

**Town of Ulysses
Planning Board
Final Meeting Minutes
July 2, 2019**

Approved: September 3, 2019

Call to Order: 7 p.m.

Present: Chair Katelin Olson, Mo Klein, Jonathan Ferrari, Town Planner John Zepko

Absent: Steve Manley, Rebecca Schneider

Others Present: Wendy March, Peter Demjanec, Bill Rusen

Business

Cayuga Addiction Recovery Services (CARS) 6621 NYS Route 227, SBL 22.-2-4. The applicant, Cayuga Addiction Recovery Services, is proposing to expand its facility with a new 25 bed building.

Mr. Zepko explained that CARS initially sought a variance from the BZA to exceed the 5% lot coverage allowed in the R1 District. The BZA referred the project to the Planning Board as the project requires a Type I action under SEQRA. A Type I Action requires a coordinated review by all Involved Parties, including the applicant, NYDEC, and the Town of Hector Town Board and Planning Board.

RESOLUTION: SEQRA NOTICE OF INTENT TO SERVE AS LEAD AGENCY FOR THE REVIEW OF CAYUGA ADDICTION RECOVERY SERVICE EXPANSION – VARIANCE AND SITE PLAN APPLICATIONS.

WHEREAS, Cayuga addiction recovery services (CARS) wishes to expand its facility, located at 6621 NYS Route 227, Ulysses NY, with a new 25 bed building; and

WHEREAS, the CARS project will require an area variance from Board of Zoning Appeals and Site Plan approval from the Planning Board of the Town of Ulysses; and

WHEREAS the Planning Board is the local agency with primary responsibility for approving the action and has determined that the proposed project is a Type I Action under State Environmental Quality Review Act Section 617.4; and

WHEREAS, the Planning Board intends to serve as Lead Agency for the review of this project and in this capacity will determine if the proposed action will have a significant impact on the environment

NOW THEREFORE BE IT

RESOLVED, that the Town of Ulysses Planning Board hereby established its intention to serve as Lead Agency for SEQRA Coordinated Review for this action, and will circulate the Lead Agency Notice and a copy of the project's application materials to all Involved and Interested Agencies, who shall be given 30 days from the mailing of this notice to challenge the Town of Ulysses Planning Board's Lead Agency Designation.

Moved: Mr Klein; **Seconded:** Mr. Ferrari

Ms. Olson aye
 Mr. Klein aye
 Mr. Ferrari aye
 Mr. Manley absent
 Ms. Schneider absent

APPROVED 3-0

7/2/2019

Representatives from CARS then gave a detailed presentation on the need for expanded care at the facility and specifics of the proposed project. CARS property spans both land in the Town of Ulysses (6.4 acres) and the Town of Hector (28 acres). In reviewing the entire property, architects deemed the best placement of the new building is on the property in the Town of Ulysses. This will keep the new building in close proximity to the existing building, and privacy will be maintained between the existing building (which will house men) and the new building (which will house women). The proximity of the building will also facilitate sharing of staff.

Members of the Planning Board asked the following questions about the proposed project:

Q: Is the new building sited to take advantage of passive solar energy?

A: No, but the new building will be well insulated and will exceed the requirements for energy compliance by 20%. The windows will be Energy Star rated. The solar coefficient will be around 43. The building will use energy efficient heat pumps.

Q: Will there be a facility-wide generator installed?

A: A generator is still being considered.

Q: Where will the bedrooms be located?

A: All bedrooms will be on the second floor. There will be one single room and the rest will be doubles. There is also a common lounge, laundry, and bathrooms. On the ground floor, there is a main lobby, dining area, lounge, counselling areas and administrative offices.

Q: What about fire prevention? Is there only one staircase? What about smoke compartments?

A: There are staircases on both ends of the building. There will be sprinklers throughout the building. The attic will be compartmentalized into 3000 foot sections with smoke and heat detectors.

Q: What is the water source?

A: Municipal water line for domestic needs, water for fire protection – a fire pump with a generator will be shared between the two buildings; 9500 gallons stored in the basement.

Q: What about the septic system?

A: There will be a pump system with a dedicated generator. Between the pumps, the wet well and the cycling there is enough capacity for both buildings. The DEC is still reviewing the septic plan.

Q: What is the plan for storm water runoff?

A: CARS will work with the Town Planner to provide water quantity and water quality controls. Water will be diverted to ditches, through a vegetative bio-swale and into a bio-retention area. This will be NYDEC SPDES compliant.

Q: Will there be an increase in traffic? Will you need a larger parking area?

A: There will be 40 staff parking spaces and 16 additional spaces for visitors. Traffic will not be significantly increased to the site.

Q: What security measures will be used?

A: Cameras will be installed in the new building; the existing building is already equipped with cameras.

Q: Will there be med rooms?

A: Yes. There will be one med room with a locked med cart, staffed by a nurse.

Q: Is there a plan to deal with wastewater that may contain medicines?

A: There are not any regulations that govern this.

Q: Have you ever had an overdose at the facility? Have you considered having a helicopter landing pad in the case of another overdose?

A: There was one overdose, two years ago. Mr. Zepko noted that the town will solicit comments from the Fire Department/EMS for their recommendations on emergency procedures.

Q: Width of hallways?

A: Under NYS Building Code, this is an R2 occupancy, which requires hallway width greater than 5 feet. The entire building is ADA accessible. There is an elevator in the building.

Q: Do you have a lighting plan?

A: All LED lighting, full metrics have not yet been completed. Mr. Zepko shared the requests already made of the applicant: storm water pollution plan, correspondence with the DEH and Tompkins County DOH, correspondence with the Trumansburg Water Authority, and a photometric plan including details on being dark sky compliant.

Q: What happens when someone runs away from the facility?

A: The facility has developed policies for those who want to leave. The facility tries to create a therapeutic environment for residents and as a result, there have been much fewer walk-outs.

Q: Do you monitor visitors?

A: Everyone who enters the building must sign in, including maintenance and delivery workers. Vendors are trained on procedures at the facility.

Q: Do you have nature trails on the grounds?

A: We do have a garden that is near to the building. The staff needs to be able to monitor residents so there are not trails that lead away from the building.

Q: What are the vocational services you offer?

A: Training in a commercial kitchen, vocational planning, job skills.

Q: Enhanced outpatient care – what is that?

A: There is an outpatient facility downtown, which offers individual and group counseling.

Respectfully submitted by Deputy Town Clerk Sarah Koski, July 3rd, 2019.