

2577 US Route 11  
P.O. Box 193  
LaFayette, NY 13084  
[www.townoflafayette.com](http://www.townoflafayette.com)



Date: October 17, 2017

Time: 7:00 pm

Location: LaFayette Town Offices

## Planning Board Meeting

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**Meeting called by:** LaFayette Planning Board

**Facilitator:** Jim Nakas

**Note taker:** Sue Marzo

**Attendees:** **Planning board members: Brad Bush, Jim Nakas, chair, Shawn Adam, Barb Laskey, absent Rick Markoff**  
John Langey, Town Counsel, Ralph Lamson, Codes Officer, Andrew Oliver, James Oliver, Jordan Oliver, Kelsey Moody, James Camperlino, Anne Marie Spratt and customer Mr. DeJoseph, Sue Marzo, Secretary

### *Minutes*

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**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  
Case #3 – Application by W. James Camperlino for a 9-lot subdivision on his property located on the west side of LaFayette Rd. approximately 400 +/- feet south of the Bull Hill Rd. and LaFayette Rd. intersection in an Agricultural District (Tax Map No. 006-01-10.0)

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## Agenda item:

### Discussion:

Jim Nakas Welcomed all attendees to the meeting.

Mr. Moody arrived first so he was invited to go first. – Mr. Moody represents Ichor Therapeutics LLC and currently operates a life science research lab across from Sunoco station on Route 11. They are looking at acquiring the vacant LaFayette Health Center and looking for a specific use permit to be able to do that. They will have more of the same operation on a larger scale. He is looking to get permits in place and pick up the building and move forward in 2018. There are no changes in use. Approvals from The State Health Dept. for removal of biological materials was approved. They have a 3<sup>rd</sup> party contractor, Sterilcycle, for hazardous waste disposal. Mr. Nakas asked if they audit things on site? Mr. Moody replied that yes, they audit on site. Mr. Langey stated that referral is back with local determination and we are free to move forward with no issues. We are having a Public Hearing on this today. At this point, we solicit any comments from the audience at large about this biological research facility. Any pros/cons from audience or any questions from the board. This is going to go as it has been going and we see no changes. John Langey will quickly review we have this down to science no pun intended. Last few we approved authorized the use of a scientific lab at the proposed location and we confirmed that the proposed autoclave system is going to be used again. Review by John Langey; No parking along roadways; 9:00 – 9:00 pm hours of operation; Striping in parking lot not used; Driveway permit from the County and we would incorporate those comments along with Septic System approval. Brad Bush made a motion to close the public hearing. Public hearing is now closed at 7:03 pm. Entrance is considered dedicated to the permit with a lot less traffic. Shawn Adam stated the septic is existing, and Onondaga Health Dept. must approve. They've already approved the septic there per Ralph Lamson. John Langey did a quick review of environmental conflict with adaptive land use planning- no; any change in use of land – no; Impair the character of the existing community – no; Existing levels of traffic change - no. Jim Nakas asked if there is a wetland? John Langey stated no planned disturbance; they are using what is there. More energy usage - no, negative impact on public or private water – no; will it change the character of historic or archeological aesthetics – no; adverse change of increase of erosion flooding or drainage – no; hazard to environmental health- no. I will check the box approving the negative declaration and Jim Nakas will have to sign it. Decide on your resolution. Barb Laskey made a motion to approve the resolution and Brad Bush 2<sup>nd</sup> same conditions we discussed. Motion is carried. Thank you for coming in.

Minutes to the September planning board meeting which was settled on the 18<sup>th</sup>. Jim Nakas asked if there were any changes deletions to this? Minutes were approved and will stand as written.

Ann Marie Spratt provided septic plans for the DeJoseph property. Originally done about two months ago the board approved one of the building lots. They want to approve the other now. Septic design came in and Ralph Lamson gave them the letter from the County. The map has been amended to approve the 2<sup>nd</sup> building lot. Brad made the motion to approve. Jim Nakas must sign the maps.

Oliver's Campers – County Referral they had a problem with the referral. They say that this referral site plan lacks existing or proposed access, site circulation, size of proposed parking areas, and signage. We do not have adequate info to approve now.

Specifically, what do we need to go to the county? County makes up their mind and we have our own level of satisfaction. Applicant is here for site approval; no variance is needed. Letter should be

obtained from DOT for the driveway. Should be able to display more info since last meeting. Applicants were encouraged to bring in stuff. They want all these other things. The county can determine if it is complete and they want to see a lot more info. It as though we never sent info to them until they get the info they want. We can still hold the public hearing, but we can give more input to the applicant. We must respond to what the county wants. This is the County saying this is what they want. He doesn't want to speak for the Planning Board, but we did say we wanted some project detail. Show more detail on display and parking. County said show us proposed site access, site circulation, how are they going to get to the parking spots. Size of the proposed parking area. Waste water toilet situation for patrons. Size type and placement of signage. Signage would be within our parameters. You must double check with the state because they can come after you for signage visible from a state highway. Another cutoff deadline for November 3 in order to make their next meeting where they will generate a new resolution for you. You will need a site plan that meets those county requirements. They meet on the 15<sup>th</sup> so if we haven't heard back by that Friday someone should call over there to make sure we have it. Our next meeting is November 21. Get a copy of that resolution and Ralph Lamson can help you get the files. We can conduct the Public Hearing in the meantime. Mail it or bring the detail to Jackie Roorda, the Town Clerk. Motion was made to open the Public Hearing. Jim Nakas asked if any members of the public that would like to comment on the application? Ralph Lamson said they had to talk to State DOT if you have signs that face a federal highway. Signage behind NAPA facing Route 81 the landowner was charged by the State because it faced the highway even though it was his land. They will rule, and they have the say in this matter. Work on site plan, color code the parking lots, traffic flow. One good thing that you're going to have a display area. Mark out a box or show how many vehicles you would have in this display area. Ralph must make sure it is done right. How long is each vehicle; it varies 15-40'. Put some lines in it. Good start but you can make it better. Total number of employees at this location 1 or 2. Bathroom facility show that in sketch and tell the County. Put it in your application. That was approved as a commercial office first and then changed to residential. They want to know more about landscaping. Site lighting will be a couple of led lights. Shawn Adam advised Mercury fixtures should not be used. Where will that lighting be located? Assure it is not shooting into the highway or at neighbors. Public Hearing Brad Bush made a motion to close at 7:24. Jim Nakas thanked all for coming in advised applicants that for any legal questions they can get help from John Langey. Jackie has John's contact info should they have any questions.

Mr. Camperlino is up next. I went for a simple subdivision application and a driveway permit and I had to do a site distance survey. We had to shift the boundary about 25 ft. So, we had to do the map over again. Mr. Nakas asked if he was splitting off one lot. Mr. Camperlino said we can do up to a 3-lot subdivision and can go as a simple subdivision. We are only going to use 1 lot right now, lot 2 which is the middle lot and we have a buyer that would like to get started before the snow flies. He wants the middle lot which is 3.5 acres. We are only going to have a driveway cut on that lot. Mr. Camperlino has not seen the plan yet. Mr. Camperlino showed the Septic System plan that was sent to the Health Department. That is the building and the driveway on the left-hand side. John Langey asked how far they were keeping off of that wetland. Mr. Camperlino advised that the engineer must have it wherever it is supposed to be. There is usually a distance from the end of your wetland. There is a recent new wetland due to a beaver showing up causing a loss of a few acres. If we approve this, you are going to end up with 3 lots, but he is only looking for one buildable now. John Langey stated It's better to take care of these as a 3-lot subdivision but you have asked for one. We did a phase 1 and surprise we must do a phase 2. The house on the other side of Lafayette Road because this barn has some relationship to the house across the street which has some historical interest. We were just going to clean it up. If it over 40 years old, it is historical. Mr. Camperlino provided a copy of that document. \$4,000 to have a wetland delineation and another \$1,000 to have it located by a surveyor and another \$5,000 for the archaeological study. Mr. Camperlino stated he had more money into this lot that he can sell it for. This land was stripped 14 years ago not to mention

the fact that the village of E. Syracuse used to get their water from this location. We had significant disturbance on the land. We hired to do phase 2 for this lot only. They must put a shovel in the ground and dig around and see if there is anything of interest. Phase 1 is to look at literature previously identified. A trend of rural development is visible in the vicinity, buildings and silos. Archaeological materials may be found. The house is on the other side of the street and not on my property. Mr. Camperlino. said they are going to do the survey tomorrow 10/18/17. Area in and around the barn ruins are subject to further scrutiny as the old barn area appears to be connected to the historical farm house across Lafayette Road. To be sure he and his team will be doing shovel tests this week. Mr. Powers hopes approval within the next two weeks. Planning board could give conditional approval based on subject of Powers archaeological review. It isn't even the lot we are talking about. It is on Lot 1 and it is quite a distance away. Mr. John Langey stated he didn't know that it is advisable to give a go ahead. Are you going to do a public hearing on this? It is a simple subdivision. Technically simple subdivisions you do not have to have a public hearing. When you get something out of the ordinary like this, we should have a public hearing. This one is a little stickier than the garden variety. We have wetlands and archaeological issues. Jim Nakas wants to hear from the archaeologist stating in his professional opinion this is not an archaeologically sensitive area. We need to have something like that. If we approve this, we need your 1B. Brad Bush asked at what point would we send this to the County. This will be a County referral. John Langey said we can send this to the County now. Brad Bush does not believe neighbors would still be notified with a simple subdivision. Neighbors are interested in what's going on per Shawn Adam. We can't be expected to dig through this study during a meeting. John Langey wants a copy of the archaeological report for review. We can't approve it until we hear back from the County on site distance for the driveway. Send this as a package as we are waiting on Shippo hearing. Who sends those out. Ralph Lamson advised Jackie Roorda. John Langey stated it wouldn't hurt to send a copy of the archaeological report to the County. Mr. Camperlino will get that to Jackie for the package to the County. Call Ralph Lamson for all missing links. Septic approval from the Health Department was submitted a week and half ago. John Langey stated it looks like enough distance from wetlands. Go through the motion going to the County. Pending the report, we will waive the public hearing. No resolutions for now. We'll seal with SEQR when we get final understanding. Mr. Camperlino asked if everything goes smoothly when is the soonest he might be able to approve the permit? Ralph Lamson stated that night after the county approves, septic letter from DOT and approval from the planning board they can get their building permit. In a perfect world you can get it at the next meeting. Get everything to Ralph Lamson tomorrow if you want things to get moving. A brief review of the new maps was done. Jim Nakas thanked Mr. Camperlino and wished him Good luck.

Motion to adjourn was made by Brad Bush and Jim Nakas 2<sup>nd</sup>. Meeting adjourned at 7:50.

Respectfully submitted,

Sue Marzo  
Planning Board Secretary

