TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-011

A Resolution of Final Site Plan Approval of the Kearl Site Plan Amendment Located at 1513 Taughannock Boulevard, Town of Ulysses, Tax Parcel 18.-1-19.8

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for final site plan review submitted by property owners, Kenneth and Patricia Kearl, for property located 1513 Taughannock Boulevard, Town of Ulysses, Tax Parcel 18.-1-19.8; and

2. The subject lot is zoned LS: Lake Shore Zone and located within the HpE (Howard and Palmyra soils, 25% to 35% slopes) and Ro (Rock outcrop) Steep Slope Overlays and the Willow Creek Glen and Lake Slopes Unique Natural Area; and

3. The proposal is to conduct site improvements including grading, excavation, and fill of approximately 50 cubic yards, retaining walls, steps, rip-rap, gabions, and realignment of the driveway; and

4. The Planning Board previously granted site plan approval on May 2, 2017 and subsequently granted approval of site plan amendment on November 20, 2018; and

5. 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.11 “construction or expansion of a single-family residence” and Section 5.c.12 “construction of minor accessory/appurtenant residential structures” and requires no further review; and

6. The action does not require 239 review, per the Inter-Governmental Agreement made with Tompkins County 24 November 2003; and

7. 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 property, and was mailed to property owners within a 500-foot radius of the subject property; and

8. The Town Board passed Resolution 2015-105 designating the subject site as an Open Development area; and

9. The Planning Board on May 5, 2026, has reviewed and accepted as adequate a site plan map entitled "Kearl Site Plan, Town of Ulysses, County of Tompkins, State of New York, Tax

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Map No.'s 18-1-19.8 and 18-1-19.9", prepared by Reagan Land Surveying, dated January 24, 2024 amended January 28, 2026 and other application materials; and

10. 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

11. 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

12. The project is sited and designed so as to be harmonious with the surrounding area and not interfere with the development, use, and enjoyment of adjacent property; and

13. The project will ensure safe and efficient access for all site users, including pedestrians, cyclists, transit passengers, the mobility impaired, and motor vehicles, as applicable; and

14. The project will provide for the adequate protection of significant natural, cultural, heritage, and scenic assets on or near the site.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Site Plan Approval for the proposed site plan as described above, and as shown on the site plan noted above subject to the following conditions:

Conditions of Approval:

1. There shall be minimal disruption to the natural topography and existing vegetation on-site other than what is required for construction to the maximum extent feasible.
2. All recommendations stated in letter dated May 3, 2024 by James Baker, P.E. of Foundation Design, P.C. shall be met. Any deviations from recommendations shall require review and approval by the Town's Engineer.
3. All temporary and permanent structural and vegetative measures listed under Section 3.1 of the Basic SWPPP prepared by Marathon Engineering dated December 12, 2025, and construction phasing and sequencing plan listed under Section 3.7 shall be met. Any deviations shall require review and approval by the Town's Engineer.
4. Temporary erosion and sedimentation control measures for construction activity must be operational prior to commencement of any work.
5. A completed 'Description of Pollution Prevention Measures to Control Construction Litter, Construction Chemicals, and Debris' as listed under Section 3.8 of the SWPPP noted above shall be submitted to the Building Official as part of construction permit application.
6. SWPPP construction inspections shall be conducted by a New York State licensed engineer and reports shall be submitted to the Building Official that documents at a minimum work being performed on days of inspections, observations, suggested remedial work, and modifications to

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the SWPPP. A final inspection and report shall be submitted prior to final certificate of completion that all work completed complies with the SWPPP and all State and Local laws as applicable.

7. Any work performed in the FEMA designated floodzone shall require a floodplain development permit.
8. This decision is only for site work as presented, all future site work, including but not limited to, proposed dock and mooring and may require variance approvals from the Town's Board of Zoning Appeals as applicable.

_____ _____

Planning Board Chair Date

Ayes:

Nays:

Absent:

Abstain:

<u>Information for Applicant</u>

1. This approval shall expire within 18 months from the date of this decision unless a building permit has been obtained by the applicant, or if the applicant fails to comply with the conditions of this approval.

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