

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
03/19/13**

Approved 5/7/13

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

Excused: Rebecca Schneider

Applicants: Bret Seafuse, Jim Seafuse, Dave Allen

Agenda

Mr. Zeserson called the meeting to order at 7:00 pm. There were no changes to the agenda.

Minutes

The meeting minutes from March 5, 2013 were reviewed.

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

Privilege of the floor

None

Public Hearing: Shursave Expansion, 2085 Trumansburg Road.

Mr. Zeserson stated that at the March 5, 2013 meeting, the board scheduled a public hearing for the Shursave project to be held tonight. This board held Preliminary Review discussion at meetings on January 15 and March 5, 2013. The board held discussions regarding possible changes, alterations of the plans as well as landscaping. The landscaper, Dave Allen discussed the types of trees, locations of planting and sizes. There is a variance needed for the sign and noted that was scheduled to appear in front of the ZBA 03/20/13. He asked the members if they had any other questions or comments.

Ms Adams asked about the sign, does the applicant have any details, will it be backlit, what the proposed sign will look like.

Mr. Bret Seafuse stated they are not entirely clear of the final design. It will be similar to what is in the building. Metal housing with plastic shading on front, it will be backlit. They have discussed the planned format with their wholesaler. The wholesaler have a designer who they feel confident would be able to replicate the design they use on their bags, uniforms which is the T with Taughannock Falls. He distributed copies of the

proposed sign design. They would also have the smaller Shursave sign that they have currently. He stated they are hesitant to pay for the designer if they cannot get the variance.

Ms. Adams asked if they would present this to the ZBA.

Mr. Seafuse stated the ZBA does not approve the design, they approve the size.

Mr. Wertis stated while he is uncomfortable as they can review sign for square footage, there are no design standards thus cannot make a decision on aesthetics.

Ms, Kiley referred to section 17.4 for details on signs.

Mr. Seafuse stated they would be using LED in the signs. They replaced all of their current signs as they are cheaper to maintain. In addition, the coolers would be replaced with energy saving coolers. They were informed the energy cost would be about half of what they currently use.

SEQR Determination: Shursave Expansion, 2085 Trumansburg Road.

Mr. Zeserson asked if all members had their copy of the completed SEQR form. The members confirmed they did. They reviewed the SEQR and the following motion was made.

Mr. Zeserson MADE the MOTION, Mr. Hawkes SECONDED the MOTION.

WHEREAS,

1. This is consideration of Site Plan Approval 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 planting along Trumansburg Rd and the property boundary. The proposed project will expand the existing building by 12,900 +/- square feet with an additional 5,100 +/- square feet of separate retail space. JBS Management Planning, LLC, Owner: Bret Seafuse, applicant/agent: and
2. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in this uncoordinated environmental review to Site Plan Approval; and
3. The Planning Board, on March 19, 2013, has reviewed and accepted as adequate a Short Environmental Assessment Form Part I, submitted by the applicant, a Part II completed by Town Staff, and other application materials; and
4. The Town Zoning Officer has recommended a negative determination of environmental significance with respect to the proposed Site Plan Approval.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby makes a negative determination of environmental significance for the reason set forth in the Environmental Assessment Form Part II referenced above, in accordance with the New York State Environmental Quality Review Act⁵ for the above referenced action as proposed, and, therefore an Environmental Impact Statement will not be required.

The vote was taken ALL IN FAVOR, motion approved.

Mr. Zeserson stated the next item would be the Public Hearing for the Site Plan, which he opened at 7:20 PM. He noted there were no members of the public in attendance, and the public hearing was closed at 7:21 PM.

Mr. Seafuse stated the neighbors were all in favor of the expansion.

Mr. Zeserson stated the ZBA would be reviewing the sign variance on 03/20/13, and the Planning Board group has 62 days before decision has to be made. They have to wait until the 239 l/m/n comes back from the county, he would propose they put the Site Plan on the 04/02/13 meeting to hear from the County and the ZBA. All members agreed to this schedule. The applicant left the meeting at 7:25 pm.

The Board stated this review brought up changes needed to zoning, sizes of signs, trees in parking lots vs. required, and why only deciduous trees. It was noted if more than an acre is disturbed a SWPPP would address this.

AG ASSESSMENT

The Ag Summit resulted in the announcement that land receiving the Ag Assessment had been reassessed. Assessments doubled, the Town Supervisor organized a meeting Wednesday with Jay Franklin, the County Assessor. The Ag Assessment had not been raised but they were verifying this data with Mr. Franklin. It was noted this could make development difficult due to price per acre.

The meeting was adjourned at 7:35pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant