

**Town of Ulysses  
Planning Board  
Final Meeting Minutes  
September 3, 2019**

**Approved:** December 17, 2019

**Call to Order:** 7 p.m.

**Present:** Chair Katelin Olson, Rodney Bent, Jonathan Ferrari, Linda Liddle, Rebecca Schneider, Town Board Liaison Rich Goldman, Town Planner John Zepko, Clerk Maria C. Barry

**Agenda Review, Minutes Review (July 2, 2019):** Ms. Olson added on item for discussion at the end of the meeting. Minutes from the July 2<sup>nd</sup> were approved unanimously.

**Privilege of the Floor:** A Ulysses resident living near Cayuga Addiction Recovery Services (CARS) said she was unhappy about the planned expansion and wanted more transparency about the exact size of plans.

**Business**

**Cayuga Addiction Recovery Services;** 6621 Route 227, Town of Ulysses, Tax Map 22.-2-4. The Planning Board will act as Lead Agency for SEQR for an expansion of the C.A.R.S. facility. The project will need multiple approvals, including an Area Variance from Section 212-40 I. (Lot Coverage Requirement of the R1 zone), for the purpose of increasing the allowable lot coverage from 5% to 26.32%, and Site Plan approval.

Mr. Zepko stated that all agencies and towns involved in the expansion plans approved the Planning Board's request to be the lead agency for the State Environmental Quality Review (SEQR). He added that CARS has provided all requested information including septic system approval, traffic analysis, efforts to cut light pollution, and fire safety provisions.

Ms. Schneider asked a number of questions about water use and plans to prevent storm water pollution, which were mostly answered by the civil site engineer for the project. Ms. Olson noted that public opinion about the project is important and urged residents living near CARS to attend the Board of Zoning Appeals (BZA) meeting where their comments and concerns would be heard.

Ms. Olson asked for any final comments and then put forth the following resolution for a vote:

RESOLUTION 8  
SEQRA NEGATIVE DELCARATION OF SIGNIFICANCE FOR THE CAYUGA ADDICATION RECOVERY SERVICE  
EXPANSION - VARIANCE AND SITE PLAN APPLICATIONS

**WHEREAS**, Cayuga Addiction Recovery Services (CARS) has proposed to expand the existing 60 bed facility by 25 beds to be utilized exclusively for the treatment of female residents, on a property that is approximately 34.4 acres in size. Approximately 6.33 acres are within the boundary of the Town of Ulysses; the remaining 28.07 acres are located in the Town of Hector (Schuyler County); and

**WHEREAS**, the proposed project, which requires an area variance from the Board of Zoning Appeals and a site plan approval from the Planning Board, is a Type I action pursuant to the New York State Environmental Quality Review Act Part 617.4; and

**WHEREAS**, A Full Environmental Assessment Form, Part 1 was submitted by the applicant, along with application materials, and

**WHEREAS**, The Town Department of Zoning and Code Enforcement, on behalf of the Planning Board, distributed Intent to act as Lead Agency letter to potential involved and interested agencies on 11 July 2019, and received no objections to the Town of Ulysses Planning Board serving as Lead Agency on this matter; and

**WHEREAS**, the Town of Ulysses Planning Board had reviewed the information recorded on the Full Environmental Assessment Form, plus the following additional information,

- C.A.R.S. Site Plan Application dated 07-23-19
- NYSDEC SPDES General Permit for the Cayuga Addiction Recover Services (#7-5036-00002)
- C.A.R.S. 911 call volume, 2017 & 2018, from Tompkins County Emergency Service
- Magnitude of Impact evaluation prepared by Staff Planner John Zepko

**WHEREAS**, The Planning Board has evaluated the magnitude, duration, likelihood, scale and context of the C.A.R.S. project and has decided that the potential impacts could be moderate to large in magnitude because it could impact the land, surface water, and ground water, as well have impacts to agricultural resources, and the brightening of the night sky; and;

**WHEREAS**, the use already exists, and because the project includes features use of shielded lights, incorporation of erosion and stormwater control plan, and a stormwater pollution prevention plan to control the quality and quantity of stormwater run-off, the impacts are adequately mitigated as follows:

1. Stormwater runoff will be mitigated by use swales and bioretention facilities.
2. There will be a new septic system, the design of which will be approved and permitted by the NY State Department of Environmental Conservation.
3. Lighting fixtures will be shielded so no glare will occur on neighboring properties.

**WHEREAS**, Short-term impacts may occur during construction, and a small amount of farmland will be permanently lost. However, the project will not impact adjacent agricultural operations, and in light of the scale and context of the project, the loss is seen as a small impact; and;

**NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

The Town of Ulysses Planning Board hereby establishes itself as lead agency to coordinate the environmental review of the proposed actions, as described above, and  
That the Town of Ulysses Planning Board, acting as Lead Agency, has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

Motion: Ms. Olson  
Second: Mr. Ferrari

**Roll Call**

Ayes: 5  
Nays: 0  
Abstain:  
Absent:

**Site Plan Review, 1575 Taughannock Blvd**, Tax Map 18.-1-3. The applicant is seeking Site Plan approval for site work associated with a single family home, located within the Steep Slope Overlay of the Lake Shore (LS) zoning District.

Mr. Zepko noted that the project is somewhat different, as it is part of an ongoing enforcement action between the Town of Ulysses, the DEC, and the property owner. The site work being proposed has already been completed. However, a site plan, especially and erosion and sediment control plan, should have been approved prior to this work. Mr. Zepko added that the property owner has worked hard to comply with all remediation efforts.

Ms. Schneider asked questions about preventing storm water pollution. Mr. Ferrari had additional questions about landscaping. Ms. Olson wrapped up questioning and put forth the following resolution:

**Town of Ulysses Planning Board**

SEQRA NEGATIVE DELCARATION OF SIGNIFICANCE AND APPROVAL OF SITE PLAN FOR 1575  
TAUGHANNOCK BLVD

**WHEREAS:**

- A. The proposed action is in consideration of a Site Plan at 1575 Taughannock Blvd, tax map number 18.-1-3. The property is located in the LS zone and Steep Slope Overlay District; and
- B. The proposed project is considered an Unlisted action under SEQR for which the Planning Board of the Town of Ulysses is acting as the lead agency; and

- C. That the project, as described above, has developed an erosion and sediment control plan that will reduce erosion to the maximum extent practicable.
- D. The project is in keeping with the character of the neighborhood; and
- E. The project will not negatively impact natural or water resources.

**NOW THEREFORE BE IT RESOLVED:**

1. The Town of Ulysses Planning Board has found that the site plan located at 1575 Taughannock Blvd, tax map number 18.-1-3 will not have an adverse impact on the environment, and hereby makes a negative determination of environmental significance (“Negative Declaration”) pursuant to the New York State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, for the above referenced proposed action.; and
2. The Town of Ulysses Planning Board approves the Site Plan, as described above, and as submitted on the proposed site plan application and map.

Motion: Ms. Schneider

Second: Mr. Ferrari

**Roll Call:**

Ayes: 5

Nays:

Ms. Olson then introduced a motion regarding Planning Board rules and regulations. There is no rule that states – one way or the other – if alternates to the Board are allowed to vote if they have taken part in discussion leading to a vote. Ms. Olson introduced a resolution allowing alternates to vote. The MOTION was MADE by Mr. Ferrari and SECONDED by Ms. Schneider, and approved unanimously.

After hearing a brief introduction of alternates Linda Liddle and Rodney Bent, Mr. Ferrari MADE and Ms. Schneider SECONDED a MOTION to adjourn.

Meeting adjourned at 8:20 p.m.

**Respectfully submitted by Maria C. Barry, December 19, 2019.**