

AGENDA

TOWN OF ULYSSES PLANNING BOARD

10 Elm Street
Trumansburg, NY

**Tuesday, June 6, 2017
7:00 PM**

1. 7:00 PM Call to Order
2. 7:01 PM Agenda Review; Minutes Review (5/16/17)
3. 7:03 PM Privilege of the Floor
4. 7:05 PM MAJOR SUBDIVISION: Consideration of SEQR and subdivision approval for a two-lot subdivision, where a fourth lot will be created from the original parcel. The owners subdivided a 10.53 acre parcel in August 2016 and a 10.87 acre parcel in January 2017. The proposal is to subdivide an approximately 18 acre parcel on the southern end of the parcel on the east side of Dubois Rd. The address for the existing house is 1213 Glenwood Heights Rd, Tax Parcel Number 32.-1-12.2. Charles and Mary Tutton, owners.
5. 7:25 PM Continuation of Comments on area variances for the Inn at Taughannock, located at 2030 Gorge Rd, Tax Parcel Numbers 14.-1-11, 14.-3-18.1, and 14.-3-18.2, B1-Business District. The proposed project includes replacing existing signs and adding new signs, several of which will require variances for their height, square footage and number of allowed signs. These signs are located at multiple locations on the three parcels. The proposal also includes a new multi-story building to be located between the existing inn building and Gorge Rd. The proposed project will include five (5) new guest rooms, a check-in area, an ice cream parlor/grill, a seasonal tent area, a bar, prep area, rest rooms, a patio area with reflecting pools and lawn, stormwater facilities, and new parking. The new building would require variances for the setback at the front lot line on Gorge Rd (1.4 feet where 30 feet is required), for the setback at the side yard line (1.7 feet where 15 feet is required), and for the height of the proposed building, which exceeds the 32 foot maximum. The proposal also includes the addition of a cupola on the existing inn. This will add 6 feet 9 inches to the building for a total height of 64 feet 7 inches where 32 feet is the maximum building height. The applicant is also requesting a variance from the noise standards in order to extend the 90 dBA sound limit from 11:00 PM to 1:30 AM. The Planning Board may provide recommendations to the Board of Zoning Appeals regarding the area variance requests.
6. 8:00 PM Agenda items for next meeting
7. 8:05 PM Adjourn

MEETING GUIDELINES

Meetings of the Planning Board are open to the public, and residents are encouraged to attend. In an effort to foster an orderly and constructive meeting process, we ask the public to kindly observe the following rules and guidelines.

GUIDELINES FOR PUBLIC COMMENT

During the time noted on the Agenda as Privilege of the Floor, the attending public is invited to offer verbal comment relative to the given Agenda (or other items of Planning Board concern). Such privilege is commonly limited to a period of time to be determined by the presiding officer or majority vote of the Board.

The public is allowed to speak only during the Privilege of the Floor or at such time as the presiding officer or a majority of the Board shall allow.

The Town requests that speakers state, for the meeting minutes, their name, address and organization (if any).

Speakers must be recognized by the presiding officer.

Speakers shall limit their remarks to 3 minutes on a given topic.

Speakers may not yield any remaining time they may have to another speaker. Board members may, with the permission of the presiding officer, interrupt a speaker during their remarks, but only for the purpose of clarification or information.

All remarks shall be addressed to the Board as a body, and not to individual public officials or in debate with other members of the public.

Speakers shall observe the commonly accepted rules of respectful discourse and civility.

Board representatives may also be contacted through electronic or written communications; contact information is posted on the Town of Ulysses website www.ulysses.ny.us.