

**Town of Ulysses
Planning Board Meeting
Final Meeting Minutes
March 19, 2019**

Approved: April 16, 2019

Call to Order: 7:00 p.m.

Present: Chair Katelin Olson, John Wertis, Jonathan Ferrari, Mo Klein, Town Board Liaison Rich Goldman, and Town Planner John Zepko.

Members of the Public Present: Allison Hogue, Carl Mazzone, Jason Demarest, Michael Boggs.

Agenda Review, Minutes Review (March 3, 2019): After a minor correction, the minutes from the March 3rd meeting were approved unanimously.

Business

Public Hearing: Minor Subdivision – 5340 Cold Springs Road, SBL 12.-4-20.1. Allison Hogue, acting as representative to the Estate of Elizabeth Van Leer, is proposing to subdivide the existing property (12.-4-20.1) of 65.54 acres into three lots. Parcel “A” will be 42.64 acres. Parcel “B” will be 11.96 acres. Parcel “C” will be 7.96 acres. The property is located in the R1 and A1 zones.

Mr. Zepko gave a quick review of the subdivision project: a 239 Review is not required, and because the parcel is big enough, any building can be done without disturbing the wetlands that lie on the northern end of the property. He then asked if Board members had any environmental questions or concerns. As no one raised any issues Mr. Zepko recommended the Board make a negative declaration that states the project will have no significant negative impacts.

Mr. Klein then MADE and Mr. Wertis SECONDED Resolution #3 as follows:

Resolution # 3 (2019)

SEQR - Negative Declaration of Significance and Approval of Minor Subdivision Located at 5340 Cold Springs Road, Town of Ulysses Tax Parcel 12.-4-20.1)

WHEREAS:

- A. The proposed action is in consideration of a minor subdivision of 3 lots on the property located at 5340 Cold Springs Road, tax map number 12.-4-20.1. The property is located in the R1 and A1 zones; and
- B. The existing lot (12.-4-20.1) of 65.54 acres will be subdivided into three lots. Parcel “A” will be 42.64 acres. Parcel “B” will be 11.96 acres. Parcel “C” will be 7.96 acres.

- C. 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
- D. That the project, as described above, will have minimal impacts to traffic along Cold Springs road; and
- E. The project is in keeping with the rural character of the neighborhood; and
- F. 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 minor subdivision of 3 lots located at 5340 Cold Springs Road, tax map number 12.-4-20.1, 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.

The motion passed unanimously.

Commercial Site Plan Amendment - 2030 Gorge Road, SBL 14.-1-11. The Inn at Taughannock is proposing to amend the approved site plan. Proposed amendments include the construction of a tent frame structure, relocation of a stairwell, and the addition of an outdoor fireplace.

Mr. Demarest, architect for the site plan, presented information Board members had requested at the March 5th meeting, including exact heights of the tent frame, type of cover for the tent structure, height of a fence that will shield a portable bathroom, materials for a new sidewalk, a list of vegetation to be used in landscaping, and lighting. He also provided more detail on the portable bathroom, which will only be on-site during the season and is ADA compliant; the lavatory will empty into storage tanks that will be drained periodically throughout the season. A 6-foot high slat fence will be added to shield the back of the bathroom and garbage containers.

Both Mr. Demarest and Mr. Mazzocone stressed how their amended plan moves new building away from and preserves the Inn. Mr. Zepko suggested Mr. Demarest cross-reference the vegetation list with New York State’s list of invasive species and ensure there are no matches.

Ms. Olson asked if Mr. Mazzocone had thought of building a walkway from the parking lots to the Inn property, to which he replied he had not but liked the idea. She offered the Board’s help if he does pursue such a project as it directly affects pedestrian safety.

Ms. Olson then called for a motion to approve the describe changes presented at tonight’s meeting and ask the applicant for for an updated site plan that shows storage tanks for septic, adjustments to height of flatbed, and a removed gazebo.

Mr. Wertis MADE and Mr. Ferrari SECONDED the following:

**Town of Ulysses Planning Board
Resolution # 5 (2019)**

Approval of a Site Plan Amendment for the property located at 2030 Gorge Road, Town of Ulysses Tax Parcel 14.-1-11

WHEREAS:

- A. The proposed action is in consideration of a Commercial Site Plan Amendment for the Inn at Taughannock, located at 2030 Gorge Road, tax map # 14.-1-11 The property is located in the B1 – Business zone.
- B. The applicant has submitted the materials, listed below, showing the locations, dimensions, and materials of the proposed site plan amendments:
 - a. Site Development Map, A.1.00, dated 3/12/2019
 - b. Enlarged Trellis Plan, CS1.07, dated 3/12/2019
 - c. Trellis and Fence Details, CS1.08, dated 3/12/2019
 - d. Tent Patio Fireplace, CS5.01, dated 3/12/2019
 - e. Letter to John Zepko, Environmental Planner from Carl Mazzocone, dated 3/11/2019, RE: Inn at Taughannock, Wedding Garden Landscaping Breakdown
- C. The Planning Board, acting as lead agency for the project, has found the project to be a Type II action pursuant to the New York State Environmental Quality Review Act (“SEQRA”) 6 CRR-NY 617.4 (b)(9), *“construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls...”*, requiring no further review.

NOW THEREFORE BE IT RESOLVED:

- 1. The Town of Ulysses Planning Board approves the Commercial Site Plan amendment, as shown on the above referenced drawings.
- 2. Per §212-L of the Town of Ulysses Zoning Code, 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.

Mr. Goldman reported on the continuing effort to update the Town of Ulysses zoning. Mr. Wertis asked about the possibility of voting on each part of zoning updates. Mr. Goldman said the Town Attorney had recommended against it and that the Board is considering packaging the updates into two parts – the

subdivision rules and all other issues. Voting would then take place on the two separate pieces of updates. The meeting adjourned at 7:59 p.m.

Respectfully submitted by Maria C. Barry, March 22, 2019.