

2577 US Route 11
P.O. Box 193
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Planning Board Meeting

Date: June 18, 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, Barb Lasky**
Jeff Brown, Town Counsel; Ralph Lamson, Codes Officer; Gary Fetter, Paul Swimm, applicants

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- Agenda Items:**
1. Pledge of Allegiance
 2. Approval of March 26, 2024, Planning Board minutes
 3. **Case #3 2024-PB Public Hearing**
Public Hearing for the application submitted by Gary Fetter for an additional subdivision located at 1920 Meeker Hill Road (Tax Map #012.-07-10.0) to divide current parcel into 2 parcels.
 4. **Case #4-2024-PB Sketch Hearing**
Sketch Hearing for the application submitted by Paul Swimm for Site Plan Approval to construct a 48' x 88' pole barn at 6033 US Route 20, (Tax Map # 019.-02-09.0) for the purpose of renting to a contractor.

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Case #3 2024-PB Public Hearing

The meeting opened with the Pledge of Allegiance followed by approval of minutes from March 26, 2024.

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

Applicants advised the Board that they are asking to subdivide their building lot to add an additional lot for their daughter who intends to build a house. Code Officer Lamson advised the Board that everything looked good with the request.

SEQR Short Form Part 2 and 3 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”
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 as set forth was made by Brad Bush and second by Heath Kotula. All Board members present were in favor.

Motion was made to open the public hearing by Brad Bush, second by Heath Kotula. All Board members present were in favor.

There were no residents present to speak on behalf of this application.

Motion was made to close the public hearing by Brad Bush, second by Heath Kotula. All Board members present were in favor.

Chairman Bush asked the Board for any concerns or questions. None were posed.

Motion was made to approve the application as presented by Brad Bush, second by Heath Kotula. All Board members present were in favor.

Chairman Bush wished the applicant the best of luck.

Case #4 – 2024PB Sketch Hearing

Paul Swimm has asked for approval to build a pole barn. He stated he would drill a well but there was no need for septic. Code Officer Lamson stated he would need to investigate if a septic would be required. Mr. Swimm advised this barn would be used for storage only. There will be no changes to property lines.

Chairman Bush asked the Board for any concerns or questions. None were posed. Code Officer Lamson stated that State DOT would need to approve.

Motion was made to set a public hearing for July 16, 2024 by Brad Bush, second by Barb Lasky. All Board members present were in favor.

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

Meeting adjourned at 6:10pm.

Respectfully submitted,

Susan M. Marzo
Planning Board Secretary

