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

Joint Planning Board Meeting

Date: October 20, 2026
Time: 6:00 pm
Location: Town Hall

Meeting called by: **Joint Planning Board**

Chair: Chaired by Board Member Mike Stiner

Secretary: Sue Marzo

Attendees: Town Counsel Jeff Brown, Board members, Heath Kotula, Mike LaCava. Mike Stiner and Mark Whitney, Codes Officer Ralph Lamson, resident Adam George, Applicants Mathew Goddard, Aaron Hughes, Jon Parry, Secretary Sue Marzo

Agenda Items:

1. Pledge of Allegiance
2. Approval of Joint Planning Board meeting minutes of June 16, 2026
3. Case #5-2026-PBZBA PUBLIC HEARING

   Public Hearing for the application submitted by Matthew Goddard & Aaron Hughes of LaFayette Motor Sports Park (f/k/a LaFayette Kart Lounge) for a Special Use Permit to allow the property to be used as seasonal winter storage (October 1 – April 30) for RV's, campers, travel trailers, boats, boat trailers, utility trailers, enclosed trailers, and similar recreational equipment. The property is located at 4930 US Route 20, LaFayette, NY (Tax Map # 016.-01-01), and is zoned Agricultural.

4. Case #6-2026-PBZBA PUBLIC HEARING

   Public Hearing for the application submitted by Jonathan Parry for a Side Yard Variance to reduce the setback from 15 feet to 2 feet for the construction of a 263-square-foot shed for storage and a changing room. The property is located at 6873 Jamesville Grove Lane, NY (Tax Map # 001.1-01-04.1), and is zoned Agricultural.

Meeting commenced with the Pledge of Allegiance.

Due to Mark Whitney's abstention at the June 16th meeting, approval of the May 19th meeting minutes was tabled until October's meeting whereby they were approved by Mike Stiner resulting in a quorum to approve as final. Motion was made by Heath Kotula, seconded by Brad Bush in June with subsequent approval by Mike Stiner in October for quorum. Motion carried 3-0.

Motion to accept meeting minutes of June 16, 2026, was made by Heath Kotula, seconded by Mark Whitney. Motion carried 3-0-1 with 1 abstention from Mike LaCava who was absent from June 16th meeting.

Case #6-2026-PBZBA PUBLIC HEARING

Public Hearing for the application submitted by Jonathan Parry for a Side Yard Variance to reduce the setback from 15 feet to 2 feet for the construction of a 263-square-foot shed for storage and a changing room. The property is located at 6873 Jamesville Grove Lane, NY (Tax Map # 001.1-01-04.1), and is zoned Agricultural.

The board discussed an area variance application submitted by Jonathan Parry to build a storage shed and changing room on subject property, which borders a right-of-way for community water access.

SEQR Short Form Parts 2 and 3 were 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 Joint 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. Such motion was made by Mike LaCava, seconded by Heath Kotula. All Board members present were in favor. Motion carried 4-0.

Motion to open the Public Hearing was made by Heath Kotula, seconded by Mike LaCava. All Board Members present were in favor. Motion carried 4-0.

There were no residents present to discuss. Motion to close the Public Hearing was made by Heath Kotula, seconded by Mike LaCava. All Board Members present were in favor. Motion carried 4-0.

The discussion then moved to evaluating the five specific area variance criteria required by the Board.

- Can the benefit be achieved by other means? NO
- Will there be an undesirable change in neighborhood character or nearby properties? NO
- Is the request substantial? YES
- Will it have an adverse physical or environmental effect? NO
- Is the alleged difficulty self-created? YES

Motion was made to approve the application as presented by Heath Kotula, seconded by Mike LaCava. All Board members present were in favor. Motion carried 4-0.

Case #5-2026-PBZBA PUBLIC HEARING

Public Hearing for the application submitted by Matthew Goddard & Aaron Hughes of LaFayette Motor Sports Park (f/k/a LaFayette Kart Lounge) for a Special Use Permit to allow the property to be used as seasonal winter storage (October 1 – April 30) for RV's, campers, travel trailers, boats, boat trailers, utility trailers, enclosed trailers, and similar recreational equipment. The property is located at 4930 US Route 20, LaFayette, NY (Tax Map # 016.-01-01), and is zoned Agricultural.

SEQR Short Form Parts 2 and 3 were 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"

DRAFT

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 Joint 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, seconded by Mike LaCava. All Board members present were in favor. Motion carried 4-0.

Motion to open the Public Hearing was made by Mike LaCava, seconded by Heath Kotula. All Board members present were in favor. Motion carried 4-0.

Resident Adam George, who owns property nearby, raised concerns about drainage issues, security, and the facility's impact on the agricultural zoning of the area. The applicants explained their plan to store up to 50 vehicles, primarily for seasonal storage, and addressed questions about security through additional cameras rather than lighting.

Motion was made to close the Public Hearing by Heath Kotula, seconded by Mike LaCava. All Board members present were in favor. Motion carried 4-0.

After discussion, the Board agreed to approve the special use permit without additional conditions, noting that organization and neatness would be important factors for maintaining an orderly appearance.

Motion was made by Mike LaCava, seconded by Heath Kotula to approve the application as presented. All Board members present were in favor. Motion carried 4-0.

Motion to adjourn was made by Mike LaCava, seconded by Mike Stiner. All Board members present were in favor. Motion carried 4-0.

Meeting adjourned at 6:40 pm.

Respectfully Submitted,

Sue Marzo
Joint Planning Board Secretary

DRAFT