

2577 US Route 11
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Zoning Board of Appeals Meeting

Date: March 26, 2024

Time: 6:30 pm

Location: Town Hall

Meeting called by: LaFayette Zoning Board of Appeals

Chair: Christine Keenan

Secretary: Sue Marzo

Attendees: Zoning Board members: Christine Keenan, Anita Miner, Mike Stiner, and Gregg Shinneman

Jeff Brown, Town Counsel; Ralph Lamson, Codes Officer; Dorothy Danyew, applicant

Residents: Josh Shute, Judy McCrea, Gabrielle Danyew

Agenda Items:

1. Pledge of Allegiance
2. Approval of minutes of February 20, 2024
3. **Case #3-2023-PB Public Hearing**

Public Hearing for the application submitted by Dorothy Danyew, for Site Plan (PB) approval for the purpose of establishing a venue to hold wellness activities and small wedding gatherings located within her 20' x 40' barn. The property is located at 6021 Commune Road and is zoned as Agricultural (Tax Map # 022-05-12.2)

Meeting opened with the Pledge of Allegiance, and approval of minutes of February 20, 2024. Motion was made to approve by Mike Stiner, second by Anita Miner. All Board members present approved of the minutes as written.

Chairwoman Keenan asked the applicant to review with the Board the nature of the application. Ms. Danyew said hours of operation will be 8:00 am – 10:00 pm 2-3 days per week and leave open to allow for outdoor activities. Anita Miner asked if there would be overnight

stays. Gabrielle Danyew stated that 10:00 pm is the end of the hours of operation so no. Chairwoman Keenan asked the applicant to explain the house location on the map provided.

Attorney Brown stated the site plan shows parking for 35 when she stated it would be 20. He told the applicant to amend the site plan to reflect that change.

Christine Keenan asked about conditions that lighting should be night sky compliant, only licensed massage therapists, and must be noise compliant with code. Gregg Shinneman asked about the decimals allowed which is 70 as a result of Apple Valley concerts. No parking on the road will be allowed. Gabrielle Danyew said she will add it to their website.

Motion was made by Mike Stiner, second by Anita Minernd to open the Public hearing. All Board members present were in favor.

Josh Shute brought up trash removal. The applicant previously stated it would be take in take out. He said for a commercial business that is not usually how it works. How will this work with the refuse. His concern is it will be on the side of the barn facing his lot. Ms. Danyew stated she planned to use the issued blue bins for refuse.

Motion was made by Mike Stiner, second by Greg Shinneman to close the Public hearing. All Board members present were in favor.

Further discussion was raised by Mike Stiner on trash removal. He would also be concerned about blowing trash if not properly disposed of. Attorney Brown stated that all refuse shall be contained. Mr. Shute would be concerned about a dumpster or trash receptacles being visible from his property. Greg Shinneman asked if the code had any verbiage on enclosures. Mike Stiner stated that it is something the owner should do to make it more appealing. Ms. Danyew stated it looks trashy now with receptacles and materials left by the former owner. Chairwoman Keenan asked if she could put the trash bins out of sight. Ms. Danyew stated that she could and would screen it.

Attorney Brown reviewed the conditions as follows:

1. Licensed massage therapists only
2. Hours of Operation – 8:00 am – 10:00 pm Monday through Sunday
3. Parking – not allowed on the side of the road
4. Occupancy of no more than 50 attendees at any one time on the property
5. Outdoor lighting must be night sky compliant
6. Trash containers shall be provided by applicant w/screening

Motion was made by Mike Stiner, second by Anita Minernd. Greg Shinneman was opposed. All other Board members present were in favor.

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

Meeting adjourned at 7:32pm.

Respectfully Submitted,

Sue Marzo
Zoning Board Secretary

