

2577 US Route 11  
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# Zoning Board of Appeals Meeting

Date: June 18, 2024

Time: 6:30 pm

Location: Town Hall

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**Meeting called by:** LaFayette Zoning Board of Appeals

**Chair:** Christine Keenan

**Secretary:** Sue Marzo

**Attendees:** Zoning Board members: Christine Keenan, James Nash, Anita Miner, and Gregg Shinneman

Jeff Brown, Town Counsel; Ralph Lamson, Codes Officer; Paul Swimm, applicant

**Agenda Items:**

1. Pledge of Allegiance
2. Approval of minutes of March 26, 2024
3. **Case #1-2024-ZBA Sketch Hearing**

Application for variances (listed below) for Stuart Paul Swimm/PR Power Properties at 6029 US Route 20 West and 6033 US Route 20 West (formerly the Hall Funeral Home): Lot 1 – Road Frontage – 21 feet instead of 60 feet.

- Lot 2 – Lot Size – 0.35 acres from 1.37 acres

Rear Set Back – 15 feet from 30 feet

Road Frontage – 20 feet from 60 feet

- Lot 3 – Lot size – 0.30 acres from 1.37 acres
- Lot 5 – None – this is an existing lot.

(Tax Map Nos. 019.-02-11.2&019.-02-09.0)

Meeting opened with the Pledge of Allegiance, introductions, and approval of minutes of March 26, 2024. Motion was made to approve by Gregg Shinneman, second by Anita Miner. All Board members present approved of the minutes as written.

Paul Swimm is looking to subdivide property at the former Hall Funeral Home. The properties have been rehabbed and have current rental occupants.

Code Officer Lamson explained there are 4 residences in the owned properties, two of which are on the same parcel. The applicant is looking to separate. In the back of the properties there is a 4.5-acre lot that only has access through an easement behind the Dollar General. The applicant wants to tie this parcel to lot 1 to have egress to Route 20. These are all rental properties.

James Nash asked about lot 2's access to Route 20. Mr. Swimm stated that lots 2 and 3 share a driveway and lot 5 has its own driveway. Lot 4 has a circular driveway. Every residence has its own well and septic and utilities.

Chairwoman Keenan read off the criteria that will need to be satisfied by the applicant. Attorney Brown stated these criteria would need to be reviewed for each of the 6 variances.

Mr. Swimm wants to get all the variances approved at once.

Attorney Brown asked Code Officer Lamson about minimum lot size. It is 60,000 square feet per Officer Lamson. Attorney Brown stated one lot is .9 acres which should be a variance also. He asked if the sketched dimensions are accurate. Code Officer Lamson stated that they are all pre-existing non-conforming lots. If these homes were not already existing variances would be required.

Anita Minerd asked if another house would be added to Lot 1. Mr. Swimm said eventually he would like to develop lot 1 but not at this time.

Code Officer Lamson will review and ensure that the list has all the variances required and he will check the lot lines.

Motion was made to set a public hearing for July 16, 2024 by Greg Shinneman, second by Anita Minerd. All Board members present were in favor.

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

Meeting adjourned at 6:43pm.

Respectfully Submitted,

Sue Marzo  
Zoning Board Secretary



DRAFT