

2577 US Route 11  
P.O. Box 193  
LaFayette, NY 13084  
[www.townoflafayette.com](http://www.townoflafayette.com)



# Planning Board Meeting

Date: September 19, 2023

Time: 6:00 pm

Location: LaFayette Town Hall

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**Meeting called by:** LaFayette Planning Board

**Chair:** Brad Bush, Chairman

**Secretary:** Sue Marzo

**Attendees:** **Planning Board members: Chairman Brad Bush, Heath Kotula, Mark Whitney, Rick Markoff, Barb Lasky, Mike LaCava, Jeff Brown, Town Counsel, Ralph Lamson, Codes Officer, Delphine Doupe, Motasem Anamrouti, Milssa Ahamrouti**

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- Agenda Items:**
1. Pledge of Allegiance
  2. Approval of August 15, 2023, Planning Board minutes
  3. Case #2 2023-PB Public Hearing

Public Hearing for the application by Motasem Anamrouti for property located at 2474 US Route 11S, LaFayette, NY, located behind Old Tymes Café, for site plan approval to utilize as a small car sales dealership. (Tax Map # 018.-02-07.0)

## Discussion:

Chairman Bush welcomed everyone and invited participants to join in the Pledge of Allegiance.

Motion was made by Rick Markoff, second by Heath Kotula to approve the Planning Board Meeting minutes of August 15, 2023. All Board members were in favor.

Mr. Motasem Anamrouti, applicant, is looking for site plan approval for used car sales in the back parking lot of the property. Chairman Bush asked if there were any changes to the request. There were none.

**SEQR Short Form Part 2** was completed by the Board as follows led by Attorney Brown.

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 to serve as lead agency was made by Heath Kotula, second by Mike LaCava. All Board members were in favor.

Motion was made to open the Public Hearing by Heath Kotula, second by Mike LaCava. All Board members were in favor.

No one was present to speak for or against the project.

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

Chairman Bush reviewed with the audience the suggestions made by Onondaga County. They had concerns about the location of the septic and well and that they were compliant. Secondly, they suggested the DOT review the location of the driveway. Both of these suggestions will be ignored in approval of this project as the Board believes there are no issues with these concerns.

Code Officer, Ralph Lamson asked the applicant again about the number of cars. The applicant stated between 10-15 cars.

Chairman Bush advised the applicant that all cars must be roadworthy and that this cannot be used as a salvage yard. Attorney Brown advised of the restrictions on this application.

- DMV approval before granting operation
- Total amount of cars not to exceed 15
- Cars must be roadworthy
- No dismantling of vehicles allowed

Motion was made to approve the application with aforementioned restrictions by Mike LaCava, second by Heath Kotula. All Board members were in favor.

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

Meeting adjourned at 6:12 pm.

Respectfully submitted,

Susan M. Marzo  
Planning Board Secretary

