

2577 US Route 11  
P.O. Box 193  
LaFayette, NY 13084  
[www.townoflafayette.com](http://www.townoflafayette.com)



# Planning Board Meeting

Date: September 20, 2022

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, Mike LaCava, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Steven Sheffield, LaFayette Dental Associates owner, Robert Hauberg, representing Rite-Aid, Mary Purcell, resident**

- 
- Agenda Items:**
1. Pledge of Allegiance
  2. Approval of August 16, 2022, Planning Board minutes
  3. Case #2-2022-PB

Public Hearing for the Application by Robert C. Spahn (on Behalf of Rite Aid Corp.) for Site Plan Approval to occupy main floor level of former office building (below LaFayette Dental Associates) at 2521 US Route 11, with pharmacy use (mercantile); existing building footprint to remain as-is, re-use existing paved parking lot.

## **Discussion:**

Chairman Bush welcomed everyone and invited participants to join in the Pledge of Allegiance.

Motion was made by Heath Kotula, second by Brad Bush to approve the minutes of August 16, 2022. All Board members present were in favor.

Project Manager, Robert Hauberg, Project Manager with Rite Aid is seeking approval of Site Plan and Sign Package. There have been no changes to the proposed Site Plan. They are looking to occupy existing office space and utilize existing parking lot. The proposed signage was displayed. Chairman Bush asked Codes Officer if the sign was acceptable with Codes. He replied it was acceptable. Attorney Brown asked if a free-standing sign will be present. He replied no.

Attorney Brown advised that a SEQR was required for the existing structure. Attorney Brown asked about lighting. Mr. Hauberg advised they would have a box sign on the side of the building that is internally lit. He also advised that other than a handicap stall, there would be no changes to the existing parking lot.

Chairman Bush asked Board members for any questions or comments. Attorney Brown stated that SEQR review is required.

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

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? – “No or small impact”
2. Will the proposed action result in a change in the use or intensity of use of land? – “No or small impact”
3. Will the proposed action impair the character or quality of the existing community? – “No or small impact”
4. 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”
5. 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”
6. 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”

**Before answering question 7 Attorney Brown asked about bathroom plans. Mr. Hauberg said they plan to maintain two restrooms and that the septic can handle the additional traffic. Codes Officer Lamson stated the septic is already approved for the building.**

7. 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”
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? – “No or small impact”
9. 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”
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? – “No or small impact”
11. 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 Heath Kotula, second by Mike LaCava. All Board members present were in favor.

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

There was no public input and motion was made by Mike LaCava, second by Heath Kotula to close the Public Hearing. All Board members present were in favor.

Motion was made by Mike LaCava, second by Heath Kotula to accept and approve this application without conditions. All Board members present were in favor.

Attorney Brown advised the applicant that a decision document would be available tomorrow should he need to pick it up.

Motion was made by Heath Kotula, second by Mike LaCava to adjourn, All Board members present were in favor.

Meeting adjourned at 7:15 pm

Respectfully submitted,

Susan M. Marzo  
Planning Board Secretary

