

February 16, 2016 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on February 16, 2016, in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 PM.

Present: James Nakas, Chairman
Shawn Adam, Member
Barb Lasky, Member
Rick Markoff, Member
Brad Bush, Member

Attorney: James Gascon

Recording Secretary: Kristin Shute Colburn

Others present: Ralph Lamson, Bldg & Code Enforcer
Stacy Peios, Applicant
Kelsey Moody, Applicant
David Reed, Applicant's Attorney
Ingraham & Cynthia Plumpton, Applicants

Chairman Nakas opened the Meeting at 7:00 p.m. and welcomed everyone. He then asked if anyone had any concerns regarding the minutes of the January 16, 2016 meeting minutes. None were voiced. Motion was made by Richard Markoff and seconded by Shawn Adam to accept the minutes as submitted by Planning Board Secretary, Jackie Bush Roorda.

Case 1) Public hearing for Application for Controlled Site Approval
Application of Stacy Peios in an Agricultural – Residential District to convert her home office and full bath in the basement into a full service dog grooming salon. The residence is located at 2138 US Route 11, South, (previously The LaFayette Veterinary Clinic) approximately 1.5 – 2 miles from the intersection of Route 11 and Route 20, LaFayette NY. Tax Map # 014.-03-42.5

Chairman Nakas opened the PUBLIC HEARING requesting Mrs. Peios to state her request for Controlled Site approval.

Mrs. Peios gave a brief summary of her business plan. She explained that she will be grooming small to medium sized dogs, beginning with two (2) – three (3) days and eventually working up to full time.

Chairman Nakas made a motion to open the public hearing and asked if there were any further questions or comments regarding this application. None were voiced

Member Markoff moved and member Shawn Adam seconded the motion to close the Public Hearing. Motion carried 4 – 0

Chairman Nakas advised that he would like to have two (2) votes. The First on the Approval of the Control Site and the second on the conditions for the application.

Member Markoff moved and Member Lasky seconded the motion for the Controlled Site Approval. Motion carried 4 – 0

Chairman Nakas would like to have a vote on the conditions for this application and make the conditions listed below a part of the Resolution.

1. No on street parking
2. Activities to occur in the basement of the home
3. No additional employees without board approval
4. Signage must conform to the code and the home business rules stating the name and address (no logos or slogans).
5. Grooming by appointment with no overnight stays
6. No additional lighting
7. Hours of operation to be 8am – 6 pm with pick up no later than 9 pm.

In reference to condition #3, the board agreed that this is not a condition that needs to be made.

Member Markoff moved and Member Lasky seconded the motion to approve the Conditions listed above for the Controlled Site Approval. Motion carried 4 – 0.

Case 2) Application by Kelsey Moody and Associates, LLC for a Specific Permit for a scientific laboratory in a Hamlet Mixed Use Zone Classification. The subject property is improved with a two story office building. Applicant is seeking a Specific Permit to allow the use of the building as a scientific laboratory. The property is located at 2521 US Route 11, LaFayette NY.

Tax Map # 019.-01-06.2

Chairman Nakas questioned what specifically they are researching in this laboratory, as it will be closer to the school and center of town he would like to be able to tell parents and/or residents. Mr. Moody understood and explained that they are doing preclinical research and development on eye disease, cancer, and human aging.

Chairman Nakas asked if there were any question from the board. None were voiced.

Member Bush moved and member Markoff seconded the motion to give a positive recommendation to the Zoning Board of Appeals that they approve the application based on the same restriction previously stated for the request of Kelsey Moody and Associates. Motion carried 4 – 0.

Case 3) Application of Ingraham Plumpton for a Simple Subdivision. Override Onondaga County Planning Board recommendation for a right of way/access road with regard to the proposed action is to subdivide Lot 2 into Lots 2A & 2B to allow Lot 2A to be used as a future building lot. Current use is zoned Agricultural/ Residential. Property is located at 3990 Coxe Road. Tax Map # 005.-04-08.1

Chairman Nakas asked for feedback from members of the Planning Board. Mrs. Plumpton asked if they needed to refer to the map, to which Mr. Nakas advised that they had copies.

Code Enforcement Officer, Ralph Lamson informed the board that they would like the LaFayette Planning Board to override the Onondaga County Planning Boards recommendation for a full build out, the road part is okay. The county has already given them approval for the driveway. Member Markoff asked CEO, Ralph Lamson if he had any problems with it, and he did not.

Member Shawn Adam moved that they reject both of the Counties recommendations in that regard and move forward with what is existing, Member Bush seconded the motion. Motion carried 4 – 0.

Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 7:27 pm.

Respectfully Submitted,

Kristin Shute Colburn
Deputy Planning Board Secretary



February 17, 2016

Chairman Christine Keenan & Town of LaFayette ZBA
c/o Hon. Jacqueline Roorda, Town Clerk
2577 Route 11
P.O. Box 193
LaFayette, New York 13084

**Re: Kelsey Moody & Associates, LLC: Application for Specific Use Permit
2521 U.S. Route 11**

Dear Chairman Keenan and Members of the Zoning Board of Appeals:

Please be advised that at its regular meeting on February 16, 2016, the Town of LaFayette Planning Board considered the referral for a Specific Use Permit relating to the application of Kelsey Moody & Associates, LLC for a scientific research laboratory at premises located at 2521 U.S. Route 11, LaFayette. As explained to the Planning Board, the operation of a scientific research laboratory is to conduct research which could lead to the development of products that are health related, including cellular research for treatment of various disorders. The Planning Board noted this proposed use is similar to the use conducted by the applicant at 2603 U.S. Route 11 North (and was approved by the Zoning Board of Appeals on November 12, 2014).

The applicant made representations that sufficient parking existed for the fifteen (15) to thirty (30) employees anticipated to occupy the site at one time to culture materials and then introduce them through surgical procedures into mice, along with related office and administrative uses associated with scientific research. He will utilize an autoclave system for the destruction of the waste generated through the laboratory activities and further indicated that the laboratory is contracting with a local medical waste management and disposal company (Stericycle) for transportation of waste from the facility.

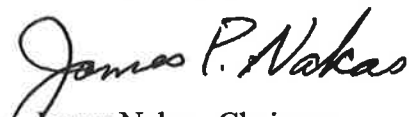
After due consideration of the application and the various aspects of the use, the Planning Board unanimously determined to provide a positive recommendation for the application and that the following conditions be considered by the ZBA in the event of an approval (noting that these conditions are similar to those referenced in our prior positive recommendation of October 21, 2014 for the original facility):

1. The applicant must utilize an appropriate-sized autoclave system prior to and in conjunction with conducting its research activities on site.

2. The applicant shall maintain a contract with an appropriate waste management disposal company (*i.e.* Stericycle) for the continuous off-site disposal of such materials.
3. The applicant's research be limited to matters relating to "Biosafety Level 2" and lower. Should the applicant desire to conduct research involving matters classified "Biosafety Level 3" or higher, the applicant must return before the ZBA for additional approvals.

Please do not hesitate to contact the undersigned with any questions and/or concerns you may have.

Very truly yours,


James Nakas, Chairman
Town of LaFayette Planning Board

cc: Hon. Jackie Roorda, Town Clerk
John R. Langey, Esq.
Kelsey Moody
David L. Reed, Esq.