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## Planning and Zoning Board of Appeals Joint Meeting

Date: December 20, 2022

Time: 6:00 pm

Location: LaFayette Town Hall

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

**Secretary:** Sue Marzo

**Attendees:** **Planning Board members: Brad Bush, Heath Kotula, Barb Lasky, Rick Markoff**

**Zoning Board members: Christine Keenan, James Nash, Anita Miner, Mark Whitney, Mike Stiner**

Jeff Brown, Town Counsel, Sue Marzo, Secretary, Jackie Roorda, Town Clerk, Mark Distler, Deputy Town Supervisor, Ralph Lamson, Codes Officer, Bruce Pollock, applicant

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### *Minutes*

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Brad Bush opened the meeting with the pledge to our flag. Motion was made by Heath Kotula, second by Barb Laskey to approve the Planning Board Minutes of September 20, 2022, as written. All Planning Board members present were in favor.

### **Agenda Item:**

**Case #3-2022-PB**

**Case #4-2022-ZBA**

### **SKETCH HEARING**

Sketch Hearing for the application submitted by Bruce Pollock of Self Storage Solutions, LLC, purchaser under contract from Sheffield Development, LLC, owner, for Site Plan and Special Permit approval for the purpose of building self-storage

facilities. 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)

Applicant, Bruce Pollock representing Self Storage Solutions, LLC is requesting a sketch hearing to approve the parcel for the use of a self-storage facility. Mr. Pollock distributed copies of photos of the proposed facilities to all Board members present. Mr. Pollock stated that there will be two feature buildings one facing Route 11 and one facing Route 81. Phase one will be an operational facility followed by Phase two for a secondary facility. Mr. Pollock advised that engineering plans and SWPP need to be completed.

Chairman Bush stated that both Boards are very familiar with this property due to previous applications. Mr. Pollock was interested in the property earlier, but he was being encouraged to purchase without approvals in place, so he backed out.

Chairman Bush asked about hours of operation. Mr. Pollock advised that it is a 24-hour facility with a secured gate to enter. He stated that this type of facility does not have much continuous activity. Chairman Bush asked for lighting plans, landscape plans. Mr. Pollock stated that he would provide. He plans on curbing and landscaping in front of the two feature buildings. The plan is to have some pines and maples scattered throughout the property. Rick Markoff asked about placement of the buildings due to wind. Mr. Pollock stated that they run the buildings north to south so the aisles get southern exposure to aid in snow melt.

Attorney Brown asked for occupancy numbers. Mr. Pollock stated they have been in business for 30 years and that most of the tenants are permanent customers and mostly businesses. Some customers may trade out summer to winter. Occupants are mostly long-term tenants. He said occupancy is typically 85-90%. Rick Markoff asked how often the facility is checked. Mr. Pollock stated that they have Monday/Tuesday walk arounds, and they have remote cameras. There is 24/7 video surveillance. There will probably be around 220 units. Some of the units are heated.

Chairman Bush asked about office facilities. Mr. Pollock said there would not be any at this location. Chairwoman Keenan asked about rest rooms and water. There will be neither at this location per Mr. Pollock. There will be no outside parking at any time. Attorney Brown asked about acts of vandalism. Mr. Pollock stated that over the years they have not experienced much vandalism. The area is gated and equipped with video surveillance. The fencing will be wrought iron picket style. Mr. Pollock will bring photos. Rick Markoff asked about water leakage. Mr. Pollock stated the units are built to drain properly and are guttered. Mike Stiner asked about water drainage issues. The roofs are flat, guttered with no snow jacks.

Attorney Brown would like to see schematics and elevations of this specific facility. Mr. Pollock said he can provide. He also asked about decorative stonework. Mr. Pollock stated that they will be the same design as shown in the photo renderings provided. Both outside buildings will have decorative stone.

Anita Minerd asked if this property was on the north side of the casket company and asked how close to the dog kennels. Chairman Bush stated yes, and it gets close to the dog kennels but there is room.

Ralph Lamson, Codes Officer stated that he needs a storm water plan. The engineering plan needs to be provided also before sending to the County. Mr. Pollock stated that the facility will be very similar to the one in Tully except the buildings will be a little longer. The facility is plowed and well maintained during the winter.

Mr. Pollock doesn't feel he can be ready in time, so plan is to set a Public Hearing for February. Meeting will be the 4<sup>th</sup> week as Attorney Brown and the applicant will be unavailable during Spring break week.

A motion was made to set a joint Public Hearing for February 28, 2023 at 6:00 pm, by Rick Markoff, second by Heath Kotula. All Planning Board Members present were in favor.

Motion was made to accept the Zoning Board Meeting Minutes of October 25, 2022, by James Nash, second by Mike Stiner. All Zoning Board members present were in favor.

Chairwoman Keenan advised the applicant to become familiar with the Special Permit criteria found on the Town's website in our Zoning Code.

A motion was made to set a joint Public Hearing for February 28, 2023 at 6:00 pm, by Mike Stiner, second by James Nash. All Zoning Board members present were in favor.

The February 28, 2023, meeting will be a joint meeting of the Planning and Zoning Boards.

Chairwoman Keenan encouraged the ZBA members to drive by the facility in Tully.

Attorney Brown asked about planned signage. Mr. Pollock stated there will be a monument sign. He advised the applicant that we require a photo of the planned signage. Attorney Brown asked if there is a road cut in. Ralph Lamson stated that the DOT will have to approve a driveway again for this property use.

Motion to adjourn was made by Rick Markoff, second by Heath Kotula. All Planning Board members present were in favor.

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

Meeting adjourned at 6:25 pm.

Respectfully Submitted,



Susan M. Marzo  
Planning/Zoning Board Secretary

