

Town of Ulysses
Planning Board Meeting
Final Meeting Minutes
March 3, 2019

Approved: March 19, 2019

Call to Order: 7:00 p.m.

Present: Acting Chair Steve Manning, Jonathan Ferrari, Rebecca Schneider, John Wertis, Mo Klein, and Town Planner John Zepko.

Members of the Public Present: Sean Ritchie, Josh Stafford, Allison Hogue, Jason Demarest, Carl Mazzocone, and Mack Travis.

Agenda Review, Minutes review (February 5): Minutes for the February 5th meeting were approved unanimously, with new member Mo Klein abstaining.

Mr. Zepko gave a short introduction to Mr. Klein, who moved to the Ulysses area from New Hampshire two to three years ago. Mr. Klein said he had many years of planning board experience in New Hampshire and is looking forward to serving in Ulysses.

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, 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 presented changes he and Mr. Stafford made to the plan after the last Planning Board meeting. He said the tram will be moved 15 feet away from a creek on the property. Mr. Zepko told the Board that the plan's erosion control measures provide more-than-adequate protection for the lake. The move will keep the ramp well away from the creek edges and even farther from a large tree also on the property.

Board members then closed the review and voted on the application; motion to approve the plan was unanimous.

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 informed Board members that the proposal does comply with zoning for both the residential and agricultural zones. Mr. Klein asked if the plan meets road frontage requirements, and Mr. Zepko said that it does. Ms. Hogue requested a public hearing as soon as possible because the owner does

have a buyer for the house located on Parcel B. Board members then voted to accept the plan review and scheduled a public hearing for the March 19th meeting. Vote passed unanimously.

Sketch Plan – Commercial Site Plan Amendment - 2030 Gorge Road, SBL 14.-1-11. The owner of 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.

With the help of a video, Mr. Demarest, architect for the site plan, presented the amendments: a large tent frame, an enlarged patio with an outdoor fireplace, a new location for a gate (no longer on the existing right-of-way), and a new location for the stairwell (it now follows existing topography). The new design adds an underground tunnel for storage during the off-season, as well as more vegetation to screen the tent from oncoming headlights. He added that future additions will include a trellis over the tent pad.

Mr. Zepko reported that the amendments do meet all zoning standards, noting that because the tent frame is not a structure, it is not subject to Ulysses' setback requirements.

Ms. Schneider spoke first and expressed concern directly to owner Mr. Mazzocone that his proposals – although legal – are pushing the Town's zoning standards to the limit, as well as threatening the safety of pedestrians in that area. She added that she will **not** be open to any future request for a roof for the tent frame and requested the Board entertain a motion to discuss the Town's definition of structures and buildings.

Mr. Zepko noted that such a discussion should be separate from the current sketch-plan approval process; he then asked the Board if they have enough information to make a decision. Board members asked a number of questions including heights of the fence and tent frame, type of cover for the tent structure, material of the new sidewalk, and lighting. Mr. Ferrari said that although Mr. Mazzocone's amended proposal does make the project more in keeping with the scale of the inn, the size of the retaining wall is still "shocking." He recommended vegetation that would help in covering the wall.

Mr. Mazzocone asked to say for the record that his goal is not to push the envelope but to take care of the Taughannock Inn. He added that if the Town Supervisor has a problem with any of his proposals, he will "take them right out." Mr. Travis, an investor in the project, also spoke saying that Mr. Mazzocone's addition of a sidewalk (included in the amendments) would be helpful for people walking along the road.

Mr. Zepko requested Mr. Demarest provide a full-size plan showing the requested information at the next Board meeting; Board members then entertained a motion to table the plan until March 19th. The motion passed unanimously.

Mr. Mazzocone thanked the Board for their time.

In a final motion, Board members decided to put a discussion of updating the definition of buildings and structures on the agenda for the April 16th meeting. Meeting adjourned at 8 p.m.

Respectfully submitted by Maria C. Barry, March 13, 2019.

March 5, 2019 Planning Board Meeting Minutes