



# TOWN OF ULYSSES

## PLANNING BOARD

### Planning Board Resolution No. 2025-001

**A Resolution of Final Site Plan Approval for the Friedman Properties LLC Change of Use Site Plan Located at 1708 Trumansburg Road, Town of Ulysses, Tax Parcel 34.-1-9**

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for site plan approval for a change of use submitted by applicant and owner Josh Friedman of Friedman Properties LLC, for property located at 1708 Trumansburg Road, Town of Ulysses, Tax Parcel 34.-1-9; and
2. The subject lot is zoned B1: Business Zone; and
3. The request is for a change of use from residential dwelling unit to retail store; and
4. The action is a Type II action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR), Section 5.c.18 “reuse of a residential or commercial structure, where the residential or commercial use is a permitted use under the applicable zoning law” and requires no further review; and
5. The action does not require 239 review, per the Inter-Governmental Agreement made with Tompkins County 24 November 2003; and
6. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town’s Public Legal Notice Board, was posted on the Town’s webpage, was posted on the subject site, and was mailed to property owners within a 500-foot radius of the subject property; and
7. The Planning Board on December 3, 2024, has reviewed and accepted as adequate a site plan map entitled “Friedman Properties - 1708 Build-Out”, dated November 21, 2024, and other application materials; and
8. The Planning Board considered the review criteria listed in The Code of the Town of Ulysses, Chapter 212 Zoning, Section 19.E.2 against the proposed site plan as applicable; and
9. The Planning Board has determined that the applicant is in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
10. The project is designed so as to be harmonious with the surrounding area and should not interfere with the development, use, and enjoyment of adjacent property; and
11. The project will ensure safe and efficient access for all site users; and

12. The project should not negatively impact neighboring properties from any undue disturbance, such as may be caused by excessive or unreasonable noise, glare, vapors, smoke, fumes, dust, or odors.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Site Plan Approval for the proposed change of use as described above, and as shown on the site plan noted above.

Karl Klankowski  
Planning Board Chair

7 JANUARY 2025  
Date

**Ayes:** Gragg, Klankowski, Klein, Liddle, McDonald

**Nays:** None

**Absent:** None

**Abstain:** None

**Information for Applicant**

1. This approval shall expire within 18 months from the date of this decision unless a building permit has been obtained by the applicant.