

2577 US Route 11
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Zoning Board of Appeals Meeting

Date: February 20, 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, James Nash,
Mike Stiner, and Gregg Shinneman

Jeff Brown, Town Counsel; Ralph Lamson, Codes Officer; Dorothy Danyew,
applicant; Melanie Palmer, Town Board Member

Residents: Josh Shute, Ruthann Wood

Agenda Items:

1. Pledge of Allegiance
2. Approval of minutes of December 19, 2023
3. **Case #3-2023-PB Sketch Hearing**

Continuation of Sketch 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, introductions, and approval of minutes of December 19, 2023. Motion was made to approve by Mike Stiner, second by Anita Miner. All Board members present approved the minutes as written.

Chairwoman Keenan advised review of the drawing shows sufficient parking for thirty-five cars and identified two spots for handicap. If more are needed, they will need to convert per Codes Officer, Ralph Lamson. Chairwoman Keenan asked about hours of operation. Applicant advised It has potential to be a 7-day operation 8:00 am – 10:00am. Chairwoman Keenan advised

septic will need approval. In questioning lighting, applicant advised that signage would be a 4'x5' sign on her property near the road. Codes Officer Lamson advised it must be 10' off the property line. Lights were of concern. Applicant advised they would be on just at night. James Nash is concerned about hours of operation if music is involved. Recommendation by Board is that any music ends at 8:00 pm.

Mike Stiner voiced his concern over the driveway. There used to be a stake there that is no longer present. Applicant says she will have surveyor mark the proper property line.

James Nash asked about the size of the gatherings. He wants confirmation of the upper limit. Applicant stated the septic is designed to accommodate no more than fifty. Ms. Danyew is looking for groups of twenty people. James Nash is also concerned with increased traffic. Applicant explained that they are marketing more of a retreat and not primarily weddings; more of daytime usage. James Nash asked Attorney Brown about the size of the group. Applicant wants the size of the group to not affect family gatherings. Attorney Brown stated family gatherings would be different than business gatherings. He advised that it is the purview of the Board to conditionally regulate the size of outside events.

Greg Shinnemann mentioned the other similar venue in Town that is approved for 200 guests. Ralph Lamson stated that is a different type of business. Attorney Brown added that it was approved before our Zoning Code changes. Attorney Brown will confirm that the Board has the right to limit the number of participants and the hours of operation.

Mike Stiner reiterated that no parking should be allowed on the road.

Chairwoman Keenan explained the purpose of the SEQR review. The Planning Board is lead agency on this application and will perform SEQR.

Motion was made by Mike Stiner, second by Greg Shinnemann to set a public hearing for March 26, 2024, at 6:30 pm. All Board members present were in favor.

Resident Ruth Ann Wood voiced her concerns about hours of operation and noise as she is close enough that she would hear. She is also concerned about parking and speed limits with increased traffic. She wondered if the Town could do something about the speed limit on this road. Mike Stiner advised that the State would need to be petitioned.

Resident Josh Shute owns the adjacent vacant lot. He has concerns about parking, lighting, and trash. The barn is close to his property. Applicant advised she is not catering. It is a garbage in, garbage out atmosphere. Ralph Lamson, Codes Officer advised that the lights need to be night sky compliant and cannot shine on neighbor's property and that should be a condition of the approval. Josh Shute said that noise is his biggest concern. When and if he builds on his property, he is concerned this business will affect his resale value. This may affect his plans to invest in this property if its next to a commercial business.

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

Meeting adjourned at 7:04pm.

Respectfully Submitted,

Sue Marzo
Zoning Board Secretary



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