

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
02/18/14**

Approved 4/1/14

Present: Acting Chairperson John Wertis, Board Members: Stan Beames, Richard Garner (Alternate), Rebecca Schneider, Environmental Planner Darby Kiley, Town Board Rich Goldman

Excused: Sarah Adams, Brian Cutler, Rod Hawkes, Andy Rice

Public: Greg Reynolds

Call to order

Mr. Wertis called the meeting to order at 7:00pm. He noted they did not have quorum. He asked Mr. Garner to sit in for Mr. Cutler, Mr. Garner agreed. He asked for comments or changes to the agenda. No edits or changes were offered.

Minutes

Mr. Wertis stated they have the minutes of 11/19/13, 01/07/14 and 01/21/14 to review and approve.

Ms Schneider MADE the MOTION, Mr. Beames SECONDED the MOTION to approve the minutes as presented.

The vote was taken, UNANIMOUS. All minutes APPROVED.

Privilege of the Floor

Mr. Goldman stated he would like to thank all of the members for all of their hard work over the course of the years.

Mr. Reynolds stated he has sat through a lot of meetings; hearing a lot of citizen input. He has concerns with the new water line being allowed on Town property. Why would we allow them to increase lines without adequate output measures being in place? There have been e-coli found in the streams. He concluded by stating kids fish in these waters, tourists visit and hike in these waters; good water quality should be required. If not, then stop the water line until problem is resolved.

Ms. Kiley noted the Village has been mandated to fix the sewer problems. They have an estimated \$5.4 million project on the table to remediate the issues. This is enforced by DEC, not the Town.

Mr. Wertis stated he would end privilege of the floor due to time limit. It ended at 7:10pm.

Rezoning Request

Mr. Wertis stated the next order of business is the Rezoning request of 1607 Trumansburg Road; the applicant would like to have this lot rezoned to a R2 district.

The members discussed and issues related to this change. The salami tactic of slicing off areas was presented as not acceptable, they agree with the intent that this should be light industrial. If the zoning changed and if Stick and Stone sold off, the area could become more developed, and the need for a residential zone is a definite in this area. The board reviewed zoning changes for this area, but then refocused their work to the Lakeshore and Conservation Zones.

Mr. Curran owns the Antique Mall; he wants to sell this lot. The mall does not want the adjacent land nor does Stick and Stone owner. The members discussed and appreciate this however cannot grant zoning change due to financial issue.

Ms Schneider MADE the MOTION, SECONDED by Mr. Wertis to the motion as follows:

1. Whereas, the property at 1607 Trumansburg Rd, Town of Ulysses Tax Parcel Number 33.-1-8.12, is split between two Zoning Districts; the eastern portion is R2-Moderate Density Residence District and the western portion is IL-Light Industrial District; and
2. Whereas, James Curran, property owner of 1607 Trumansburg Rd, Town of Ulysses Tax Parcel 33.-1-8.12, has requested a rezoning for the eastern portion of his property from R2-Moderate Density Residence District to IL-Light Industrial District; and
3. Whereas, the Town of Ulysses Zoning Law Section 3.5 includes procedures for requests for rezoning; and
4. Whereas, on January 28, 2014, the Town Board found merit in the rezoning request for the eastern portion of Tax Parcel 33.-1-8.12 and referred the proposal to the Planning Board for review and recommendation; and
5. Whereas, the 2009 Town of Ulysses Comprehensive Plan Future Land Use Plan includes this area in the Office and Technology Mixed Use Area; and
6. Whereas, the Town Board has not updated the Zoning Law to reflected the goals of the Comprehensive Plan;

Be it herby resolved that the Town of Ulysses Planning Board recommends to the Town Board NOT approve the rezoning request for the eastern portion of Tax Parcel Number 33.-1-8.12 from R2 Moderate Density Residence District to IL-Light Industrial District;

Be it also resolved that the Planning Board requests that the Town Board prioritize the zoning revisions to reflect the Future Land Use Plan of the Town of Ulysses Comprehensive Plan.

The vote was taken as follows.

Mr. Beames	NAY
Mr. Garner	AYE
Ms. Schneider	AYE
Mr. Wertis	AYE

The MOTION did not carry.

Mr. Garner asked Mr. Beames what he would like to see changed to support this resolution.

Mr. Beames stated he does not have enough reason to deny this application. The area is mostly business. He is next door to the industrial zone thus believes we should approve the change.

Ms. Schneider stated she disagrees, she feels they need to maintain the residential buffers for this area. By denying this application they are doing that.

The discussion concluded with members having concerns on Route 96 being over developed, this is a great buffer area, the need to maintain some residences to prevent over building is desired.

Ms. Schneider MADE the MOTION to table this until further information is received from the applicant regarding future projects on this property. Mr. Wertis SECONDED the MOTION.

The vote was UNANIMOUS, MOTION APPROVED.

Alternate Member Policy

Board felt decision had been made; Ms. Kiley stated this is how the Town of Ithaca uses their alternate but would be willing to discuss. The members stated they did not feel the need to discuss.

Village Water Line

Ms. Kiley presented the Part 2 and Part 3 of the SEQR from the Village. Legal aspect of running water lines across town properties, the majority is being run across State Park Lands, the Falls Road would be Ulysses but not a large area.

Ms. Schneider stated she would lead the initiative to review the SEQR and engineer reports when available to review for comments from this Board. The members discussed and agreed this would be an opportunity to have this Board's input. There is concern as to

how and why the lines were determined, what impact to economy and environment as well as future land development.

Open Space

Funding for this study was discussed; a landscape architect professor had been approached however they are not available due to concussion.

Cayuga Compost

Ms. Kiley stated she had communicated with Jim Gruppe at DEC; he stated they have not received any complaints, their annual reports are submitted timely. He does not have knowledge of inspections.

Mr. Wertis adjourned the meeting at 8:20 pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant