a dwelling with 6 bedrooms will be required. Christine Keenan also asked if the well would be adequate for the additional square footage. Mr. O'Connell confirmed it was.

Anita Miner asked how close the property was to the landslide. Mr. O'Connell stated it was over a mile away between Nelson and Otisco Rd. Jerry Marzo asked about the location of the leach field. Mr. O'Connell stated it was in the front of the property. Mr. O'Connell stated he has owned the property since 2007 but the leach field does not appear on any documents. He knows where it is only by the discolored grass in the warmer months.

Chris Keenan explained the specific permit minimum requirements. Unit cannot be rented. Maximum of one family blood relative. Minimum of 100 sq.' Max of 1500 sq.' sharing utilities.

Chris Keenan reviewed the criteria with the applicant for specific permit. Storm water level plan not required. John Langey stated County Referral will be required because it is a County Rd. Neighbors will be notified by the Zoning Board Secretary, Sue Marzo of the hearing one month from now to voice any concerns. For every action this board takes a SEQR will review impact on the environment. Zoning Board will review the SEQR next month on April 25 at 7:00 pm.

Karl Field questioned the direction of the roof line. For a one-story home, how was the applicant going to pitch the roof? Mr. O'Connell stated it would be a 3-4 pitch on top of the demising wall directly on to the other roof.

Motion to adjourn. Meeting adjourned at 7:16 pm.

Action items

Person responsible

County Referral

Ralph Lamson

List of neighbors to contact

Ralph Lamson

Contact neighbors

Sue Marzo

Letter from Health Dept. on septic
& well

Mr. O'Connell

Observers:

Monica Blaisdale

Respectfully submitted,

Sue Marzo

Zoning Board Secretary

/attachments application; survey



Adobe Acrobat
Document



Adobe Acrobat
Document

