

Town of Ulysses
Planning Board
Final Meeting Minutes
February 5, 2019

Approved: March 3, 2019

Call to order: 7:01

Present: Chair Katelin Olson, Jonathan Ferrari, Rebecca Schneider, John Wertis, Steve Manley, Town Board Liaison Rich Goldman.

Members of the public present: Elizabeth Dawson, Rachel Boyer, Jim Boyer, Veronica Johnson, Dan Peters, Linda Liddle, Jess Proctor, Jim Proctor, Andrea Murray, Annyce Schaft, Maura Slocum, Gretchen Van Valen, and John Van Valen.

Agenda Review, Minutes Review (January 15, 2019): Minutes from the January 20th meeting were approved unanimously.

Privilege of the Floor: Ms. Olson stated that anyone wanting to talk about the sale of land by Grassroots Music would be able to speak during the scheduled discussion. There was no other privilege of the floor.

Business

Sketch Plan – Residential Site Plan – 1645 Taughannock Blvd SBL 16.-1-6, located in the Lake Shore (LS) and Steep Slope Overlay Zone. The applicant, Sean Ritchie and Josh Stafford of Finger Lakes Tram, is proposing to construct a 75-foot tram system for access to Cayuga Lake, for property owner Andrew Schaefer.

Mr. Ritchie described the make-up (aluminum) and set-up for the proposed tram system. He noted that they install their systems in the least invasive method possible, and that they inspect all their installations every year.

Board members asked a few questions concerning methods. Mr. Ferrari asked if the plan included any tree removal and Mr. Ritchie answered no. After Ms. Schneider raised a concern about a creek along the border of the property, Board members requested Finger Lakes Tram supply additional information showing how the tram system would meet the creek buffer requirements of Ulysses' Conservation District zoning. Ms. Schneider believed that the construction of a tram would be subject to the requirement of a 25 foot buffer from the intermittent stream present on the site. Mr. Zepko concurred. The project must either comply with buffer requirement or secure a variance from the BZA before proceeding with the current site plan application. Mr. Ritchie and Mr. Stafford stated that they would likely apply for a variance at the March meeting of the BZA and then return to the Planning Board.

Discussion of Finger Lakes Grass Roots plans for their property located at 7107 Jacksonville Rd (#20.-1-6.1).

Jerdan Puryear, a founder of the Grassroots Music Festival, gave a quick summary of the Festival's plans for the land in question. The Festival is happy to sell to neighbors who want to buy parts of the property abutting their lands – at market value, Mr. Puryear added. He explained that the Festival is hoping the land will become some kind of community area – for camping (something like Spruce Row, Mr. Puryear noted), small festivals, and other special events. He added that Grassroots may go so far as to install bath houses, water and other facilities needed in a campground.

Neighbors of the property, especially those living on Agard Road, asked questions and aired concerns. Ms. Murray stated that a campground with 50 sites would definitely change the nature of the neighborhood during the summer – more so than building six houses on individual lots. She added that she always heard Grassroots campers – noise that often went past 10 p.m., the stated quiet hour.

Mr. Puryear noted that during the Grassroot Festival, 300 – much more than 50 – people camped on the property now being sold. Ms. Murray replied that she would still not like to have 50 people camping that close to her property all summer.

Mr. and Mrs. Boyer, owner of a pond on the corner of the property, stated that she would not like to have that many campers near a pond where her grandchildren swim regularly. Mr. Boyer added that he imagines it will be difficult to get any kind of water system on the property, and Mr. Puryear agreed, saying “we are aware.”

Board member asked questions about zoning, as well as water. Mr. Zepko offered to meet with Grassroots to discuss property lines and zoning on the land. Ms. Schneider raised the issue of creating a noise ordinance.

The meeting adjourned at 8:15 p.m.

Respectfully submitted by Maria C. Barry, February 11, 2019.