

2577 US Route 11
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Planning and Zoning Board of Appeals Joint Meeting

Date: November 23, 2021

Time: 7:00 pm

Location: LaFayette Town Hall

Chairs: Brad Bush – Planning; Christine Keenan – Zoning Board

Secretary: Sue Marzo

Attendees: **Planning Board members: Brad Bush, Heath Kotula, Barb Lasky**

Zoning board members: Christine Keenan, James Nash, Anita Minerd,

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Jackie Roorda, Town Clerk, Ralph Lamson, Codes Officer, Robert Demore, Attorney for ICT, Ed Reid, Engineer for ICT, Katy Graham, C&S, Jeff Palin, C&S, Noel Swanson, Carly/Dimon Solar Farms, Christine Foti-Cromley, resident

Minutes

Brad Bush opened the meeting with the pledge to our flag and introductions. Motion was made by Barb Lasky, second by Heath Kotula to approve Planning Board Minutes of October 19, 2021, as written. All Planning Board members present were in favor.

Motion was made by James Nash, second by Anita Minerd to approve Zoning Board Minutes of October 26, 2021, as written. All ZBA Board members present were in favor.

Agenda Item:

Case #3-2021-PB; CASE #1-2021-ZBA

PUBLIC HEARING

Public Hearing for the application submitted by ICT Clean, Inc. purchaser under contract from Sheffield Development, LLC, owner, for Site Plan and Special Use Permit approval for the purpose of manufacturing modular wall units. The property is

located at Route 11 North, adjacent to Haven Line Casket Company and is zoned as business. (Tax Map # 022-07-03.2)

Brad Bush asked for applicant representative to bring both Boards up to date on the application. Robert Demore, attorney for ICT distributed a handout to both boards and Attorney Brown. He stated that they are seeking a Special Use Permit and Site Plan Approval for a 3200 square foot building to manufacture modular wall units. The business would have 8-9 employees and traffic would be contained to 3-4 box trucks per week. Codes Officer, Ralph Lamson reported that they have a verbal approval of the septic system. Onondaga County Planning has reviewed with comments about driveway modifications and the septic. The septic issue has been addressed.

Chairman Bush asked Ralph Lamson if he had any concerns. He responded that he did not. Katy Graham, Town Engineer advised that revised information appears to be in order. Jeff Palin of C&S Engineering (Town Engineers) stated that a deeper dive is required and conditionally they have met all the questions posed. They will need more time to examine fully.

SEQR Short Form Part 2 was completed by the Boards as follows led by Attorney Brown.

Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? – “No or small impact”

Will the proposed action result in a change in the use or intensity of use of land? – “No or small impact”

Will the proposed action impair the character or quality of the existing community? – “No or small impact”

Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? – “No or small impact”

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? – “No or small impact”

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? – “No or small impact”

Will the proposed action impact existing:

a. Public/private water supplies? – “No or small impact”

b. Public/private wastewater treatment utilities? – “No or small impact”

Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? – “No or small impact”

Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? – “No or small impact”

Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? – “No or small impact”

Will the proposed action create a hazard to environmental resources or human health? – “No or small impact”

Attorney Brown advised based on these answers an appropriate motion is for the Planning Board to serve as lead agency and determine that this project does not have the potential for any significant negative impacts on the environment. Motion was made by Barb Lasky, second by Heath Kotula. All members of both Boards present were in favor.

Heath Kotula made a motion to open the Public Hearing, second by Barb Lasky. All Board members present were in favor.

Christine Foti-Cromley, adjacent neighbor was curious about building style and lighting.

Ed Reid stated that it is going to be pole barn construction with metal siding and roof. Building mounted wall packs will be used for lighting. Traffic limited to 3-4 box trucks per week.

Ms. Foti-Cromley also asked about the location of the driveway and parking. Mr. Reid displayed the map to her and advised of the designated locations visually.

There were no further comments or questions from the public.

Motion was made to close the Public Hearing by Barb Lasky, second by Heath Kotula. All other Board members present were in favor.

Chairman Bush asked Attorney Brown to talk about conditions before a motion is made. He stated that several modifications were recommended by the Onondaga County Planning Board. In particular, obtaining a driveway permit from NYS and final approval from the Town Engineer is recommended. He mentioned an additional comment from the Onondaga Planning Board encouraging front yard landscaping and screen parking areas from view. Chairman Bush stated that no one else was held to that standard. Agreement was made to approve based on only the two recommended modifications.

Motion was made by Barb Lasky, second by Heath Kotula to approve based on final driveway approval and final Town Engineer approval. All other Board members present were in favor.

Agenda Item:

Case #4-2021-PB; CASE #2-2021-ZBA

SKETCH HEARING

Sketch Hearing for the application submitted by Carley Farm Solar, LLC & Dimon Solar, LLC for an amended special use permit and site plan for a solar farm located at 3660 Apulia Rd, Jamesville, NY. (Tax Map No. 006-03-01.3)

Noel Swanson, representing Carly Farm Solar, LLC & Dimon Solar, LLC seeks amended approvals. There have been a couple of changes to the Site Plan on electrical details. The map of the new layout and the old layout were reviewed for comparison. Ralph Lamson, Codes Officer stated that they had to redo the location of the two lots. Each lot must be on its own separate parcel. Mr. Swanson stated that the right of way will house the electrical. Minor changes will require a

new SEQR. The layout of two lots require a move around a creek. It is basically the same excepting the layout of the lots. Panels have shifted a little bit. The general array area will not exceed the boundary. Electrical poles for Dimon will be coming up from Apulia Rd. Christine Keenan asked about the wetlands. Mr. Swanson said they are crossing a wetland but have received the necessary approvals to do so.

He stated the chain link fence is changed to a deer fence which is timber posts with mesh wire of the same height and are less visible and blend in better.

Christine Keenan asked the Town Engineers if they had any input. Jeff Palin stated they just received the paperwork and have not been able to review it yet. Anita Minerd asked about power availability to the community. Mr. Swanson stated that yes it would be provided to the community.

Attorney Brown states that Town Engineers need to review. Conditions need to be reviewed by both boards and need to be met before a building permit will be issued including executing a PILOT agreement. Exemption from taxation was eliminated by the Town Board since the initial application but the Supervisor of the Town Board is willing to grandfather in this application, but the Town Board will need to give final approval. Next move is for the Town Engineer to review/signoff and then a Public Hearing. SEQR coordinated review needs to be done again.

Motion was made that the Planning Board intends to serve as lead agency and will begin coordinated review by Barb Lasky, second by Heath Kotula. All members of both boards present were in favor.

Attorney Brown stated Onondaga County Planning Board referral will be done by the Town Clerk.

Chairman Bush asked members of both boards present if they want to continue with coordinated board meetings. No motion was required for that, but all were in agreement. This is a complex application, and we need to give engineers time to digest then we will set a public hearing. Attorney Brown suggested the option of setting up a public hearing at this time. Jeff Palin stated two months should be sufficient. SEQR review needs to be done at that time.

Motion was made to set the Public Hearing tentatively for January 18 by Barb Lasky, second by Heath Kotula. All Board members present were in favor.

Motion was made to adjourn by James Nash, second by Anita Minerd. All other Board members present were in favor.

Meeting adjourned at 7:43 pm.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Susan M. Marzo". The signature is written in a cursive style.

Sue Marzo
Zoning Board Secretary

