

**DRAFT
TOWN OF ULYSSES
PLANNING BOARD
MINUTES
01/15/13**

Approved 3/5/13

Present: Chairperson Ken Zeserson, Members- Sarah Adams, Peter Fry, John Wertis, Environmental Planner Darby Kiley, Town Board Member David Kerness

Excused: Stan Beames, Rod Hawkes, Rebecca Schneider

Applicants: Bret Seafuse, Jim Seafuse, Lansing Gates

Mr. Zeserson called the meeting to order at 7:00 pm. He reviewed the agenda and asked for changes, the members offered no changes to the agenda. There were no members of the public other than the applicants, thus waived Privilege of the Floor. He stated in cases where they have new faces he likes to go around and have all introduce themselves. The introductions were made. He noted they have a Preliminary Review of an expansion of the ShurSave. All members have received the plans and Mr. Zeserson asked Mr. Bret Seafuse to provide details of the project.

ShurSave:

Mr. Bret Seafuse introduced himself and distributed larger maps of the project. He stated they would like to expand to the former Palmer Pharmacy building. They would not be joining the two buildings. The expansion would include a 5,000 square foot addition that would be available for rental by a tenant. They have not discussed this with anyone in particular as they still have the Palmer building available but would like to have this space for future use. He stated the interior space changes would include moving everything back. Some registers up front would be moved to open up that area. They do not like how congested the deli and card shop area is. The proposal includes a "gift shop" area located in a different part of the store. The selling space is the same as it was in the plans of 1999. The change is the open space between aisles, selling areas, coolers, etc.

Mr. Wertis stated he has never seen the parking lot full. He questioned the employee parking area being moved.

Mr. Bret Seafuse indicated they had never had an issue with employee parking. If they have extra space, they have considered having any late night or early morning employee's park closer to eliminate walking into dark parking lots.

Mr. Fry noted this would not be over one acre; however, he is concerned that the incremental increases of impervious area are not addressing drainage issues. He asked if the Duddlestone's had been consulted on this project.

Mr. Bret Seafuse stated that drainage has never been an issue and that the water runs under the road and out to the fields. It has been this way since 1996. Bruce Austic did the excavating and farms the fields behind them. Neither they nor Bruce have ever noted or discussed drainage problems. It seems to be a natural drainage that has handled the situation.

Ms. Adams asked if they approve the site plan with a gravel parking area, she has concerns they would later decide to add asphalt parking and pave the area.

Mr. Bret Seafuse stated they would not do that; they use this area to push the snow off the parking lots.

Ms. Adams stated this area on Route 96 is open and tends to have windy conditions, which causes snow drifting on the road. Would they consider a landscaping plan to help prevent this, as well as provide a softer entrance to the Village? She noted this is a very long building and she would like to see more detailing on the elevations, signage, and proposals for landscaping. She asked what the time frame they would be looking to construct the project.

Mr. Zeserson stated this is a preliminary review to gather data, review and request additional information needed.

Mr. Bret Seafuse stated after waiting 14 months to get the sprinkler system waiver they needed from NYS, he has no set time. Obviously, the building season is approaching and they would like to get this done this year.

Mr. Jim Seafuse stated he would like to get started in the spring, which is the time to pour concrete so it has the time to set. He mentioned that it is not shown on the plan but ultimately they would like to have a second driveway at the Maguire end of the lot. The plan would be to use the entrance that is currently used by the Trumansburg School parking during Grassroots. They have not made a formal request to NYS DOT. At one time they had approval but would have to investigate approval again.

Mr. Wertis asked about accidents.

Mr. Bret Seafuse stated since Kinney Drugs went in there have been surprisingly fewer accidents. They did get the speed limit reduced to 45 mph which obviously has helped.

Mr. Jim Seafuse stated they have a hard time getting assistance from DOT. They had to fight to get the speed reduced; the DOT would not install street lights thus Shursave paid to have those installed and pay to keep them lit as well. The first two years they were there they witnessed 10 accidents and it has lessened since Kinney went in. They see more of people swerving around cars waiting to turn into Kinney and coming over the hill into the Shursave parking lot to avoid rear end collisions.

The group felt they have a good idea of the project. They requested more details on elevations, signs, landscaping and final project proposals as soon as possible. The applicants agreed they would get this together as soon as possible and inform Ms. Kiley when they have the information.

Minor Subdivision:

Mr. Zeserson stated the next item on the agenda is a minor subdivision for Lansing Gates, 3414 Swamp College Road, Tax Parcel Number 20.-4-6 A1 Agricultural District, where three lots will be created from the existing 43.89 +/- acre parcel. He asked Ms. Kiley and Mr. Gates to describe the subdivision.

Ms Kiley stated the above parcel information and stated Mr. Gates had been approached and would like to sell the odd shaped portion along the road and extending to include the wooded lot to Jim Dunn. He and his wife will ultimately be building an energy efficient home on the site. They would start with a garage to be used as the workshop. They like this location as they hope to have solar panels yet can enjoy the peacefulness of the wooded area as well.

Ms Adams asked if there are any wetlands or drainage areas around this lot.

Mr. Kiley stated there were not, the item they need to discuss is if the Board feels a public hearing is necessary.

Mr. Zeserson stated he does not see the need for a public hearing. He asked the members what they thought. The other members agreed with Mr. Zeserson. He noted they would have to do the SEQR.

Mr. Fry MADE the MOTION, Mr. Zeserson SECONDED the MOTION as drafted by Ms. Kiley as follows:

Resolution for SEQR:

WHEREAS:

1. This is consideration of Minor Subdivision Approval for the proposed three-lot subdivision located at 3414 Swamp College Rd, Tax Parcel Numbers 20.-4-6, A1-Agricultural District. John and Lansing Gates, owners/applicants; and
2. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in this uncoordinated environmental review with respect to Subdivision Approval; and
3. The Planning Board, on January 15, 2013, has reviewed and accepted as adequate a Short Environmental Assessment Form Part I, submitted by the applicant, a Part II submitted by staff, and other application materials; and
4. The Town Zoning Officer has recommended a negative determination of environmental significance with respect to the proposed Subdivision Approval;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby makes a negative determination of environmental significance for the reasons set forth in the Environmental Assessment Form Part II referenced above, in accordance with the New York State Environmental Quality Review Act for the above referenced action as proposed, and, therefore, an Environmental Impact Statement will not be required.

The vote was UNANIMOUS, motion APPROVED

Mr. Wertis MADE the MOTION, Mr. Zeserson SECONDED the MOTION as drafted by Ms. Kiley as follows:

Resolution for Minor Subdivision Approval:

WHEREAS:

1. The Town of Ulysses adopted zoning regulations in Local Law Nov 4, 2007 includes Article XVIII – Land Subdivision Regulations, Section 18.3 establishing criteria for Subdivision Procedures; and
2. The owner/applicants John and Lansing Gates submitted the required documents, and paid the fees for a Minor Subdivision; and
3. The proposed Subdivision, located at 3414 Swamp College Rd, Tax Parcel Numbers 20.-4-6, A1-Agricultural District, meets the lot requirements as set forth in the Zoning Law; and
4. This is an Unlisted Action for which the Town of Ulysses Planning Board, on January 15, 2013, has made a negative determination of environmental significance with respect to this project, after having reviewed and accepted as adequate a Short Environmental Assessment Form Part I and Part II; and
6. The Planning Board has reviewed and accepted as adequate the map entitled, “Survey Map, No. 3414 Swamp College Road, Town of Ulysses, Tompkins County, New York,” dated June 21, 2012 and revised January 5, 2013, by T.G. Miller P.C. Engineers and Surveyors, and other application materials; and
7. The Town of Ulysses Planning Board has given due consideration to all information and comments in conducting the Subdivision Review;

THEREFORE IT IS HEREBY RESOLVED, that the Planning Board of the Town of Ulysses hereby approves the Minor Subdivision for John and Lansing Gates, as shown on the map entitled, “Survey Map, No. 3414 Swamp College Road, Town of Ulysses, Tompkins County, New York,” dated June 21, 2012 and revised January 5, 2013, by T.G. Miller P.C. Engineers and Surveyors.

The vote was UNANIMOUS, MOTION APPROVED.

Ms. Adams stated she would just like to mention if this lot is divided again it would be considered a major subdivision.

Ms. Kiley and the applicant confirmed this had been discussed.

Mr. Zeserson stated the next item on the agenda is a **work plan** for the Board.

Ms. Adams stated one item she would like to have be a task for the Board are the development of Design Standards. Mr. Zeserson stated Ms. Adams could draft some preliminary standards to review. He suggested she review other towns to see what they have. Ms. Adams states she would work on this.

Mr. Kerness stated other ideas the Board may want to consider drafting would be for wind mills and wood furnaces.

Ms. Adams stated if they designate the first meeting of each month as the work session and schedule other reviews for the second meeting of the month she felt they could get through a lot of this work.

Mr. Kerness stated another option would be to form a subcommittee and with a consultant pull together a draft to present to the Board.

The members continued the discussion of how to proceed, they appreciate applicants being caught on time crunch however if at all possible need to delay for two weeks to allow this Board to get work done. This Board should draft ideas and present to the Town Board for prioritizing. Mr. Kerness will present to the Town Board. There is a contentious group of lakeshore residents contacting the Town Board about the new zoning. The Conservation Zone and Lakeshore Zone have been “married” and from this new group providing input the Town Board has developed an “ad hoc committee” consisting of Peter, Rebecca, Rod, Liz and Don to address, review and edit for presentation back to the Town Board. Mr. Kerness asked if this Board would like to review the next draft, the Board confirmed they would. He will draft a resolution to present to the Town Board informing them of this.

Mr. Wertis presented **Ag Plan** documentation he had shared with Ms. Kiley and Supervisor Marino. He stated the final draft was presented with different language not drafted by the Ag Committee. He is perturbed that the Supervisor has taken a stance that it is now their document to say and do what they want. The public information meeting is 1/16/13, and he encourages all to attend.

The meeting was adjourned at 8:45pm.

Respectfully submitted,

Robin Carlisle Peck
Zoning/Planning Secretary