

ZONING BOARD OF APPEALS MEETING, January 26, 2016

Minutes of the Meeting held by the LaFayette Zoning Board of Appeals on January 26, 2016 in the Meeting Room of the LaFayette Commons Office Building at 2577 US Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Christine Keenan, Chair  
James Nash, Member  
Karl Field, Member  
Jerry Marzo, Member

Absent: Kelly Green, Member

Recording Secretary: Kristin Shute Colburn

Others Present: John Langey, Attorney  
Kelsey Moody  
David Reed  
Fred Walker  
Gail Walker

At 7:00 PM Chair Keenan called the meeting to order and advised everyone that the meeting is being recorded.

Chair Keenan read the Application of Fred and Gail Walker for a variance setback at their residence, 2886 Eager Road, LaFayette NY, NY in an Agricultural-Residential District to allow set back of 55 feet to centerline and 22 feet to property line to the C-D corner of a 25ftx 41ft garage/pole barn and 60 feet to the property line to the A-D corner of the subject building. Tax Map # 008.-03-19.3

Keenan asked the Applicants to present their case. Mr. Walker advised the board that he and his wife have an old tennis court at their property where they would like to put a 3 bay garage/ pole barn with open storage on the tennis court, the only flat part of their property. They would like to put it closer to the road if the variance is provided in order to screen the neighbors from the open storage; brush, junk, things they find while cleaning up their property.

Questions presented to the Applicants, by ZBA members:

Q: Do you expect this clean up to continue for a while?

A: Yes, they expect that it will be an ongoing thing.

Q: Is it possible to put it anywhere else on the property?

A: There really isn't any other level place on the property that they can put it. It can go further back and it will work for them but then it leaves all the "stuff" right in their neighbors face.

Q: The shaded area on the map... is that all trees?

A: Yes, they are all approximately 50 ft. Norwegian Pines.

Attorney John Langey advised that they do not have to refer this to the county based on the agreement with the County that states small residential structures, pools, etc... do not have to be referred to County. Chair Keenan advised The Walkers that we will have a public hearing next month on February 24, 2016.

Chair Keenan introduced the applicant for a specific permit at 2521 US Route 11, LaFayette in a Hamlet/Mixed Use zoned district. Kelsey Moody & Associates of 2603 US Route 11, LaFayette, is seeking a specific permit for a scientific laboratory in the Hamlet/ Mixed Use district. He currently has a specific permit at his currently location and nothing is going to change except the actual location. Everything he did at the current location will apply to the new location. He is setting up formal training with local colleges, and currently has Lafayette high school kids shadowing.

Questions presented to the Applicant, Kelsey Moody by ZBA members

Q: How many employees will you employ?

A: The larger facility will allow him to employ up to 30 people but he doesn't anticipate it being more than 10- 15 people at the start.

Q: Will there be enough parking with the increase in employees?

A: Yes, there are two ample lots, but most will walk to work.

Q: Will you occupy the entire building

A: His Company will occupy the entire building

Attorney Langey advised that the matter will need to be referred to Onondaga County Planning and then preceded with the SEQRA, etc.

**TOWN OF LAFAYETTE ZONING BOARD OF APPEALS  
SEQRA RESOLUTION AND NEGATIVE DECLARATION**

**DATED: January 26, 2016**

**KELSEY MOODY & ASSOCIATES, LLC SPECIFIC PERMIT TO OPERATE  
A SCIENTIFIC RESEARCH LABORATORY IN THE HAMLET DISTRICT  
(2521 U.S. Route 11)**

Mr. Nash moved and Mr. Marzo seconded the following Resolution:

**WHEREAS**, Kelsey Moody & Associates, LLC (“Applicant”) and RAN Properties LLC (“Owner”) have made an application to operate a scientific research laboratory on Owner’s property located at 2521 U.S. Route 11 in the Town of LaFayette, bearing Tax Map No. 019.-01-06.2; and

**WHEREAS**, the proposed action consists of Applicant operating a scientific laboratory for research in eye disease, leukemia and other diseases using laboratory mice as test subjects at Owner’s premises, all more particularly described in the application materials submitted by the Applicant; and

**WHEREAS**, Volume 6 N.Y.C.R.R., Sections 617.3 and 617 of the Regulations relating to Article 8 of the New York Environmental Conservation Law of New York (SEQRA), requires that as early as possible after submission of a completed application, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

**WHEREAS**, on January 26, 2016, the Town of LaFayette Zoning Board of Appeals (the “Board”) declared itself to be lead agency and determined this application to be an unlisted action for purposes of SEQR review; and

**WHEREAS**, the Applicant has completed and submitted a Short Environmental Assessment Form and the same has been reviewed and considered by the Board; and

**WHEREAS**, the Board has reviewed and considered all of the submissions by the applicant and the Board has considered and discussed fully the potential environmental impact of the proposed action.

**NOW, THEREFORE, BE IT RESOLVED** that the Town of LaFayette Zoning Board of Appeals hereby determines the proposed action will not have a significant adverse effect on the environment and this resolution hereby adopts the Negative Declaration attached hereto for

purpose of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617 et seq. for the following reasons:

1. The proposed use shall be contained entirely within the existing structure and there will be no exterior changes to the building;
2. There will be no changes to the existing drainage patterns;
3. Existing parking is sufficient for the use;
4. The Applicant is proposing appropriate waste management disposal for all waste; and

**BE IT FURTHER RESOLVED** that the Town’s legal counsel, distribute the attached Negative Declaration pursuant to the requirements of 6 N.Y.C.R.R., Part 617.

Upon a canvass of the Board, the votes of its members upon the Resolution were as follows:

<b>Ms. Green, Member</b>	<b>Excused</b>	<b>-----</b>
<b>Mr. Nash, Member</b>	<b>Voting</b>	<b>Aye</b>
<b>Mr. Field, Member</b>	<b>Voting</b>	<b>Aye</b>
<b>Mr. Marzo, Member</b>	<b>Voting</b>	<b>Aye</b>
<b>Ms. Keenan, Chair</b>	<b>Voting</b>	<b>Aye</b>

The Chair, Ms. Keenan, then declared the Resolution to be duly adopted.

Member Nash moved and Marzo seconded motion to adjourn.  
Motion carried 4 – 0.

Chairperson Christine Keenan adjourned the meeting at 7:36pm.

Respectfully submitted,

Kristin Shute Colburn  
Deputy Zoning Board of Appeals Secretary