



**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
April 4, 2023
Approved: June 6, 2023**

Board Members Present: Linda Liddle, Morris Klein, Matt Bishop, and Chair Pete Angie
Board Members Absent: Elisabeth Garner, Rebecca Schneider
Quorum Present

Others Present:
Town Board Members: Rich Goldman
Town Staff: Niels Tygesen, Mollie Duell
Members of the Public: Caryn Mlodzianowski

Proceedings

Chair Angie called the meeting to order at 7:02 PM at Town Hall.

Approval of Agenda

Motion: Klein made a motion to approve the agenda draft. Liddle seconded.

Vote: Liddle, aye; Klein, aye; and Chair Angie, aye.

Motion Carried.

Meeting Minutes

Motion: Klein made a motion to move minute review and approval to the end of the meeting. Liddle seconded.

Vote: Liddle, aye; Klein, aye; and Chair Angie, aye.

Motion Carried.

Motion: Klein made a motion to allow Bishop to vote in tonight's meeting due to two members being absent.

Vote: Liddle, aye; Klein, aye; and Chair Angie, aye.

Motion Carried.

Privilege of the Floor

The Board was not addressed by any member of the public pertaining items not on the agenda.

Old Business Items

Magnus-Sharpe Two Lot Land Division, Consideration of Comments to BZA- The application was previously discussed at the March 7th Planning Board meeting. The applicant and property owner, Marc

and Sharon Magnus-Sharpe, of 5221 Cold Springs Rd 21.-1-4.22, applied for a minor subdivision to subdivide the existing 31.27 acre lot into two lots; one parcel approximately 12.52 acres and the second parcel approximately 18.75 acres. During the Planning Board's review of the sketch plat, members requested confirmation whether the lot is considered non-conforming or conforming from Legal and/or the BZA. Legal was consulted and it was suggested the BZA review the matter and make that determination.

Tygesen explained to the Board that the BZA will review the Magnus-Sharpe application at their upcoming meeting to confirm whether or not the lot is non-conforming. Chair Angie clarified that the proposed flag lot meets requirements, while the other lot is the one in question.

Chair Angie mentioned there are similar lots that do not meet the current zoning requirements, and Tygesen noted that these lots were originally compliant before zoning changes took place in 2019. Liddle and Angie both acknowledged that the lot already seemed non-compliant, and agreed they did not believe that granting the subdivision would make a negative impact.

Klein noted that Magnus-Sharpe would not have anticipated the zoning change in 2019 when they purchased the property in 2014.

Motion: Klein made a motion for the Board to provide written comment to the Board of Zoning Appeals stating the Planning Board unanimously concluded that the proposed project does not pose a detrimental environmental impact to the site or to the character of the surrounding community. Bishop seconded.

Vote: Liddle, aye; Klein, aye; Bishop, aye; and Chair Angie, aye.

Motion Carried.

New Business Items

Proposed Retail Store, Sketch Plan Review - The applicant, Ithaca DNYL LLC, on behalf of the property owner, Gates Acres LLC, applied for a sketch plan review for the subject site, a vacant lot in the 1500 block of Trumansburg Road, parcel 33.-4-3.2. The applicant proposes to construct a new ±10,640 sf retail store with associated parking, lighting, signage, landscaping, etc. The subject parcel is approximately 38.25 acres, and is split zoned with OTMU: Office and Technology Mixed Use adjacent to the road way and approximately 525' deep, and A/R: Agricultural/Rural Zone for the remaining back portion of the parcel. The subject area of development is approximately 2.42 acres, and is entirely within the OTMU zone. Retail uses, up to 12,000gsf of building area are permitted in the OTMU zone with site plan approval per Ulysses Town Code (UTC) 212-106.CC. The proposal is considered an unlisted action under SEQR per Title 6 of the Codes, Rules, and Regulations of New York. The proposal will be subject to the Stormwater Management and Erosion and Sediment Control regulations under UTC 156.

Caryn Mlodzianowski introduced the proposal on behalf of the applicant. Mlodzianowski explained the tenant is not confirmed, but the store will be a dry goods store.

The parking lot was described as a 35 space parking lot with standard pavement, with trees and shrubbery planned to surround the area. Additional landscaping is still being planned.

The Board expressed that the details of the application are unusually vague; plans for both the exterior appearance of the store as well as what kind of business is planned lack details. Klein asked what the store will be. Mlodzianowski could not offer further details on the pending tenant. The Board discussed the visual appearance of the planned store and the possible negative impacts from any features that do not emulate the character of the surrounding agricultural area. Chair Angie inquired about the

architecture of the store and noted additional details would be helpful in determining what exactly to expect from the store's presence. Goldman asked what the store would be selling in regards to dry goods. Would furniture, foods, or something else be sold, or is a specific business such as a Dollar General in discussion? Mlodzianowski could not confirm what would be sold.

Klein added he would like further details on landscaping plans, as well as plans for any lighting. Angie suggested the applicant provide a landscaping view from the road. Mlodzianowski stated the lighting is not designed yet, but LED for sidewalks and dark sky compliant lights were planned. Angie asked if signage has been planned yet, such as a sign that would always be illuminated. Mlodzianowski said these plans were not finalized yet, but believed any such sign would be operating according to store hours. Angie also suggested to consider strategic use of landscape to further emulate the surrounding character of the site, perhaps creating a less visible parking lot; for example, neighboring businesses have trees blocking cars, storage units, and trucks.

Angie asked about what hours the business would be to better understand traffic. Mlodzianowski stated hours had not been established, but it was expected that WB67 tractor trailer sized trucks would be accessing the space. Volume expectations would be provided, but Mlodzianowski stated the traffic was not expected to be excessive.

Discussion ensued about water usage as well as stormwater management plans. Klein asked about the water usage. Mlodzianowski said usage was expected to be less than 100 gallons a day. Green space on the north side of the building is proposed as a stormwater management area. Liddle asked for further information on roof water, and Angie asked what would happen to water from the parking lot. Mlodzianowski explained a culvert would lead to the ditch next to the road. Bishop expressed concern with any potential irrigation runoff from surrounding farm operations. Klein acknowledged any heavy water running into the site could flood the leech field, but further knowledge of neighboring business operations must first be determined. Mlodzianowski said this was currently unknown but can be researched.

Angie and Klein raised questions about the retention ponds. Mlodzianowski stated that the volume the ponds would hold is to be determined. Angie noted the chain link fence near the pond could be the highest visual impact of the property, depending on what the architecture of the store will be. Angie suggested finding solutions to mitigate the impact of the proposed fence. Mlodzianowski explained this fence would be required as a life safety measure. Klein asked the applicant to reexamine the gullies and where water would go during a large storm; buildup is possible and water has been known to run across the road on Route 96 before it drains away. The Board discussed the ongoing problems with culverts on Route 96.

Angie and Klein both reiterated that answers to the questions that the Board has asked so far would help dictate further decision on the proposal. The Board agreed that there is a lack of details that would be helpful in understanding the future of the site. Angie noted it was unusual that there were no details other than an aerial view of the building site. Mlodzianowski acknowledged the plan was still in the beginning phase and would accept any suggestions that would keep the planned structure aligned with the character of the agricultural surroundings. Angie suggested to avoid blunt architectural features and lean toward sloping roofs instead of a box shaped commercial building. Angie noted GBT was planning to purchase the property, and they lease to businesses such as Target, Dollar General, and other national chain retailers.

Approval of Previous Meeting Minutes (2/7 & 3/7)

Motion: Klein made a motion to approve the meeting minutes from the March 7th meeting. Liddle seconded.

Vote: Liddle, aye; Klein, aye; Bishop, abstain; and Chair Angie, aye.

Motion Carried.

Motion: Klein made a motion to approve the meeting minutes from the February 7th meeting. Liddle seconded.

Vote: Liddle, aye; Klein, aye; Bishop, abstain; and Chair Angie, aye.

Motion Carried.

Chair Angie addressed the Board and asked if anyone would be interested in being the Vice Chair. The Board decided to postpone any deliberation until all members are present for discussion.

Town Board Liaison Report

None

Motion: Klein made a motion to adjourn the meeting. Bishop seconded.

Vote: Liddle, aye; Klein, aye; Bishop, aye; and Chair Angie, aye.

Motion Carried.

ADJOURNED 8:20 PM



Mollie Duell
Planning Board Secretary