Town of Ulysses
Planning Board
Final Meeting Minutes
October 2, 2018

Approved: October 16, 2018

Call to order: 7:00 p.m.

Present: David Blake, John Wertis, Rebecca Schneider, Katelin Olson, Steven Manley, Jonathan Ferrari, Town Board Liaison Rich Goldman

Members of the public present: Hilary and Andrew Conroy, Justin Blomquist

Agenda Review, Minutes Review (September 28th, 2018): The Board unanimously approved the minutes for the September 28th meeting. Minutes from September 21st will be reviewed at the next meeting.

Privilege of the floor: None

Special Use Permit and Site Plan Review: Smart Start; 1966 State Route 96, Parcel B, Tax Parcel Number 20.-3-9.21. The applicant is applying for a Special Permit (§212-18) and Site Plan Review (§212-19) for the construction of a preschool and nursery space at the above mentioned property. The proposed building is approximately 80ft x 80ft in size on an approximately 4.86-acre parcel in an A1 – Agricultural District Zone.

Smart Start owner and operator Hilary Conroy presented the construction plan to the Board. She explained that Smart Start, which has been open for five years, has outgrown its current location at Trumansburg Road. Because the Board had reviewed the proposal at a previous meeting, Mrs. Conroy was able to include some of their requested changes in her presentation such as a better place for the septic system, moving the parking out of the setback, marking the construction entrance, and the placement of signs.

Mr. Zepko added that the proposal is zoning-compliant and the next step is the public hearing scheduled for October 16th.

Among the issues raised by Board members were the safety of people turning on and off a busy highway, sign appearance and placement, lighting and storm water run-off. Ms. Conroy and Mr. Blomquist surveyor for the project, referred members to the plan where they detailed research on traffic patterns, installing lighting that is up to Ulysses’ regulations, and information on the drainage swale and a gravel – instead of asphalt – parking lot.

Mr. Zepko requested the Conroys provide a rendering of their sign for the public hearing. The Conroys thanked the Board for their time.

Mr. Blake MADE the MOTION and Ms. Olson SECONDED the MOTION to close the Site Plan Review; the motion passed unanimously.
Mr. Zepko and the Board also discussed topics to address with further study, which in addition to continuing education for members, included how agricultural land is managed, toxic algae blooms, municipal approaches to nutrients and storm water runoff.

Ms. Olson MADE the MOTION and Mr. Blake SECONDED the MOTION to adjourn – the motion passed unanimously.

Meeting was adjourned at 8:05 p.m.

Respectfully submitted by Maria C. Barry, October 3, 2018.