

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
03/05/13**

Approved 3/19/13

Present: Chairperson Ken Zeserson, Members-Sarah Adams, Stan Beames, Rod Hawkes, Rebecca Schneider, John Wertis, Environmental Planner Darby Kiley

Excused: Peter Fry

Applicants: Bret Seafuse, Jim Seafuse, Dave Allen

Agenda

Mr. Zeserson called the meeting to order at 7:01 pm. There were no changes to the agenda.

Minutes

The meeting minutes from January 15, 2013 were reviewed. Mr. Wertis had corrections on page 5 – replacing the beginning of the third sentence in the final paragraph with “He is perturbed that the Supervisor . . .”

Mr. Wertis made a motion to approve the minutes seconded by Mr. Zeserson. The vote was unanimous motion approved.

The meeting minutes from February 5, 2013 were reviewed. Mr. Zeserson made a motion to approve the minutes, seconded by Mr. Wertis. The vote was unanimous, motion approved.

Privilege of the floor

None

Town Board Liaison

Mr. Zeserson noted Mr. Kerness’ absence, he asked Ms. Schneider to advise the board as to what is happening with the Conservation/Lakeshore ad hoc committee.

Ms. Schneider and Mr. Hawkes are both on the committee and have met three times. Don Wilson has joined this group as a representative from the other lake association that has been formed. Don Smith has taken on the dock regulations and prepared a comparison of regulation from different agencies and municipalities. Mr. Wilson expressed concern that dock lengths should be able to reach 6 feet of water depth to prevent accidents from diving off docks or to allow keels on sailboats. They reviewed the problem areas such as Flat Rock and Willow Creek area. They reviewed USGS maps to determine depths. They reviewed the stream buffers how important they are to this area. Ms. Schneider felt the committee made progress especially in appreciating each other’s views of the issue. They reviewed subdivision statistics, the committee would be meeting again March 14, 2013.

Shursave

Mr. Zeserson noted the next item was the Shursave review. He asked the applicant to present their updated information.

Bret presented the elevation and updated plans. He noted they had determined they would have to receive a variance for signs. The plans included a new sign and the current zoning only allows a 40 square foot sign. The current sign is almost 150 square feet, they have a 40,000 square foot building proposed, and a 40 foot sign is not going to work.

The Board reviewed the signage, the elevations and landscaping. They want to reiterate to the applicant the Board feels the Shursave is the gateway to the Village thus would like to work with him on the signage. A lengthy discussion regarding the sign determined they should apply for a variance. The Board would support this variance but they cannot waive the requirement because a variance is granted by the ZBA.

The Board reviewed the landscaping plan and placement of the trees on the site plan. Mr. Allen described the size and types of the five trees to run between the parking lot and Trumansburg Rd. The Board stated the zoning requires 1 tree per 5 parking spaces added. The increased parking would require 10 trees planted. The Board and applicants discussed at length and determined the additional 5 trees could be planted along the property line on the South Side of the property. It was determined all of the trees have to be a minimum of 2 ½ inches with a mature height of 30 feet. They reviewed the types of trees and advised Mr. Allen to use his professional opinion as to what will withstand the elements in this area. Mr. Allen stated he is agreeable to this. Ms. Kiley will inform the ZBA of this Board's support of this project.

Mr. Zeserson made the motion, Mr. Wertis seconded the motion as follows:

WHEREAS:

This is a Preliminary Site Plan Review for the proposed Shursave expansion project located at 2085 Trumansburg Rd, Town of Ulysses Tax Parcel Number 13.-3-2, B1-Business District. The proposal is to construct a 17,978 +/- square foot building between the current store and the former pharmacy, add a gravel parking lot to the southeast of the buildings, and add plantings along Trumansburg Rd. JBS Management Planning, LLC is the owner, Bret Seafuse is the applicant and agent for the owner, and

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby schedules a public hearing for *March 19, 2013 at 7:05 PM.*

The vote was unanimous motion approved.

Zoning Analysis

Mr. Zeserson stated the next item is the Zoning Analysis as prepared by Bergmann Associates. Some members stated they had received the document but had not had a

change to review the document completely. A brief discussion concluded with the members agreeing to review and bring three items each member feels is an important work item for this year. The Town Board had directed Ms. Kiley to work on Jacksonville area issues but these issues are more code enforcement vs. zoning.

The meeting was adjourned at 8:26pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant