

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



Date: September 19, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

Planning Board Meeting

Meeting called by: LaFayette Planning Board

Facilitator: Brad Bush

Note taker: Sue Marzo

Attendees: Planning board members: Rick Markoff, Brad Bush, Shawn Adam, Barb Laskey, absent Jim Nakas
Wendy Loughnot, Town Counsel, Andrew Oliver, James Oliver, Jordan Oliver, Kelsey Moody, James Camperlino, Sue Marzo, Secretary

Minutes

Agenda Items: Case #1 – Application of Oliver’s Campers, Inc. of 6460 Ste Highway 12, Norwich, NY for Controlled Site Approval for a family owned and operated RV sales and service dealership. The location is at 2843 US Route 11, west side, 725.55 feet northerly of the intersection of Moltion Rd. and Route 11 in an industrial zoned property. Tax Map No. 020-03-02.0

Case #2 – Application by Kelsey Moody & Associates, LLC for a specific permit for a scientific laboratory in the one level professional office building located at 2561 US Route 11 (formerly the Syracuse Community Health Center) in a hamlet/mixed use zoning. Tax Map No. 020-05-10.0

Agenda item:

Presenter:

Discussion:

Brad Bush opened the meeting at 7:00 pm.

Minutes from the meeting of July 18, 2017 Planning Board Meeting were approved as written. All were in favor.

Case # 1 - Oliver's Campers 6460 State Highway, Norwich is a 51-year-old family business filing for a controlled site approval at 2843 US Route 11. Andrew Oliver spoke on behalf of the family of 3. They are members of The RV Dealer Association of Syracuse. They have been coming up to this market for 25 years in the fall and spring for the RV show. They saw an opportunity to be a small satellite location. The operation has 9 employees and 5 in the slow season. They are high pressure hard working folks. Our intent is to save customers from having to drive to Norwich from Syracuse. We have no extravagant plans. We will be giving the building a facelift with a new roof and paint and cleaning up the back lot. The property needs clearing out of brush to be able to have some road frontage on 81 to park some trailers. In April of 2018 there won't be a million-dollar building in the location.

Brad Bush asked if you would be offering service at this location? Mr. Oliver stated that right now it will be sales with a small parts and accessories store. We may provide service at this location at a future date. Service is currently in Norwich, NY. We may subcontract with someone local for service. Building will be ½ house ½ office. Eventually they would like sales, service and parts at this location.

Mr. Adam asked if they owned the property or were they leasing it? Mr. Oliver stated that they bought the property and closed on it one month ago. The three family members in attendance have an LLC and they purchased the property. Been working since February with the foreclosure process. The building will be getting a new roof and paint before the snow flies. Over the winter we will try to clean up the interior. We slowdown in the winter. They'll use that time to set game plan and have some type of grand opening in the Spring. Mr. Bush asked about signage. Mr. Oliver stated that they have spoken to Nick Kirby and have studied all the ordinances. They want to put a sign out front and sign on the silo on the property. Mr. Markoff asked if they would be putting up a manufacturers sign. Mr. Oliver stated no, that it would be an Oliver's sign. We sell travel trailers no motorized trailers. No plans for big huge signs just sign for Oliver's Campers and insignia.

Mr. Bush asked legal counsel Wendy Lougnot what our job is here this evening. She replied that this is a controlled site approval with no variance needed on the plan submitted. The board needs to look at the plan and look for any conditions to make this project right for the sight. They will not need a variance as confirmed by Ralph Lamson. It is an allowed use. Looking at where everything is laid out particularly display areas, how it will be maintained, egress and signage, site details. Mr. Oliver provided a very simple sketch of the layout.

Barb Laskey asked if there are any wetlands involved? Mr. Oliver stated they scanned only a portion of the property. There is a little knoll. There is no gasoline involved. So, no

danger to wetland should there be any. There are bathrooms in the building 1 ½. Used to be used an office. We will clean it up and make it look nicer.

Wendy Lougnot asked if there were two driveways? Mr. Oliver stated that there appears to have been an easement at one time to get to the highway garage. The new highway garage has a new road. The roads do not run into the highway department road. They would like to clean up area with two exits and two entrances. Parking on the side of the building and sales lot will be directly behind the building. Mr. Oliver stated that the Hours will be Monday thru Friday 9-5 Sat 9-3.

Wendy Lougnot stated a Public Hearing is necessary and it should be referred to County Planning. Ralph Lamson advised that they should have the state look at the driveways. They only like one entrance. They might make you shut one off. Wendy also advised that if they want to put a sign on the silo towards 81 they need to talk to State DOT on that as well. If you mount a sign within so many feet of 81 there are regulations.

Brad Bush advised of a public hearing a month from now. Residents will be notified to be heard and given the chance to voice any opposition. Mr. Adam advised we inform all neighbors within 500'. Legally we must have people have their say. Mr. Bush again advised applicant to talk to county DOT about driveway. Mr. Adam stated that If you exit out onto Route 11 they will probably only limit you to one. Mr. Lamson stated that If this gets sent to county by Friday, it will be back by the 4th allowing plenty of time for the public hearing.

Five or six trailers are parked on the property presently as a staging area for the upcoming fairgrounds show. They will be there for approximately one week. Shawn Adam advise that it is in violation technically but for just a week it should not be a problem.

Mr. Oliver did not want to go to the DMV for approval of a new dealership until he was assured that they would get controlled site approval. Mr. Oliver asked if there was a chance this would not get approved after the public hearing. Mr. Bush stated there is always a chance but we should hear back from the County Planning Board by then and people would like to see something on that site. There has been improvement already. Wendy Lougnot stated that the approval would be as proposed. She stated that if service would be added later, they would have to get an amendment. Mr. Oliver will contact the State DOT about driveway and signage. Mr. Adam advised an introductory letter to residents with initial information about what you are doing is a good idea to smooth it over so they are not surprised and know your plans. DMV will be contacted to establish the property for an RV business. The Oliver's wanted to announce their new location at the RV show but they will put the reins on that until this is approved. We should hear back from county in time for the public hearing on the 17th.

Case #2 – Kelsey Moody & Associates – 2561 US Route 11 – Mr. Moody advised that they began with the hair salon as a mixed unit that we lived in and began a startup company. The company continues to grow. We picked up some more funding and picked up the

Maher building 8400 square feet and now we are looking to pick up the LaFayette Health Center pending some funding in November and December. Would like to get it kicked up to County to be ready for when the funding becomes available. Mr. Bush asked for the purpose. Mr. Moody stated the building would be combination lab and office space. This building is well suited as it was already a health clinic designed for a similar purpose. No exterior changes at all. They will be doing the same type of research on a bigger scale. Mr. Bush asked legal counsel if this is for a specific permit will it have to go to County Planning. Wendy Lougnot confirmed that it would. Mr. Bush stated there are no customers, just employees. Mr. Adam stated that zoning laws see research as an allowable use. Mr. Lamson confirmed. Wendy Lougnot suggested the board look at prior approvals before the next meeting. Mr. Moody said previous conditions excluded pathogenic work and that is still the case. Hours of operation will be the same.

Mr. Moody should be able to submit signage plans something similar to the current sign on the Maher building. He should be able to submit by the next meeting.

Case # 3 - Not on the agenda but asking for further clarification was Mr. James Camperlino regarding the archaeological box that was checked on his application for a 9-lot subdivision on LaFayette Road. He asked if the Planning Board has the right to waive archaeological studies. Wendy will discuss with John Langey. Wendy Lougnot stated she could not answer today as she was not familiar with the case. Ralph Lamson advised that maybe John Langey may want to check with the Onondaga Nation. Mr. Camperlino has experience with archaeological surveys and had to wait a year and half on an answer on a similar request. He is hopeful the board can waive the requirement. For the record, Mr. Camperlino has hired an archaeologist a two-part proposal for a single lot subdivision one price to do one lot. Much bigger price to do the whole 100 acres. He filled out the wrong form and Mr. Lamson gave him the right form to fill out at last meeting. Wendy will run this request by John and get Mr. Camperlino an answer. He will have the application back in as soon as he can.

Motion to adjourn. Meeting adjourned at 7:35 pm.

Respectfully submitted,

Sue Marzo
Planning Board Secretary

