

Planning Board Meeting

Date: February 20, 2024

Time: 6:00 pm

Location: LaFayette Town Hall

Meeting called by: LaFayette Planning Board

Chair: Brad Bush, Chairman

Secretary: Sue Marzo

Attendees: **Planning Board members: Chairman Brad Bush, Heath Kotula, Mark Whitney, Rick Markoff, Barb Lasky**
Jeff Brown, Town Counsel; Ralph Lamson, Codes Officer; Bill McConnell, Town Supervisor; Melanie Palmer, Town Board member; Dorothy Danyew, applicant; Janet Oppedisano, applicant; James Lighton, representative for applicant, David Crompt
Residents: Gabz Danyew, Laurie & Zen Werbowsky, Vern Klein, Judy McCrea Rich Stack, John & Beth Lytle, Ruthann Wood, Josh Shute, Kim Bell

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- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of January 16, 2024, Planning Board minutes
 3. **Case #3-2023-PB Sketch Hearing**
Continuation of Sketch Hearing for the application submitted by Dorothy Danyew, for Site Plan (PB) approval for the purpose of establishing a venue to hold wellness activities and small wedding gatherings located within her 20' x 40' barn. The property is located at 6021 Commane Road and is zoned as Agricultural (Tax Map # 022-05-12.2)
 4. **Case #2-2024PB Sketch Hearing**
Sketch Hearing for the application submitted by Janet & Thomas Oppedisano for a Controlled Site Plan located at 1955 Meeker Hill Road (Tax Map # 012.-05.29.1) to construct a commercial greenhouse and roadside stand.
 5. **Case #1 2024-PB Public Hearing**
Public Hearing for the application submitted by David Crompt for subdivision on Apulia Rd. – Fam Lot 2 – Keough Farm Subdivision Herbert M. Namann Living Trust. Tax Map (001.-04-28)

Discussion:

Meeting opened with the Pledge of Allegiance followed by approval of minutes of January 16, 2024. Motion was made to approve by Rick Markoff, second by Heath Kotula, all other Board members present accepted the minutes as written.

Case #3-2024-PB

Applicant briefly reviewed the updated drawings with the Board depicting parking, etc.

Chairman Bush stated that the drawings depict adequate parking to address his concern of overflow of parking on the street. Ms. Danyew stated that there is no chance of roadside parking. She has no desire to manage more than fifty people. Ralph Lamson, Codes Officer stated that the Town Board would need to approve any potential of overflow parking. Roadside parking is prohibited. Ms. Danyew stated that it would not be possible to have roadside parking due to an existing embankment. Ralph Lamson, Codes Officer, has no concerns with the application.

Motion was made by Rick Markoff, second by Barb Lasky to set the public hearing on the application for March 26, 2024 at 6:00 pm. All Board members present were in favor.

It was discussed that the Planning Board would be lead agency and complete SEQR.

Case #2-2024-PB

Ms. Oppedisano is interested in a business on her property growing and selling lavender and native plants. She is looking for approval for a high tunnel greenhouse, parking area allowing for safe entry and exit. She is also looking to put up a shed for storage.

The parking area is 5,000 square feet with 360 square feet for the high tunnel. Ralph Lamson, Codes Officer stated that it looks like a nice operation. She is looking to do an agtech base layer and cover it with native grass. She is not looking to add gravel.

Chairman Bush asked about operation times. Ms. Oppedisano stated operation would be on weekends during lavender season. U-pick is only during late July and early August. In 2-3 years, she will have some that bloom earlier elongating the season.

Barb Lasky asked if this was a forever business. Ms. Oppedisano stated that the product is perennial, and her goal is that the high tunnel will allow extension of the season and help develop seeds.

Chairman Bush stated that it is a seasonal business. Ms. Oppedisano does not anticipate doing all year long but down the road she may want to do more.

Discussion determined Planning Board would be lead agency and complete SEQR.

Motion was made by Heath Kotula, second by Rick Markoff to set the public hearing on the application for March 26, 2024, at 6:00 pm. All Board members present were in favor.

Case #1 2024-PB Public Hearing

James Lighton, surveyor and representative for David Crompt spoke about a simple three lot subdivision on Apulia Rd. just south of Smokey Hollow. Homes will be built on the top of the property. He pointed out the water line easement. The applicant is in the process of getting this easement abandoned. There is a meeting this week on the proposal. They have septic design in place now. The driveways should be very accessible but need approval from Onondaga County.

Chairman Bush stated his biggest concern is the existing water easement. Applicant stated that a prior subdivision was done some years ago and the Town signed off on it but wanted no responsibility for the water easement. Mr. Lighton stated that the water easement is not used at all, and it should be a simple process to deem it abandoned. There is no ETA on abandonment. It must go through the Village of East Syracuse Mayor.

Motion was made to open the Public Hearing by Heath Kotula, second by Mark Whitney. All Board members present were in favor.

Resident Vern Klein asked why they are now allowing access road cut to this property. He is on the top of the property. His concern is he does not think there should be access from Apulia Rd. because of the traffic and speed and the bend and why are they letting it happen. Ralph Lamson, Codes Officer stated the County must approve entry/driveways to these proposed lots. Mr. Klein also noted that there is a culvert with extreme water volume that goes into the reservoir. He stated that it rolls through there at a good pace. Mr. Lighton pointed out a culvert on the map that may handle that water flow. Mark Whitney asked for identification of where the railroad tracks were in relation to this property. Mr. Lighton pointed out where they were in relation to the map. Mr. Lighton stated a new map will be developed showing septic, well and house locations. Chairman Bush stated this application will not go forward without approval from DOT for the driveways. Mr. Klein stated that there is so much wildlife it is sad to see it disturbed.

Residents John and Beth Lytle are bound on two sides by this property. Mr. Lytle spoke of his concern about the impact of this project on their property. He had previously heard through the County that due to drainage there were not going to be any more driveways allowed on this property. He also has concern about how close these proposed homes will be to his property and the impact on wildlife. He said it would be a shame to cut down all the vegetation on this property. He would like to see mature trees preserved as it would help with the drainage issues. He has three french drains on his property because of the flow of water. Clearing the land concerns him.

Resident Rich Stack asked about the multiple driveways. Chairman Bush reminded Mr. Stack that the driveway permits need to be approved and issued by the County. Mr. Stack asked how we even know that the one existing driveway is legal. It is not a driveway but an entrance to the parcel. Mr. Lytle added that there was another entrance on his property, but the culvert was removed. Rich Stack asked about perk tests, etc. Chairman Bush stated that there is a process that must be approved by the County for this project to move forward. OCWA has not been contacted for water line approval. Per Ralph Lamson this will not be mandatory for approval because applicant could drill a well.

Mr. Lytle wants to know if there will be another Public Hearing to advise residents of the results of County approvals. Attorney Brown suggested keeping the public hearing open until all the required information is provided and communicating that information to the residents. Mr. Lytle asked if environmental impacts will be addressed. Attorney Brown stated that will all be reviewed during the SEQR process.

Motion was made by Rick Markoff, second by Heath Kotula to keep the public hearing open until all the required information is provided. All Board members present were in favor.

Resident, Zen Werbowsky mentioned that there has been issue with perk tests on this property. Chairman Bush stated that the County must approve all septic plans as well. Mr. Lighton stated that the new owner purchased the property last fall. He is the surveyor for the property. His scope is limited. He stated that when they present to the County, they may say no driveways.

Attorney Brown said the public will receive notices when more information is received, and the public hearing is continued.

Motion was made to adjourn by Rick Markoff, second by Barb Lasky. All Board members present were in favor.

Meeting adjourned at 6:40pm.

Respectfully submitted,

Susan M. Marzo
Planning Board Secretary

