

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



Planning Board Meeting

Date: October 19, 2021

Time: 7:00 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, Barb Lasky**

Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Mr. Robert Demore, Ed Reid, Architect, Ben Koss

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- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of August 17, 2021, Planning Board minutes
 3. Case #3-2021-PB

Sketch hearing for the application submitted by ICT Clean, Inc., purchaser under contract from Sheffield Development, LLC, owner, for Site plan 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)

Discussion:

Chairman Bush stated that this property was reviewed several times before for storm water issues and exterior lighting and signage regulations because of proximity to Interstate 81.

Mr. Demore representing ITC supplied photos to the Board. He also gave Codes Officer, Ralph Lamson payment for the application for a Special Permit. He advised that the 2nd page of the handout defines their business. Their product is used in pharmaceutical and high-tech businesses. They will be assembled here but coated in another location. Clients are located all over North and South America. The current manufacturing facility in Binghamton is losing its lease. They are anxious to build a 3200 square foot structure. Mr. Demore asked if ZBA and Planning could combine future meetings to speed up the process. The applicant is addressing the driveway permit. It will be a pole barn type building

right now with lighting and signage on the building mounted on the east side facing Route 11. There is another engineering firm working on the septic plan. It will be close to the one-acre threshold. They are awaiting Onondaga County approval.

Chairman Bush asked if the lighting would be low impact. Mr. Demore assured it would. Mr. Demore said there would be three to four trucks per week. There will be 8 employees: assemblers making \$30/hour plus benefits. The drafters make \$60-80K per year. He emphasized it would be good for the neighborhood. Very low impact, almost no customers visiting. He wanted to know who handles the County Planning referral. He was advised that it was done by the Town. Attorney Brown stated they had just missed the October 15 submittal deadline. Next date is November 17. The Zoning Board meets on November 23rd. Chairman Bush stated that Planning Board members could meet on the 23rd and meet jointly with the Zoning Board.

Barb Lasky asked how long it would take to construct. Mr. Reid, the architect on the project said it should go up quick.

Chairman Bush asked Attorney Brown if anything needed to be done procedurally. Attorney Brown said we just need to motion for a Public Hearing.

Motion was made by Barb Lasky for a joint Public Hearing with the Zoning Board, second by Heath Kotula. All other Board Members present were in favor.

Motion was made mistakenly to accept previous March minutes when in fact last meeting was August 17.

Motion was made to accept meeting minutes of August 17, 2021 by Barb Lasky, second by Heath Kotula. All other Board members present were in favor.

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

Meeting adjourned at 7:12 pm.

Respectfully submitted,



Susan M. Marzo
Planning Board Secretary

