

2577 US Route 11
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Planning and Zoning Board of Appeals Joint Meeting

Date: March 21, 2023

Time: 6:00 pm

Location: LaFayette Town Hall

Chairs: Brad Bush – Planning; Christine Keenan – Zoning Board

Secretary: Sue Marzo

Attendees: **Planning Board members: Brad Bush, Heath Kotula, Barb Lasky, Mark Whitney**

Zoning Board members: Christine Keenan, James Nash, Anita Miner, Mike Stiner, Greg Shinneman

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Jackie Roorda, Town Clerk, Ralph Lamson, Codes Officer, Bruce Pollock, applicant, Stephanie Brainard, applicant, Mark Chambers, C&S Engineering, Caitlin Choberca, C&S Engineering

Residents: Patrick Griffin, Janet Driscoll, Anne Loughlin, Christine Foti-Cromley, Wayne Merkel, Kathleen Greco

Minutes

Brad Bush welcomed everyone to the joint meeting of the LaFayette Planning and Zoning Board of Appeals with the pledge to our flag. Motion was made by Mike Stiner, second by James Nash to approve the joint Planning and Zoning Board of Appeals minutes of December 20, 2022. All Planning and ZBA Board members present were in favor.

Agenda Item:

Case #3-2022-PB

Case #4-2022-ZBA

Public Hearing for the application submitted by B&C Storage, purchaser under contract from Sheffield Development, LLC, owner, for Site Plan approval and Special Permit for the purpose of establishing a Self-Storage Facility. The property is located at Route 11 North, adjacent to Haven Line Casket Company and is zoned as business. (Tax Map # 022-07-032)

Applicant, Bruce Pollock representing Self Storage Solutions, LLC explained the project with visual presentation of the site plan, façade, signage and lighting. The outer buildings facing Route 11 and Route 81 will have glass fronts while the inner buildings will be a traditional storage layout. Renderings of the material used and color schemes to make as attractive as possible were displayed.

SEQR Short Form Part 2 led by Caitlin Choberca of C&S Engineering

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 was made by Heath Kotula, second by Brad Bush to serve as lead agency. All Planning Board Members present were in favor.

Motion was made to open the Public Hearing by Heath Kotula, second by Barb Lasky. All Board Members present were in favor.

Chairman Bush advised residents that they are free to ask questions on the project or voice their concerns.

Janet Driscoll lives across the street between the dog kennel and the farm. She is not in favor of this project. Sylvan Storage is just down the road. We have a park and high school; students walking back and forth with increased traffic. Her research shows the applicant has 20 storage facilities and 19 have 24-hour access. That does change the landscape of our town.

Christine Foti-Cromley owns LaFayette kennels next door to this project. She asked for the distance between the buildings and her property line. The applicant stated approximately 80-90 feet from the property line. Her concern is the buildings are very close to her property. She confirmed with the applicant that the facility will be open 24 hours. She asked if the facility will be fenced and a passcode to enter. Mr. Pollack advised the facility will be gated with a passcode to enter. She asked if they would consider less than 24-hour access. The applicant stated most access would be early in the morning and it is much easier to manage at 24 hours to accommodate the customer. The applicant was informed that the facility would not be staffed. Their primary office is in Camillus and all applicants register online or over the phone. The facility will have decorative fencing at the entrance, and they will be building a retention pond. The wraparound driveway will be surrounded by lawn with some retention. Bruce Pollack reviewed the site plan with Ms. Foti-Cromley. Each building will be 150' wide.

Mike Stiner asked about Ms. Foti-Cromley's frontage. The applicant advised 80-90' and the buildings will be 15' high.

Chairwoman Keenan asked about heating and toilet facilities. The applicant advised there will be some propane heating and no toilet/water facilities.

Town Clerk Jackie Roorda asked if customers would be coming in the middle of the night. The applicant advised that the average customer comes every 2 or 3 months.

Mike Stiner asked about landscaping. The applicant stated there will be a pretty good berm on the side of the dog kennel so it will sit below her property.

Janet Driscoll asked if they could not include weekends for access. That is not an option per the applicant. That is when customers move and require the most access.

Patrick Griffin asked about security plans. He has concern for the children playing in the adjacent park that may wander into the facility. He lives on a hillside overlooking that property and is also concerned about the lighting that he may have to see from his house.

Mr. Pollack stated it will be a very nice area and cameras will be plentiful and they have experienced minimal vandalism at other facilities. He advised that the lights do not shine upwards but downwards.

Mike Stiner asked about the lighting that they are going with as there are three different types spec'd. The applicant will get final selection details to the Boards.

The 5 criteria questions for Special Use Permits were reviewed by the Board.

Catherine Greco has concern with the appearance of the facility. She drew attention to the Log Cabin having been approved and the property looks like a junkyard. She pointed out the ambience in Tully with a bakery, liquor store, Kinney Drugs, etc. She's not opposed to the project but would like to see it elsewhere in Town because of the proximity to the park and security concerns.

Ann Loughlin lives on Mondore Drive and is concerned about a different type of clientele coming to LaFayette. The applicant stated that historically customers are from a 5 mile radius of the facility. She wondered why LaFayette would need another storage facility as there is one just down the road. She also voiced her concerns for the children at the park and the high school who walk and run on Route 11 that has no sidewalks with the increased traffic.

Chairman Bush advised the residents that this property is on its fourth approval. There were 3 businesses approved prior to this application and this is the softest impact of all. The previous applications would have had increased traffic and trucking into this property.

Motion was made by Barb Lasky, second by Heath Kotula to close the Public Hearing. All Board members present were in favor.

Chairwoman Keenan asked Codes Officer, Ralph Lamson and Engineer, Mark Chambers if they were satisfied with the SWPP. They replied that the requirements have been met.

Attorney Jeff Brown advised the Boards that two approvals are required a Site Plan as well as a Special Use Permit. These two boards have different criteria for this application.

James Nash advised that he is fine with the 24-hour access. He doesn't see that as a limitation there is a need for.

Mike Stiner is concerned about people throwing out belongings that they don't want outside and leaving it causing an eyesore to the property.

Chairwoman Keenan asked about noise issues in the middle of the night. Ms. Foti-Cromley asked about a noise ordinance. Attorney Brown stated that we have one but it is for loud noise and would not apply in this case.

Mike Stiner voiced concern about someone coming in with bright lights shining in neighboring houses.

Greg Shinneman said he would prefer standardized hours and tree screening to neighboring property.

Attorney Brown said lighting options are missing for lighting movement and motion control. He advised the Boards they could condition approval based on landscaping plans and lighting.

Mike Stiner would like to see 3900 lowest lumens. He would also like to see trees for landscaping, so the lighting does not shine across the street or into Ms. Foti-Cromley's home. Ms. Foti-Cromley states that she has less concern about the hours if the landscaping is added.

Approval of landscaping will be made by C&S Engineering.

More discussion was held on fencing. Code Officer Ralph Lamson stated that kids will just climb over fencing. He does not see the need. The applicant stated that the fencing in the front will be decorative aluminum. He also stated that cameras are a better deterrent than a security fence.

Chairwoman Keenan stated that they are ok with no fence, but trees and lighting are contingencies.

Mike Stiner asked about code access for the Fire Department. The applicant will provide to the Fire Department. This needs to be added to the conditions.

Motion was made by Mike Stiner, second by Anita Minerd for a Special Use Permit with landscaping, lighting and Fire Department access as conditions as listed below.

- a. LED lighting as presented (Earth Tronics) by applicant shall be at 3900 Lumens level.
- b. Applicant shall develop and present to Town Engineer landscaping plan for approval and implementation.
- c. Applicant shall provide constantly the access code to the facility to the LaFayette Fire Department.

All Zoning Board Members were in approval.

Mark Chambers, Town Engineer stated that the applicant still must complete a storm water management agreement similar to what was done with Byrne Dairy.

Motion was made by Heath Kotula, second by Barb Lasky to provide Site Plan Approval as listed below.

- a. LED lighting as presented (Earth Tronics) by applicant shall be at 3900 Lumens level.
- b. Applicant shall develop and present to Town Engineer landscaping plan for approval and implementation.
- c. Applicant shall provide constantly the access code to the facility to the LaFayette Fire Department.
- d. Applicant shall enter into storm water agreement with Town.D

All Planning Board members present were in favor.

Motion was made by Mike Stiner, second by Anita MinerD to close the Zoning Board of Appeals meeting. All Zoning Board members present were in favor.

Agenda Item:

Case #1 2023-PB

Sketch Hearing for the application by Stephanie Brainard, Brainard Farmette of 6750 Colton Road, LaFayette, NY for site plan approval to build a farm stand and farm sign towards the edge of the property on Colton Road in order to sell produce, etc. (Tax Map # 009.-03-03.6)

Stephanie Brainard, Navy veteran is looking to open a specialty cut flower farm and apiary. She will have cut flowers, honey, vegetables, herbs and will be raising pasture chickens. She plans a 3' x 6' elevated platform with a small roof covering.

Code Officer Ralph Lamson advises he has no concerns with this application.

In regard to parking, she has a two-car wide driveway 15-20' from the road where customers can pull in and out. It will be an unmanned stand with security cameras They will be home at most times.

This project does not need to go to County Planning per Code Officer Ralph Lamson. The project will require a public hearing that will be held next month.

Barb Lasky made a motion, second by Heath Kotula to close the Planning Board meeting. All Board Members present were in favor.

The Planning Board meeting adjourned at 7:10 pm.

Respectfully Submitted,

Susan M. Marzo
Planning/Zoning Board Secretary

