

**Town of Ulysses**  
**Planning Board Meeting**  
**Final Meeting Minutes**  
**December 17, 2019**

**Approved:** February 18, 2020

**Call to order:** 7:01 pm

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

**Agenda Review:** Ms. Schneider asked for summary of zoning changes. Ms. Olson passed on a request from Tompkins County for recommendations for best practices on solar panels

**Minutes Review (April 16, May 28 and 29, June 4, September 3):** After the correction of a few typos, Board members unanimously approved minutes for the listed meetings.

**Business**

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to open site plan review for new construction at the Cayuga Addiction Recovery Services (CARS).

Architect presented details of the plan, including provisions for a 500-year-flood, efforts to keep lighting non-invasive and using native plants for landscaping. Board members discussed and then heard the following resolution.

**Resolution 9: for Site Plan Approval for Cayuga Addiction Recovery Services**

**WHEREAS :**

1. Cayuga Addiction Recovery Services (C.A.R.S.) has applied for Site Plan approval for the construction of an additional 9,270 +/-, 25 bed facility at the property located at 6621 Route 227, in the Town of Ulysses, Tax Map 22.-2-4; And,
2. The Town of Ulysses Planning Board conducted a Coordinated Review of the State Environmental Quality Act and issued a Negative Determination of Significance on 3 September 2019; And,
3. The Town of Ulysses Board of Zoning Appeals issued an area variance to grant relief from the zoning regulation of the R1 zoning district which allowed a maximum of 5% of lot coverage on 30 October 2019; And
4. A public hearing was held by the Town of Ulysses Planning Board on 17 December 2019, at 7:00pm, at the Ulysses Town Hall; and,
5. The applicant has submitted the following information which the Planning Board accepts:

- Site Plan application dated 7-23-19
- Map Sheets SP-100 – SP-109
- Exterior Elevations and Details A-300 & A-301
- Site Lighting Plan ES-100
- Site Landscaping Plan L-100
- Storm water Pollution Prevention Plan Parts 1&2 dated 11-26-19

**NOW THEREFORE BE IT RESOLVED:**

1. That the Planning Board of the Town of Ulysses has examined the above referenced plans and information and found that the project has met the requirements of Site Plan review as stated in Section 212-19 E. of the Town of Ulysses Zoning Code; And,
2. The Planning Board hereby grants Site Plan Approval for the expansion of the C.A.R.S. conditioned upon the following:
  - a. Execution of a final water agreement contract with the Town of Ulysses
  - b. Approval of the Stormwater Pollution Prevention Plan by the Town of Ulysses Stormwater Management Officer
  - c. Pursuant to Section 212-19 L, this site plan approval shall automatically lapse and expire 18 months after the date the decision is filed if the applicant fails to obtain a building permit or fails to comply with the conditions of the site plan approval.
  - d. Lanscaping plan to be revised to utilize native species.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to accept the site review plan as presented.

**Ayes: 5**

**Nays: 0**

Motion passed unanimously.

Mr. Zepko gave an update on the zoning revisions passed by the Town Board. Ms. Olson said that the Town Board did use many of the Planning Board's recommendations, noting that our input was "well-received."

Mr. Goldman reported that Ms. Liddle accepted the position of Chair, as Ms. Olson is moving onto the Town Board in January. He also recognized new member Rodney Bent and asked the Board for recommendations for alternates. Ms. Schneider thanked Ms. Olson for her work as Chair.

Mr. Klein MADE and Ms. Liddle SECONDED the MOTION adjourn. Meeting adjourned at 8:15 PM.

**Respectfully submitted by Maria C. Barry, December 23, 2019.**