

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
09/03/2013**

Approved 9/17/13

Present: Chairperson Ken Zeserson, Board Members: Sarah Adams, Brian Cutler, Rod Hawkes, Rebecca Schneider, John Wertis, Environmental Planner Darby Kiley

Excused: Stan Beames

Applicant: Phil Maguire for Allstate

Call to order

Mr. Zeserson called the meeting to order at 7:00 pm, he asked the members to introduce themselves. Introductions were done.

Agenda

Mr. Zeserson presented the agenda; Ms Adams stated she would like to have a discussion regarding working and regular meetings added to the agenda. The members accepted this discussion to be added.

Privilege of the Floor

None were offered.

Minutes

Mr. Zeserson asked if all had reviewed the minutes of 08/13/13.

Mr. Zeserson MADE the MOTION, Mr. Wertis SECONDED the MOTION to approve the minutes. The vote was UNANIMOUS, MINUTES APPROVED.

Allstate Sign Site Plan Review

Mr. Zeserson asked the applicant to present the site plan.

Mr. Maguire stated he has returned with a compromise; he proposed they maintain the Allstate sign as presented and they remove the freestanding Body Shop sign. He reviewed the history of this building as it changed over the years from Maguire Marina, Maguire Ford, Maguire Chevy, and Flo Tech. Maguire has two body shops in Ithaca thus do not see the need to take back use of this building. They have to be careful as the body shop is a source for various insurance companies. They could have a conflict if the body shop is associated as being an Allstate body shop.

Mr. Cutler asked about the layout, there are currently trucks on the site.

Mr. Maguire noted this has happened because the space was available; it would be discontinued.

Mr. Butler noted there would be a body shop and the insurance company in this building.

Mr. Maguire confirmed this.

Ms. Adams stated she would like to see a more fluid way to consolidate the signs. Adding signs to this site does not appeal to her. She realizes the zoning does not deal well with this area. Zoning has regulation for single owner, single tax parcel as well as shopping centers. She stated it should be reviewed as this.

Mr. Maguire stated he has made the offer to forgo two freestanding signs and just have the Allstate sign. He stated this is not a single business; there are three separate entities involved. All under three different names with three separate tax identification numbers. The signage would be similar to what is on the Rent-A-Flick and Chiropractic offices.

Ms. Adams stated this is the gateway to the Town and would like it to reflect this.

Mr. Maguire stated he appreciated this; however, if they go with a shopping center you would have a sign similar to the TOPS Plaza. The plaza sign with lots of little brand signs. Allstate requires this as they are a brand. This type of sign would be huge and not a warm community feeling.

The Board continued to discuss the project, if they allow this what other signs will be coming in for review, the applicant has come forward with a compromise which is appreciated. The Maguire businesses are well recognized with a great reputation; it makes sense to have these auto businesses together: dealership, shop and insurance. The zoning regulates their decision and they have to stick to the rules.

Mr. Hawkes MADE the MOTION, Mr. Wertis SECONDED the MOTION
WHEREAS:

This is a Preliminary Site Plan Review for the proposed Allstate signs located at 2071 Trumansburg Rd, Town of Ulysses Tax Parcel Number 13.-3-3.1, B1-Business District. Phil Maguire, owner; Dennis Rattay, applicant; and

WHEREAS, the applicant proposed a compromise to the Preliminary Site Plan as presented on 08/13/13; the only site to remain onsite is the Allstate sign and the Body Shop sign on the building.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board approves the Preliminary Site Plan.

The Vote was taken:

Ms. Adams NAY
Mr. Cutler NAY
Mr. Hawkes YAY
Ms. Schneider YAY
Mr. Wertis YAY
Mr. Zeserson YAY

Motion approved.

Open Space Discussion

Ms. Kiley had prepared and sent sample of other towns open space regulations. A lengthy discussion included Tompkins County has resources to distinguish areas this Board might want to protect. We have some on maps; could we produce on overlays? Ms. Kiley noted the items they would like to have mapped and review what we have and what Tompkins County can get for them. The Board would like the Army Corp of Engineers wetlands, UNA's, information on the Village water project; where is it going to be on a map.

The members liked the Canandaigua plan that combined agricultural lands with open space plans. The parks have protection but the town cannot protect without having the funds to protect these lands. The Farmland Protection Plan does help but not help with UNA's, etc.

The Village is proposing a new water source; this may go up Falls Road, along Route 89 and recently along the Black Diamond Trail was proposed. There has not been a discussion with the Town as to any impact or input they may have. Nancy Zahler has been attending the Village meetings. The Board agreed they would like to have this information.

The next meeting is scheduled for September 17th, 2013.

The meeting was adjourned at 8:12pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant