Town of Ulysses
Planning Board
Final Meeting Minutes
November 6, 2018

Approved: November 20, 2018

Call to order: 7:02 pm.

Present: Chair David Blake, Jonathan Ferrari, Rebecca Schneider, John Wertis, Katelin Olson, Steven Manley, John Zepko, Town Board Liaison Michael Boggs

Members of the public present: Chuck Gutman, Jes Seaver, Nancy Zahler, Annics Schaft, Andrea Murray

Minutes Review (October 16, 2018): Minutes for the October 16th Planning Board Meeting were approved unanimously.

Business

Continuation of Public Hearing for 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 §212-19 for the construction of a preschool and nursery space at the above mentioned property. The proposed building is approximately 80 ft. x 80 ft. in size on an approximately 4.86-acre parcel in an A1 – Agricultural District zone.

Board members closed the public hearing. Mr. Zepko then reported that after discussing the 239 Review (Attachment 1) with Smart Start owner Hilary Conroy, he saw no reason why the Board should not approve the application. He distributed a letter in which Mrs. Conroy addressed the County’s new energy guidelines (Attachment 2) for new construction – which include requiring energy efficient appliances and EPA-compliant water fixtures.

The Board then proposed the following resolution:

WHEREAS:

1. This is in consideration of a special use permit and site plan approval for Smart Start, a preschool and nursery space located at 1966 State Route 96, tax parcel # 20.-3-9.21. The proposed building is approximately 80 ft. x80 ft. in size on an approximately 4.86 acre parcel in an A1 – Agricultural District zone.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the action is Unlisted and will act in an uncoordinated environmental review with respect to the project.
WHEREAS:

2. This is consideration of a special use permit and site plan approval for Smart Start, a preschool and nursery space located at 1966 State Route 96, tax parcel # 20.-3-9.21. The proposed building is approximately 80 ft. x80 ft. in size on an approximately 4.86 acre parcel in an A1 – Agricultural District zone; and;

3. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in an uncoordinated environmental review with respect to the project; and

4. The Planning Board, on October 16, 2018, reviewed and accepted as adequate the Short Environmental Assessment Form Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Town staff.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the project will not result in significant adverse environmental impacts, and makes a negative determination of environmental significance for the reasons set forth in the Environmental Assessment Form Parts 2 and 3 referenced above, in accordance with the New York State Environmental Quality Review Act for the above referenced action as proposed, and, therefore, an Environmental Impact Statement will not be required.

The motion passed unanimously.

Proposed Subdivision of 65+ acre parcel (20.-1-6.1) located at the corner of Agard and Jacksonville Roads. Property Owner: Finger Lakes Grassroots Festival.

Mr. Gutman, attorney and representative for the Finger Lakes Grassroots Festival, explained that the group is looking to sell land formerly used for Festival camping and parking. He asked the Planning Board for feedback on several subdivision proposals being considered for the parcel to ready it for sale.

Board members asked a number of questions concerning road frontages and drainage areas; they named several organizations that may be interested in buying the land, including New York’s State Park system and EcoVillage. Mr. Ferrari mentioned the possibility of turning the land into a public park. Ms. Schneider noted that the land could be a test case for the kind of cluster development the Planning Board is promoting in future zoning.

Two residents who property borders on the parcel noted that they may be interested in purchasing the land. Mr. Gutman noted that someone from the Festival Board should be contacting neighbors of the property to discuss any sale.

As discussion wrapped up Mr. Zepko asked that the Festival clearly delineate wetlands on the final plan they bring back to the Board. Mr. Blake stated that as long as the subdivided lots are zoning compliant, the Board is happy to consider a proposal at a future meeting.
Mr. Olson MADE the MOTION and Ms. Schneider SECONDED the MOTION to adjourn, meeting was adjourned at 8:16 pm.