

2577 US Route 11
P.O. Box 193
LaFayette, NY 13084



Zoning Board of Appeals Meeting

Date: October 26, 2021

Time: 7:00 pm

Location: Town Hall

Meeting called by: LaFayette Zoning Board of Appeals

Chair: Christine Keenan

Secretary: Sue Marzo

Attendees: **Zoning board members: Christine Keenan, James Nash, Anita Miner, Mike Vilardi**

Jeff Brown, Town Counsel, Robert Demore Attorney representing ICT

Minutes

- Christine Keenan opened the meeting with introductions followed by the Pledge of Allegiance
- Motion was made by James Nash, second by Anita Miner to approve the minutes of December 22, 2020. All Board members present were in favor.

Agenda item: Case #1-2021

Sketch Hearing for the application submitted by ICT Clean, Inc. purchaser under contract from Sheffield Development, LLC, owner, for special permit approval for the purpose of manufacturing modular wall units. The property is located at Route 11 North, adjacent to Haven Line Casket Company and is zoned as business. (Tax Map #022-07-03.2)

Mr. Demore, attorney for ICT presented documents to the Board pertaining to the Special Use Permit requested for the manufacture of modular wall units. The 2nd and 3rd pages of the handout describe the product to be manufactured. The business will employ 8-9 employees at \$30/hr. with benefits and drafters with incomes of \$60-80K plus benefits. There will be approximately 3 truckloads per week, very little traffic impact. They are looking to build a 3200 square foot building.

Chairman Keenan asked if they expected the business to grow. Mr. Demore said it was hard to say. They have a very large contract presently. The owner is older, and Mr. Demore is not familiar with his future plans but states he has been in the business for 25 years.

Ms. Keenan asked if the business was incorporated. Mr. Demore said yes with clients such as IBM, SU, Cornell, and Honeywell. The product is very specialized. The owner lives in New Woodstock and wants to be closer to home compared to their current location in Binghamton. The property is located next to the old bowling alley (currently casket company) and south of the kennels.

Mr. Demore advised that light manufacturing is permitted, and this is a high-tech operation with clients throughout North and South America.

James Nash asked about the manufacturing materials being used. Mr. Demore stated they are comprised of steel, and they are manufactured here, sent out to be coated and then sent back for final assembly prior to shipment. Waste materials are limited.

Ms. Keenan asked for more detailed information on the material used to manufacture. Mr. Demore will get more information on that topic for the next meeting.

Mr. Demore advises septic has been approved. There is no public water. He informed the Board of the intent to combine the upcoming Planning and Zoning meetings. Attorney Brown hoped the Board would be agreeable to this proposition and advised that Planning Board offered to take the lead at the meeting on November 23, 2021.

Mr. Demore also advised the Board that ICT is losing its lease in Binghamton and thus the reason for the joint meeting and expediting the review.

Chairman Keenan asked the Board for any questions and if they would be agreeable to jointly meeting with the Planning Board. All Board Members agreed with the proposal.

Motion was made by Anita Miner, second by James Nash to set a Public Hearing jointly held with ZBA and Planning Board members on November 23, 2021. All Board members present were in favor.

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

Meeting adjourned at 7:11 pm.

Respectfully Submitted,

Susan M. Marzo

Sue Marzo
Zoning Board Secretary

