

AGENDA

TOWN OF ULYSSES PLANNING BOARD

10 Elm Street
Trumansburg, NY

**Tuesday, March 6, 2018
7:00 PM**

1. 7:00 Call to Order
2. Agenda Review; Minutes Review (2/20/18)
3. Privilege of the Floor
4. 7:05 PUBLIC HEARING ON MAJOR SUBDIVISION: Consideration of subdivision approval for a five-lot subdivision, where three lots have previously been subdivided from the original parcel. The owners subdivided a 10.53 acre parcel in August 2016, a 10.87 acre parcel in January 2017, and an approximately 18 acre parcel in June 2017. The current proposal includes approximately 3.93 acres on the northeast corner of Dubois and Glenwood Heights Rds (parcel A); approximately 10.85 acres on the southeast corner of Dubois and Glenwood Heights Rds (parcel B); approximately 6.55 acres on the south side of Glenwood Heights Rd on the eastern boundary of the parcel (parcel C); and approximately 26.31 acre flag lot north of the existing farm house (parcel D). The address for the existing house is 1213 Glenwood Heights Rd, Tax Parcel Number 32.-1-12.2. Charles and Mary Tutton, owners.
5. 7:30 MODIFICATION TO SITE PLAN: On October 3, 2017, the Planning Board approved the Site Plan for Inn at Taughannock site development for a level lawn with gardens and patios. The project included the construction of retaining walls, stone fence walls, grading/filling, reconfiguration of the patio/stairway on the south side of the Inn, landscaping and a stormwater system. The project components remain the same but are slightly shifted and modified, and a dumpster enclosure north of the Inn is proposed.

On October 18, 2016, the Planning Board approved an addition to the north side of the Inn. A modification proposes the addition of a porch and third floor to ground level egress stairs to the previously approved walk-in cooler removal, construction of a one-story storage area with full basement and roof deck. The total gross area of the project is 1,767 +/- square feet.

The property is located at 2030 Gorge Rd, Tax Parcel Number 14.-1-11, B1-Business District. TFI LANDCO, LLC, owner; Carl Mazzocone, contact for owner; Jason Demarest, architect.
6. 8:00 Draft zoning discussion
7. 8:30 Town Board Liaison report
8. 8:35 Agenda items for future meetings (DD 8)
- 8:40 Adjourn

MEETING GUIDELINES

Meetings of the Planning Board are open to the public, and residents are encouraged to attend. In an effort to foster an orderly and constructive meeting process, we ask the public to kindly observe the following rules and guidelines.

GUIDELINES FOR PUBLIC COMMENT

During the time noted on the Agenda as Privilege of the Floor, the attending public is invited to offer verbal comment relative to the given Agenda (or other items of Planning Board concern). Such privilege is commonly limited to a period of time to be determined by the presiding officer or majority vote of the Board.

The public is allowed to speak only during the Privilege of the Floor or at such time as the presiding officer or a majority of the Board shall allow.

The Town requests that speakers state, for the meeting minutes, their name, address and organization (if any).

Speakers must be recognized by the presiding officer.

Speakers shall limit their remarks to 3 minutes on a given topic.

Speakers may not yield any remaining time they may have to another speaker. Board members may, with the permission of the presiding officer, interrupt a speaker during their remarks, but only for the purpose of clarification or information.

All remarks shall be addressed to the Board as a body, and not to individual public officials or in debate with other members of the public.

Speakers shall observe the commonly accepted rules of respectful discourse and civility.

Board representatives may also be contacted through electronic or written communications; contact information is posted on the Town of Ulysses website www.ulysses.ny.us.