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Planning Board Meeting

Date: January 16, 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, Mike LaCava, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Melanie Palmer, Town Board member, James Lighton, representative for applicant, David Crompt appeared (via Zoom)**

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- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of December 19, 2023, Planning Board minutes
 3. Case #1 2024-PB Sketch Hearing

Sketch 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 December 19, 2023. Motion was made to approve by Rick Markoff, second by Heath Kotula, Mike LaCava abstained, all other Board members in attendance accepted the minutes as written.

Mr. Lighton representing the applicant, David Crompt, is looking for a four-lot subdivision with driveway access. Septic system has been designed for each parcel. They are awaiting preliminary approval of design.

Chairman Bush asked the applicant's rep where does Cook Road fall into this application. Mr. Lighton stated the parcel is on the West side of Apulia Road just North of Coye Road. Chairman Bush asked if the railroad interferes. Mr. Lighton advised the railroad is on the East side.

Attorney Brown asked Mr. Lighton if there were any restrictions going over the water easement that goes across all four lots. He wonders if the water easement has been abandoned.

Chairman Bush said driveway permits will need to be procured for all four parcels. The Board will also need to see surveys with well and septic locations and footprints of the houses. Mr. Lighton stated the houses will be located in the back of each lot. The septic will be up front with well in the back. He stated that a subdivision was done on this property in the 90's and they have culverts and driveway cuts but not for each new lot. They know they need to get permits for each of the four lots.

Chairman Bush asked Codes Officer Lamson of any concerns. None were noted.

Chairman Bush stated that the water easement is a red flag and applicant needs to find out the owner and if this easement is in use. It may not be permissible to approve this application due to this water easement. He sees no other issues that would prevent approval.

Chairman Bush asked who owned the lot in front of the flag shaped lot (#4). Mr. Lighton did not have information but stated it is a current residence. He also stated that there are two lots that exist to the south of the flag lot. Chairman Bush asked what is on the opposite end on the North. Mr. Lighton stated there is a subdivision with 3 or 4 residential homes. He will get all that information in the next sketch.

Mr. Lighton asked who would go about getting the information on the water easement. He was advised that it would be him or the applicant to retrieve that information.

Chairman Bush advised Mr. Lighton that before we spend more time on this application, we need the information on the water easement. That could be a deal breaker. We need a solid answer if there are any restrictions.

Attorney Brown stated that he suspects it is abandoned because the reservoir is not used anymore.

Chairman Bush asked the Board if there were any questions. None were posed. He advised those in attendance that conceptually he sees no problem with the application, driveways, septic and wells. Code Officer Lamson stated this application does not need to go to County Planning but will need to go to DOT for the driveway permits.

The applicant is anxious to move forward on this project so a Public Hearing will be scheduled contingent on the possibility of restrictions pertaining to the water easement. Mr. Lighton was asked to inform the Town if he finds out that this water easement will prevent approval prior to the next meeting.

Mike LaCava made motion, second by Rick Markoff for a Public Hearing to be held February 20, 2024, contingent on the water easement not being a deal breaker. All Board members were in agreement.

Rick Markoff made motion, second by Heath Kotula to adjourn. All Board members were in favor.

Meeting adjourned at 6:20 pm

Respectfully submitted,

Susan M. Marzo
Planning Board Secretary

