

## July 19th, 2016 Planning Board Meeting Minutes

Minutes of the Planning Board Meeting held by the Town of LaFayette Planning Board on July 19th, 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: Jim Nakas Chairman  
Brad Bush, Member  
Shawn Adam, Member  
Barb Lasky, Member  
Rick Markoff, Member

Secretary: Jackie Bush Roorda

Attorney: John Langey

Others present: Ralph Lamson, Bldg. & Code Enforcer  
Kelsey Moody, Applicant

Chairman Nakas opened the Meeting at 7:00 p.m. and welcomed everyone. He then asked if anyone had any comments regarding the minutes of the June 21st, 2016 meeting minutes. None were voiced.

**Minutes of the June 21<sup>st</sup> 2016 meeting accepted and stand as submitted by Planning Board Secretary, Jackie Bush Roorda.**

Chairman Nakas then asked all in attendance to introduce themselves and then announced the case below.

Application by Kelsey Moody & Associates for Controlled Site approval for a small office and three family dwelling in a Business District located at 2603 US Route 11 North, approximately ¼ miles north of 1-81 Exit 15. The upper level of the structure was used as a Biotechnology Laboratory. The lab has moved south on Route 11, due to expansion. Upper level is now vacant with a plan to convert into two apartments and a small office space. The building will then contain a total of 4 units. (3 apartments and 1 small office). Parcel ID# 020.-05-09.0.

Chair Nakas then advised that this is an informational meeting and requested the applicant to give a brief overview of his request to the planning board

Mr. Moody explained that the upstairs of the building next door to the Town Hall used to be their laboratory and he occupies the apartment in the lower level. At this time he is asking to make two apartments and an office in the upstairs of the building, since his lab has relocated. Mr. Moody advised that he presently has ten employees and within the next few months he plans to hire 3 to 5 more and there is opportunity for even more in the future. He would like to offer housing for the employees to enable them to live closer to the lab which is four buildings to the south of the building he is proposing for the apartments. Mr. Moody told the Board that almost all the renovations have been done to their new building and anticipate completion within this month. He then hopes to send the builders to work on making two apartments and an office at the 2603 Route 11 building. Chair Nakas questioned Moody if all the materials from the previous lab have been removed and asked if there are any hazardous materials left in that building. Mr. Moody replied there are no materials left in that building, their materials still remain benign, there are no toxic materials at all, and they continue to be extremely careful to make sure that even the benign waste is disposed of correctly. Chairman Nakas said he would like a statement of the facts of what exactly they are doing in their lab so that he can advise residents who have been inquiring. Kelsey Moody said there have been no changes, everything remains the same and that anyone can check his website ([info@ichortherapeutics.com](mailto:info@ichortherapeutics.com)), if they have any questions. He advised that they have also put their information in the LaFayette Town newsletter which is on the Town website, for any interested or concerned residents. They hosted an open house and have invited community members to visit their facilities. Kelsey advised that they are utilizing local college students and high school students in their facility.

Member Bush questioned Code Enforcer Ralph Lamson if the building is suitable to house three apartments and an office. Lamson explained that he hasn't seen the plans at this time but certainly, everything would need to be up to code.

Kelsey Moody reported that they have already checked on the electrical, plumbing and the septic system and since this was previously a hair salon and is a commercial building most everything is already up to code.

Attorney Langey advised that a site plan, site survey, etc. will all need to go to County Planning Board for their review. Mr. Moody said that he is hoping to have everything in order by the end of the week to bring to Ralph and Jackie.

Member Barb Lasky asked if there are any further regulations on buildings with more than two apartments and Member Shawn Adam asked if these are going to be standalone apartments or will they share kitchen facilities etc.? Mr. Moody answered that he already checked our Code ordinance and also advised that all three apartments will all be separate apartments and will not share kitchens.

Member Brad Bush commented that he is very happy to see these buildings being utilized and no longer vacant.

Applicant Moody questioned as to how he would go about informally checking into other possible buildings in the town that he may be interested in. Attorney Langey advised that Moody could meet with any of Planning Board members, however only a maximum of two members at the same time. This is necessary to be compliant with Open Meetings Law as you cannot meet with three or more Members legally unless a meeting notice has been posted. Member Shawn Adam also advised Moody that as Assessor he can check on any properties. Mr. Langey stated that it has been a great experience working with Kelsey Moody and his associates in his past endeavors.

Planning Board Secretary Jackie Roorda advised Mr. Moody to get all of his information to her by July 28 so she can submit it to the Onondaga County Planning Board in time for their August 10<sup>th</sup> meeting. Mr. Langey advised that a Public Hearing will be held at the August 16th LaFayette Planning Board Meeting.

Mr. Moody thanked the Planning Board for their assistance once again.

**Member Rick Markoff moved and Bush second the motion to adjourn the meeting.**

**Chairman Nakas adjourned the Meeting of the LaFayette Planning Board at 7:20 pm.**

Respectfully Submitted,

Jacqueline Roorda, Town Clerk  
Planning Board Secretary