

**Town of Ulysses  
Planning Board Meeting (via Zoom)  
Final Meeting Minutes  
August 4, 2020**

**Approved:** August 18, 2020

**Call to Order:** 7:01 p.m.

**Present:** Chair Linda Liddle, Rodney Bent, Rebecca Schneider, Jonathan Ferrari, Alternate Board members Pete Angie and John Wertis, Town Board Liaison Rich Goldman, Michael Boggs, and Town Planner John Zepko.

**Members of the Public Present:** Randy Marcus, Mike Bowen, Meaghan Walsh, Ken Thurber.

**Agenda Review:** No changes.

**Minutes Review (July 21<sup>nd</sup>):** There were no changes. Mr. Ferrari MADE and Ms. Schneider SECONDED a MOTION to approve the minutes. Motion passed unanimously, with Ms. Schneider abstaining.

**Privilege of the Floor:** None.

**Business:**

**Public Hearing Special Use Permit/Site Plan:** Mike Bowen, of Mike’s Marine Service LLC, is applying for a special use permit and site plan review, for the operation of a boat repair and service shop at the property located at 1616 Trumansburg Rd, Tax Map # 33.-5-3.1. The property is located in the Office, Technology and Mixed-Use Zone (OTMU).

Mr. Bowen answered a number of questions asked by Mr. Thurber, owner of the business that shares a driveway with the site under review. Mr. Bowen doubted Mr. Thurber would hear much noise from boat repair; he noted that he had no plans to put up fencing but may install cameras at a later date and said he is fully prepared to take on his share of maintaining the driveway. A detailed list of Mr. Thurber’s questions and Mr. Bowen’s answers is included in the special permit proposal.

Mr. Angie expressed concerns about unregistered or abandoned boats being left on the property. Mr. Bowen replied that he does all he can to keep customers apprised of due dates on their boat registration and fees. As no one had any more questions, Ms. Liddle conducted the SEQRA review on the spot. Board members answered “no” to all questions – a negative finding -- and requested Mr. Bowen add a note to the site map saying boats will only be stored on the ground, as opposed to using elevated boat lifts. Ms. Liddle read the following into the minutes:

**Town of Ulysses Planning Board  
Resolution #9 (2020) for SEQRA Negative Declaration of Significance**

1616 Trumansburg Rd, Tax Map # 33.-5-3.1.  
DRAFT August 4, 2020

WHEREAS:

A. The proposed action is in consideration of a Special Use Permit and Site Plan approval for a boat repair and storage yard at 1616 Trumansburg Road, tax map number 33.-5-3.1. The property is located in the OTMU zone; 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, does not require an erosion and sediment control plan; and

D. The project is in keeping with the character of the neighborhood; and

E. The project will not negatively impact natural or water resources.

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**Town of Ulysses Planning Board  
Resolution #10 (2020) for Approval of Special Use Permit and Site Plan**

1616 Trumansburg Rd, Tax Map # 33.-5-3.1.  
DRAFT August 4 (2020)

NOW THEREFORE BE IT RESOLVED:

1. The Town of Ulysses Planning Board has found that the site plan located at 1616 Trumansburg Road, tax map number 33.-5-3.1 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.

WHEREAS:

A. The proposed action is in consideration of a Special Use Permit and Site Plan approval for a boat repair and storage yard at 1616 Trumansburg Road, tax map number 33.-5-3.1. The property is located in the OTMU zone; and

Be it Resolved:

2. The Town of Ulysses Planning Board approves the Special Use Permit and Site Plan, as described above, and as submitted on the proposed site plan application and map conditioned on site plan modification that boat storage will be on ground only.

MOTION MADE: Ms. Schneider

SECONDED: Mr. Bent

Motion passed unanimously.

**Site Plan:** Meaghan Walsh (Brotherton Construction), acting as authorized agent on the behalf on Eric and Sheri DeGraw. The applicant is proposing an addition at the northwest corner of the existing residence, 13.9 feet from the side yard, where 15 feet is the required side yard setback. The property is located at 1153 Taughannock Blvd, Tax Map # 31.-2-6, is 1.69 acres in size, and is located in a Steep Slope Overlay area.

Ms. Walsh provided a detailed map and slideshow of a plan to add an In-law suite to an existing residence at 1153 Taughannock Blvd. Board members asked questions about septic system capacity and vegetation and were satisfied with Ms. Walsh's answers. Ms. Liddle then read the negative SEQRA finding into the minutes:

**Town of Ulysses Planning Board  
Resolution #11 SEQRA Negative SEQR Determination**

1153 Taughannock Blvd., Tax Map # 31.-2-6  
DRAFT August 4 (2020)

WHEREAS:

- A. The proposed action is in consideration of a Site Plan at 1153 Taughannock Blvd, tax map number 31.-2-6. 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 1153 Taughannock Blvd., Tax Map # 31.-2-6 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.

MOTION MADE: Mr. Wertis  
SECOND: Ms. Schneider  
Motion passed unanimously.

Ms. Liddle then read the following:

**Town of Ulysses Planning Board  
Resolution #12 (2020) Approval of Site Plan**

Taughannock Blvd., Tax Map # 31.-2-6  
DRAFT August 4 (2020)

WHEREAS:

1. The proposed action is in consideration of a Site Plan at 1153 Taughannock Blvd, tax map number 31.-2-6. The property is located in the LS zone and Steep Slope Overlay District; and

NOW THEREFORE BE IT RESOLVED:

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 MADE: Ms. Schneider

SECOND: Mr. Ferrari

Motion passed unanimously.

Ms. Schneider MADE and Mr. Ferrari SECONDED a MOTION to ADJOURN.

Meeting adjourned at 8:20 PM.

*Respectfully submitted by Maria C. Barry, August 11, 2020.*