



# TOWN OF ULYSSES

## DEPARTMENT OF PLANNING AND ZONING

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** February 22, 2023  
**MEETING DATE:** March 7, 2023  
**SUBJECT:** New Women's Residential Addiction Recovery Center Sketch Plan Conference

### INTRODUCTION

The applicant and property owner, Ithaca Alpha House Center, Inc., applied for a sketch plan review for the subject site located at 6621 Route 227 Trumansburg parcel 22-.2-4, and parcel 10.00-1-25.2 located within the Town of Hector. The applicant proposes to construct a new two-story detached building, approximately 13,385 gross square feet, for use as a 25 bed facility associated with the existing Cayuga Addiction Recovery Services on-site. The subject site is zoned A/R: Agricultural/Rural Zone, which permits rehabilitation facilities subject to a special permit and site plan review per Ulysses Town Code (UTC) 212-28.L and UTC 18.C.1. The proposal is considered a Type I action under SEQR per Title 6 of the Codes, Rules, and Regulations of New York ([CRR-NY 617.4.b.8](#)).

### PROCESS

The initial step in the site plan review process is the sketch plan conference where the Board can review the basic site design concept, provide the applicant with constructive suggestions, and determine the required information in the detailed site plan. During this preliminary review, the Board should review the proposal in respect to state and local laws and regulations, and provide comments and general recommendations as to any adjustment needed to satisfy the objectives of the regulations, and to advise the applicant on required items to be submitted for site plan review.

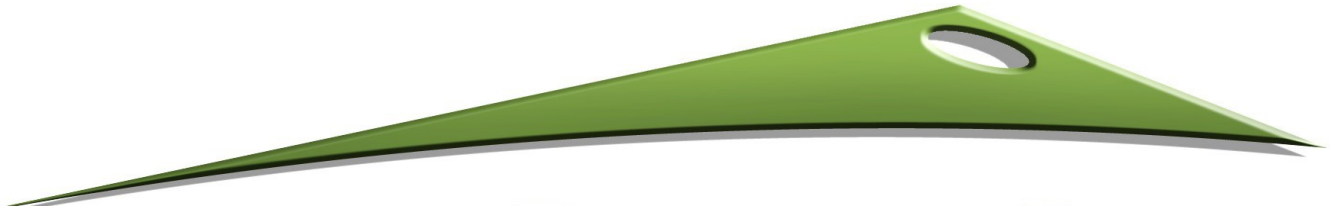
### REQUEST TO THE PLANNING BOARD

Review the information in this memo and the proposed sketch plan; assess the SEQR Full Environmental Assessment Form; review the special permit regulations listed in [UTC 212-18](#) and in particular Subsection E, review the site plan review regulations listed in [UTC 212-19](#) and in particular Subsections D, E, and F; review [CLNY 62.16.274-A](#) and [CLNY 62.16.274-B](#) as applicable; review the regulations pertaining the A/R zone listed in [UTC 212 Article V](#); and create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations.

### EXHIBITS

Exhibit A: Application Submission  
Exhibit B: Town of Ulysses Zoning Code Sections

Exhibit C: Consolidated Laws of New York Sections  
Exhibit D: Site Plan Checklist Draft



## Advanced Design Group

Professional Engineering & Land Surveying, PC

761 Cayuga Street  
Lewiston, NY 14092

Phone (716)754-2256

Fax (716)754-4252

February 8<sup>th</sup>, 2023

Town of Ulysses  
c/o Planning Department  
10 Elm Street  
Trumansburg, New York 14886

Subject: Letter of Intent

### ***Ithaca Alpha House Center – New 25-Bed Residential Treatment Facility***

6621 Route 227, Trumansburg, NY 14886

ADG Project No. 17-4797

To whom it may concern:

Advanced Design Group (ADG) has been retained by the property owner, Cayuga Addition Recovery Services (Applicant), to represent their site plan application for the construction of a new 25-Bed Residential Treatment Facility on their 34.4+/- ac Facility at 6621 Route 227. Please accept this Letter of Intent and attached documentation as application to begin the approval process.

The Applicant proposes the following:

- Construct a new 13,385+/- sq. ft. wood framed two-story 25-Bed Facility
- New access driveway, parking areas, drainage, and infrastructure
- New sidewalks
- Project will be NYSDEC SPDES compliant
- No variances are requested as part of application

Enclosed you will find the following project documents to support the Applicant's request:

- Site Plan Application
- Agricultural Data Statement
- 9 copies of proposed Site Plan Set (24"x36")
- Completed and signed SEQR Long Form EAF
- Fee Schedule (Check to be submitted under separate cover)

Project Contacts:

Applicant: Cayuga Addiction Recovery Services  
Jessica Janssen - CEO  
[jjanssen@carsny.org](mailto:jjanssen@carsny.org)  
(907) 391 1020

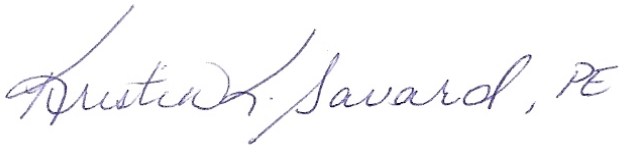
Project Civil Engineer: Advanced Design Group Professional Engineering & Land Surveying (ADG)  
Kristin L. Savard, PE – President/Owner ADG  
[kristin.savard@adgeniengineers.com](mailto:kristin.savard@adgeniengineers.com)  
(716) 754-2256

Please contact one of the Project Contacts provided above with any comments and/or questions regarding this request or if you need any additional copies of the enclosed.

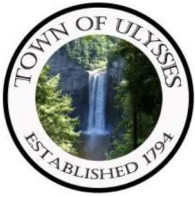
We are available as necessary to meet with staff and Town boards as necessary.

Thank you and as always, we are looking forward to working with the Town on this request.

Sincerely,



Kristin L. Savard, P.E.  
Advanced Design Group Professional Engineering & Land Survey, P.C.



**Town of Ulysses**  
**Planning Department**  
**10 Elm Street**  
**Trumansburg, NY 14886**  
**(607) 387-9778 ext. 222**

**Site Plan**

New Site Plan ☒  
 Site Plan Amendment ☐

**Project #:** \_\_\_\_\_

Business/Project Name: Ithaca Alpha House Center, Inc. DBA Cayuga Addiction Recovery Services  
 Address/Location: 38 East Main Street, P.O Box 724, Trumansburg, NY 14886  
**Applicant:** Ithaca Alpha House Center, Inc.  
 Name: DBA Cayuga Addiction Recovery Services Address: 38 East Main Street, P.O Box 724, Trumansburg, NY 14886  
 Telephone #: 607-391-1020 Fax #: \_\_\_\_\_ Email: jjanssen@carsny.org

**\*\* Owner Authorization must be provided if you do not own the property.**

**Property Owner (if different):**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_  
 Business Representative: \_\_\_\_\_ Address: \_\_\_\_\_  
 Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

**Site:** \_\_\_\_\_ Town of Ulysses: 22-2-4  
 Parcel identification # (SBL#) of lots included: \_\_\_\_\_ Town of Hector: 10.00-1-25.2

Zone: Town of Ulysses - R1 - Rural Residence District

Size of existing lot(s): 34.41 acres

Existing Frontage 534.34' feet

Number of buildings proposed: One (1) **Area of proposed disturbance** 3.23 **Acres**

Size of proposed buildings: (1) Building: Two-Story, Wood Framed, 13,385 (+/-) Gross Area (s.f.)

Proposed Use: Residential ☒ Multi-Family ☐ Commercial ☐ Retail ☐ Other \_\_\_\_\_

Area of State Wetlands 0.0 acres Area of Federal Wetlands 0.4+/- acres Area approximated from NYSDEC

Area of Flood Plain 0.00 acres Environmental Resource Mapper.

Soil Classification Gravelly Silt Loam = 39% No formal delineation.  
Silt Loam = 39%  
Pits, Gravel / Gravelly Loam = 12/10%

Area of Critical Slopes ( $\geq 15\%$ ) 10.323 acres

Stream Name Bolter Creek/898-372 Stream Classification C Stream Length 865'+/- feet

Date property was acquired by the applicant: Property Purchase 01: November 13, 1998 / Property Purchase 02: December 7, 2004

Name(s) of Previous Owner(s): Property Purchase 01: New York Alpha Foundation / Property Purchase 02: Hoffarcor, Inc.

Has applicant subdivided any portion of the above-described property prior to the date of this application? Yes ☐ No ☒

If yes, indicate number of parcels n/a Conveyed to: n/a Date: n/a

Describe any easements or other restrictions on this property: None

**Applicant/Business Representative Signature:** \_\_\_\_\_ **Date:** 02/02/2023

**Office use only**

Fee \$ \_\_\_\_\_ Paid: Yes ☐ No ☐ Escrow Amount \$ \_\_\_\_\_

Application Status: Complete ☐ Incomplete ☐ Reason: \_\_\_\_\_ Reviewer's initials \_\_\_\_\_



## Town of Ulysses, NY Site Plan Review Checklist

Project Name \_\_\_\_\_ Location \_\_\_\_\_  
X = Item Submitted; N/A = Not Applicable; W = Waive; COND = Condition of Approval

### Sketch Plan List

X	Digital and nine (9) paper copies of the following materials:
X	Completed and signed application form, including a narrative description of proposed project.
x	Completed and signed Part 1 of the Environmental Assessment Form. ( <i>The NY DEC has an online application that greatly facilitates this process: <a href="http://www.dec.ny.gov/eafmapper/">http://www.dec.ny.gov/eafmapper/</a></i> )
x	Completed and signed Agricultural Data Statement (for properties containing or within 500 feet of a farm operation located in a County-designated Agricultural District).
N/A	If applicant is not the owner of the land under consideration, written approval from the owner to submit the sketch plan
X	Brief narrative and preliminary concept showing the locations and dimensions of structures, parking areas, and other features and any anticipated changes in the existing topography and natural features,
X	Sketch or map of the area which clearly shows the location of the site with respect to nearby streets, rights-of-way, properties, easements and other pertinent features within 300 feet,
X	Topographic or contour map to adequate scale and detail to show site topography and natural features such as Unique Natural Areas, Critical Environmental Areas, and all streams and wetlands or evidence of these such as hydric soils or vegetation indicative of wetlands,
X	Conceptual stormwater management plan consistent with local law that outlines the approach to manage runoff and its post construction treatment on the site. A Stormwater Pollution Prevention Plan does not have to be submitted for Sketch Plan Conference.
X	Payment of all application fees.

### Site Plan Checklist

	Names and addresses of all owners of record.
	A detailed site plan, <b>at a suggested scale of not smaller than 50 feet to the inch</b> , showing all integral elements within 300 feet of the proposed project site, including but not limited to:
	Property lines for the site, including metes and bounds,
	Locations of adjacent public and private streets and highways,
	Approximate size and locations of all existing and proposed buildings and structures, including locations of access drives, parking and pedestrian facilities, and off-street loading facilities,
	Existing vegetation and proposed landscaping,
	Existing and proposed overhead and underground utilities,
	Location and design of all water and sewerage facilities,
	Location of all existing streams or drainage ways, water bodies, wetlands, and drain tile (if available),
	Elevation plans at an appropriate scale for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features.
	Proposed exterior lighting,
	Number of parking spaces existing and required for all intended uses,
	Stormwater Pollution Prevention Plan, as required by local law. <b>{If disturbance less than 1 acre, no SWPPP required.}</b>
	Site topography showing contours at an interval appropriate for the site, two (2) foot interval is recommended.

**The Planning Board may request additional items as may be required to complete its review ,including but not limited to:**

	A detailed traffic study for large developments or developments in heavy traffic areas, to include:
	The number of motor vehicle trips projected to enter or leave the site, estimated daily and peak-hour traffic levels,
	The projected traffic flow pattern, including vehicular movements at all major intersections likely to be affected by the proposed use of the site,
	The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities (existing and proposed daily and peak-hour traffic levels as well as road capacity levels shall also be given).
	Historical and cultural resources study completed to standards set forth by the State Historic Preservation Office.

**\*\*\*Incomplete Applications Will Not Be Accepted For Review\*\*\***

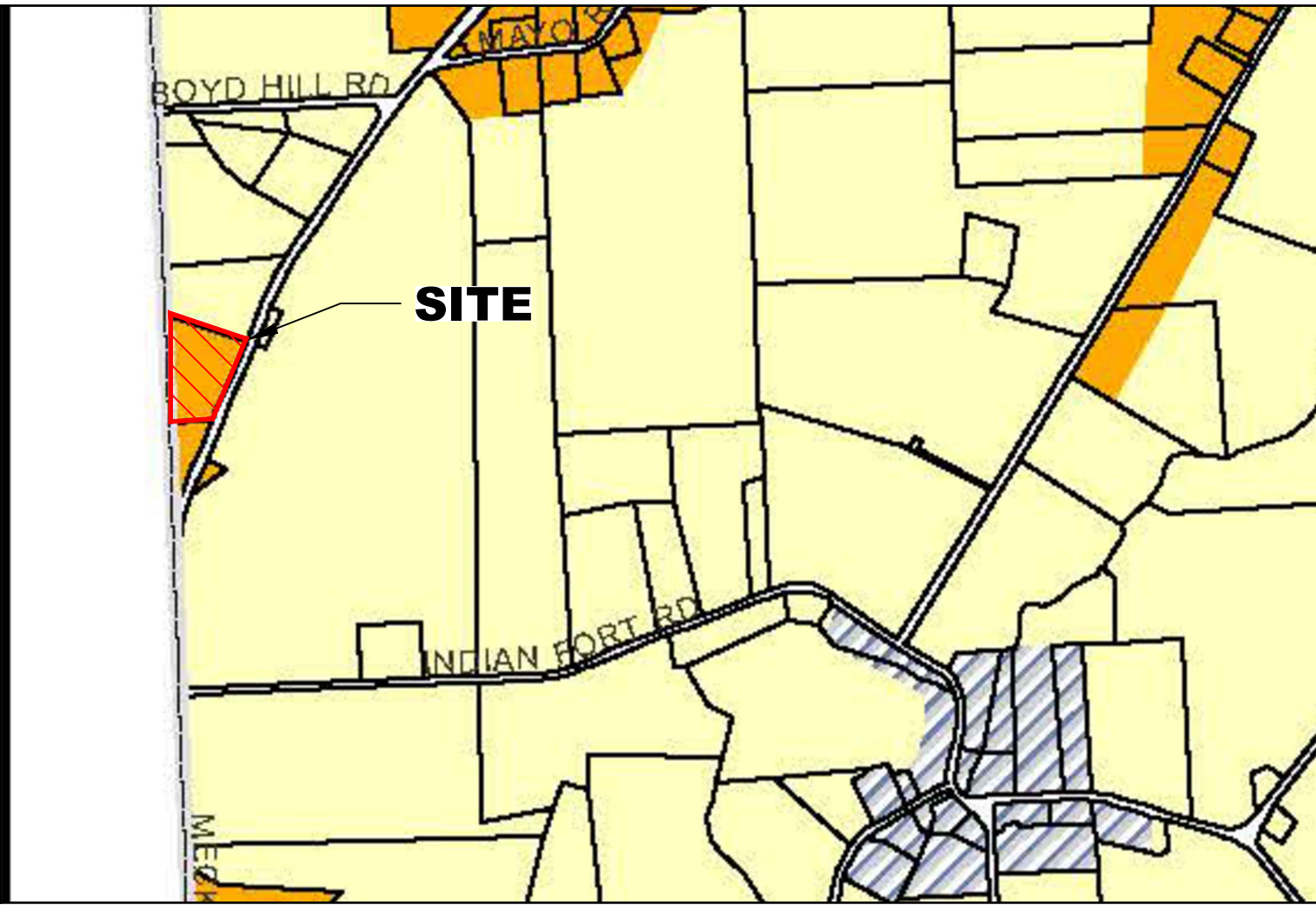
***(Applications submitted by deadline will be evaluated for completeness and placed on the agenda at the discretion of the Planning Dept.)***



# Cayuga Addition Recovery Services

## 6621 N.Y.S. Route 227

Town of Ulysses, County of Tompkins, New York 14886



**AERIAL PHOTO**  
NTS

**ZONING MAP**  
NTS

**LOCATION MAP**  
NTS

A1 - Agricultural District	MHP - Manufactured Home Park	Tax Parcels 2013
A2 - Special Agricultural District	H1 - Hamlet District	Municipal Boundaries
R1 - Rural Residence District	H2 - Hamlet Residential District	Cayuga Lake
R2 - Moderate Density Residence District	B1 - Business District	
LS - Lakeshore District	MD - Marina District	
CD - Conservation District	IL - Light Industrial District	
RM - Multiple Residence District	PR - Park/Recreation District	
	DD - Development District	

### DRAWING INDEX

#### SHEET TITLE

COVER SHEET  
SITE DEMOLITION PLAN  
SITE LAYOUT PLAN  
SITE GRADING AND DRAINAGE PLAN

#### SHEET NUMBER

SP-000  
SD-100  
SP-100  
SP-102

NEW 25-BED WOMEN'S  
RESIDENTIAL TREATMENT FACILITY  
**Cayuga**  
ADDITION RECOVERY  
SERVICES  
6621 NY ROUTE 227, TRUMANSBURG, NY  
OASAS PROJECT NUMBER: 344470 / 410

NO.	DATE	REMARKS
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### REVISIONS

**CONSULTANTS:**  
**SITE/CIVIL ENGINEERS:**  
**ADVANCED DESIGN GROUP**  
781 Cayuga Street  
Lewiston, NY 14092  
T:(716) 754-2256  
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**STRUCTURAL ENGINEERS:**  
**RAW ENGINEERING &  
LAND SURVEYING, P.C.**  
2110 South Clinton Avenue, Suite 1  
Rochester, NY 14618  
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F:(585) 697-1764  
**MEP/FP ENGINEERS:**  
**IBC ENGINEERING, P.C.**  
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Rochester, NY 14623  
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F:(585) 292-1592



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A PROFESSIONAL CORPORATION  
**ARCHITECTS**

(716) 662-2200  
6395 WEST QUAKER STREET  
ORCHARD PARK, N.Y. 14127

**PROJECT NO.** 18.03

**DATE** 02/08/2023

**SCALE** AS NOTED

**DRAWN BY** ADG

**DRAWING TITLE**

**COVER  
SHEET**

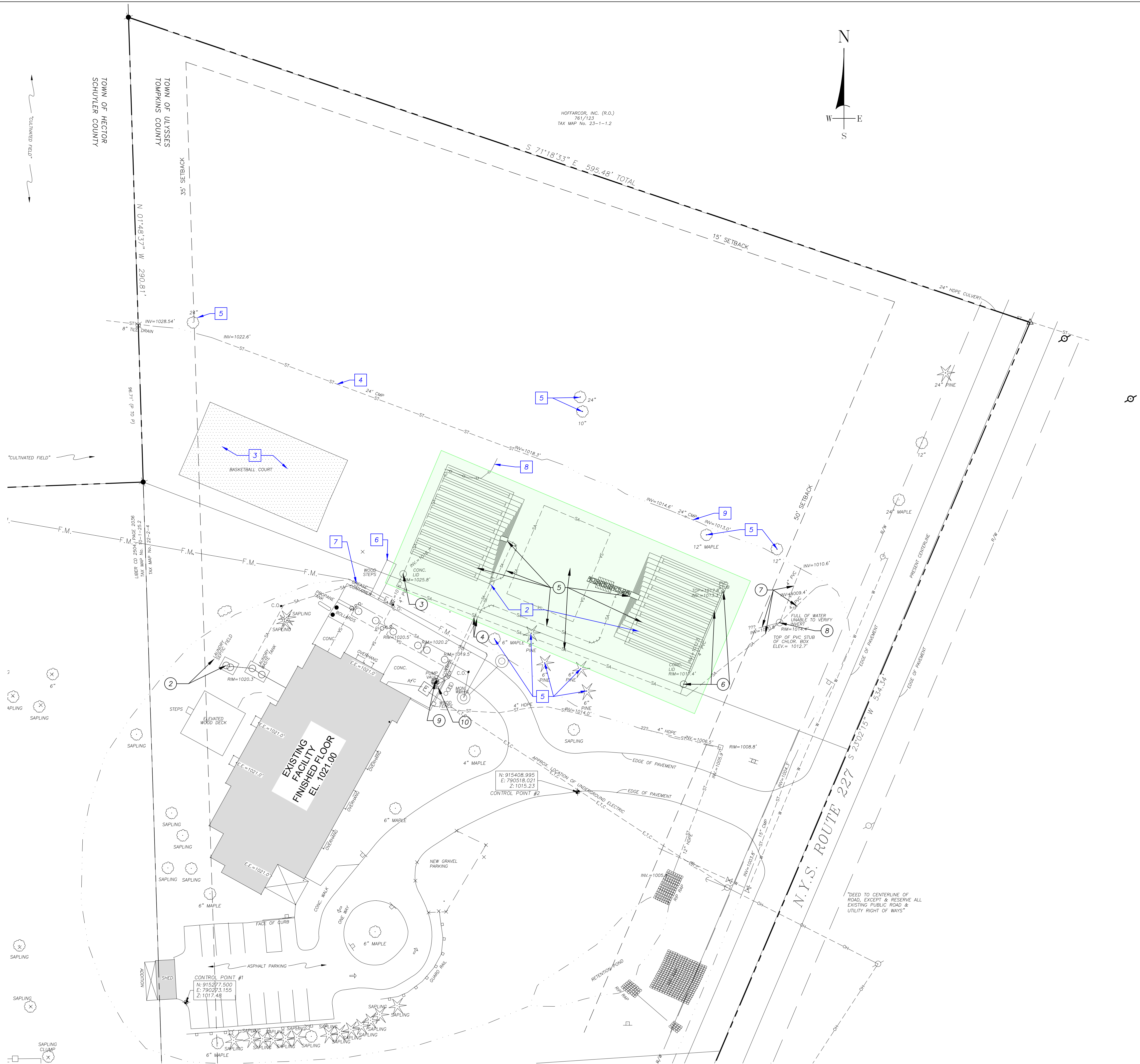
**FILE**

**DRAWING NO.**

SP-000

SKETCH PLAN SUBMISSION - 001





### SANITARY DEMOLITION NOTES

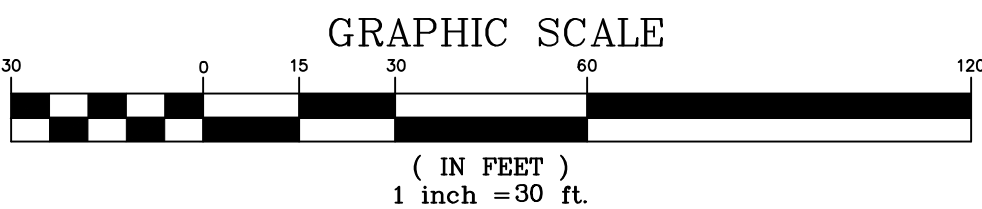
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH N.Y.S.D.E.C. AND TOWN OF ULYSSES CONSTRUCTION SPECIFICATIONS, RULES AND DETAILS.
- EXISTING SYPHON CHAMBER TO BE PUMPED OUT AND CLEANED. PUMPED MATERIAL TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS. TOP OF STRUCTURE TO BE REMOVED AND CHAMBER FILLED WITH SAND OR GRAVEL. INSTALL 4" MIN. TOPSOIL, SEED AND MULCH. LAUNDRY SEPTIC FIELD TO BE ABANDONED IN PLACE.
- MANHOLE TO BE PUMPED OUT. STRUCTURE TO BE REMOVED. STRUCTURE AND PUMPED MATERIAL TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS..
- 2" PVC SDR35 PIPES TO BE CUT AND CAPPED/PLUGGED 20'± NORTHWEST OF EXISTING DRIVEWAY. PIPING BEYOND THIS POINT TO BE REMOVED AND DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS.
- THREE (3) SAND FILTERS (INCLUDING SAND, FABRIC, PIPING, DISTRIBUTION BOXES AND DRAINAGE STONE) WITHIN SHADED AREA TO BE REMOVED AND DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS.. CONTRACTOR TO PROVIDE DOCUMENTATION TO OWNER AND N.Y.S.D.E.C. REGION 7 DIVISION OF WATER INDICATING ALL MATERIALS HAVE BEEN DISPOSED OF PROPERLY. EXCAVATED AREA TO BE BACKFILLED WITH NATIVE MATERIAL IN 6" LIFTS, COMPACTED TO 95% MP. SELECT FILL REQUIRED UNDER ALL AREAS OF PROPOSED PAVEMENT.
- MANHOLE AND SANITARY PIPE/STUBS TO BE PUMPED OUT. STRUCTURE AND PIPES TO BE REMOVED. STRUCTURE, PIPES AND PUMPED MATERIAL TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS.
- 4" PVC PIPE TO BE REMOVED AND DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS.
- 750 GAL. CHLORINATION CHAMBER TO BE PUMPED OUT. CHAMBER TO BE REMOVED. STRUCTURE AND PUMPED MATERIAL TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE LAWS AND REGULATIONS..
- PUMP STATION TOP TO BE REMOVED. ALL INTERIOR COMPONENTS (PUMPS, PIPING, VALVES, CABLING, FLOATS, ETC) TO BE REMOVED. STRUCTURE TO BE FILLED WITH SAND OR GRAVEL. SAW CUT TO PROVIDE RECTANGULAR OPENING IN EXISTING CONCRETE PAD. POUR NEW CONCRETE SLAB TO MATCH SURROUNDING PAD. PIN NEW PAD TO EXISTING PAD WITH 1/2" REBAR, 12" LONG EPOXIED 6" INTO EACH FACE OF THE OPENING (FOUR TOTAL).
- CONTROL PANEL, DISCONNECT, ALL CONDUIT, CABLING AND PEDESTAL TO BE REMOVED.

### DEMOLITION NOTES

- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH TOWN OF ULYSSES CONSTRUCTION SPECIFICATIONS, RULES AND DETAILS. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- NEW SYSTEM WAS COMPLETED IN 2019. SEE SANITARY DEMOLITION NOTES ABOVE.
- BASKETBALL COURT AND APPURTENANCES TO REMAIN.
- EXISTING STORM DRAINAGE SYSTEM TO REMAIN AND BE MAINTAINED DURING CONSTRUCTION.
- EXISTING TREES TO BE REMOVED.
- WOOD STEPS TO BE REMOVED.
- GREASE CONTAINER TO BE REMOVED.
- REMOVE EXISTING FENCE.
- EXISTING STORM DRAINAGE CULVERT TO BE REMOVED - EXISTING DRAINAGE TO BE TEMPORARILY REROUTED UNTIL PERMANENT SYSTEM CAN BE INSTALLED.

### LEGEND (NTS)

EXISTING	PROPOSED	
---	G	GAS
---	UG	UNDERGROUND ELEC/TELE/CABLE
---	OW	OVERHEAD ELEC/TELE
---	W	WATER (FUTURE)
---	S	SANITARY SEWER (FUTURE)
---	FM	SANITARY FORCE MAIN
---	ST	STORM SEWER
---	XXX	CONTOUR
XXX.XX	XXX.XX	SPOT ELEVATIONS
E.E=100.0	XXX.XXBC/TC	SPOT ELEVATIONS
---	---	BOTTOM CURB/TOP CURB
---	---	ENTRANCE ELEVATION
---	---	FENCE
---	---	PROPERTY/ROW LINE
---	---	EASEMENT
---	---	DRAINAGE DITCH/SWALE
---	---	SELECT BACKFILL
---	---	GAS VALVE
---	---	UTILITY POLE
---	---	GUY WIRE
---	---	LIGHT
---	---	ELECTRIC MANHOLE
---	---	SANITARY MANHOLE
---	---	CLEANOUT
---	---	STORM MANHOLE
---	---	CATCHBASIN (ROADWAY)
---	---	REAR YARD DRAIN (INLET)
---	---	HYDRANT
---	---	SIGN
---	---	GRADE TO DRAIN
---	---	WATER VALVE
---	---	TEST PIT
---	---	TO BE REMOVED
---	---	BENCH MARK
---	---	DECIDUOUS TREE
---	---	CONIFEROUS TREE
---	---	SHRUB
---	---	IRON PIN FOUND
---	---	IRON PIPE FOUND
---	---	CALCULATED POINT



01. SITE DEMOLITION PLAN

NEW 25-BED WOMEN'S  
RESIDENTIAL TREATMENT FACILITY

6621 NY ROUTE 227, TRUMANSBURG, NY  
CASAS PROJECT NUMBER: 344470 / 410

Cayuga  
ADDITIONAL RECOVERY  
SERVICES

NO.	DATE	REMARKS
REVISONS		

**CONSULTANTS:**  
**SITE/CIVIL ENGINEERS:**  
**ADVANCED DESIGN GROUP**  
761 Cayuga Street  
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6395 WEST QUAKER STREET  
ORCHARD PARK, N.Y. 14127

PROJECT NO.	18.03
DATE	02/08/2023
SCALE	AS NOTED
DRAWN BY	ADG
DRAWING TITLE	SITE DEMOLITION PLAN
FILE	
DRAWING NO.	SD-100

SKETCH PLAN SUBMISSION - 001



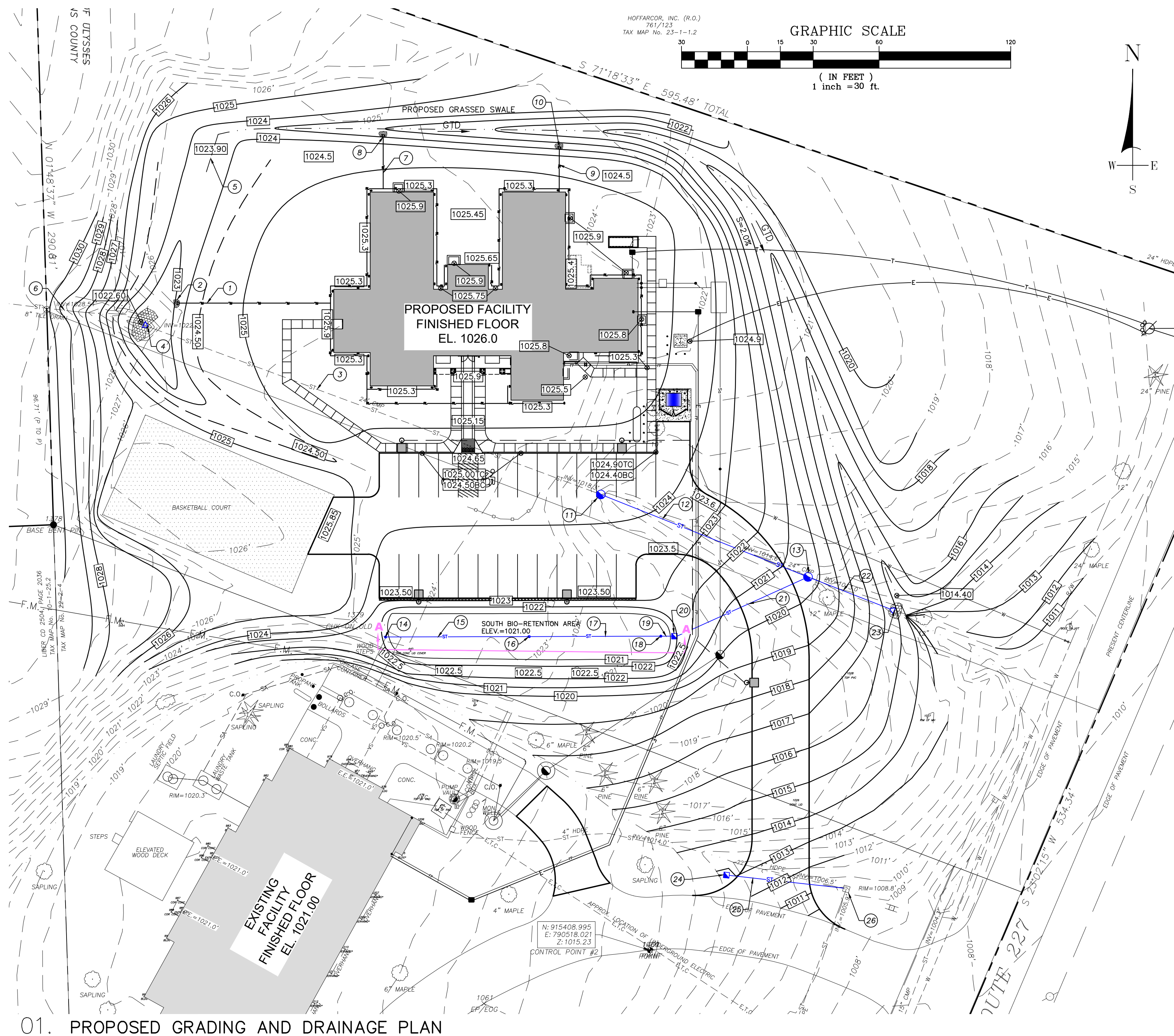


- GRAPHIC SCALE
- 
- ( IN FEET )  
1 inch = 30 ft.

SKETCH PLAN SUBMISSION - 001

SP-100





LEGEND (NTS)	
EXISTING	PROPOSED
--- G ---	<b>G</b> GAS
--- E ---	<b>UG</b> UNDERGROUND ELEC/TELE/CABLE
--- OH ---	<b>OW</b> OVERHEAD ELEC/TELE
--- W ---	<b>W</b> WATER (FUTURE)
--- SA ---	<b>S</b> SANITARY SEWER (FUTURE)
--- F.M. ---	<b>FM</b> SANITARY FORCE MAIN
--- ST ---	<b>ST</b> STORM SEWER
--- 349 ---	<b>XXX</b> CONTOUR
XXX.XX	<b>XXX.XX</b> SPOT ELEVATIONS
	<b>XXX.XXBC/TC</b> SPOT ELEVATIONS BOTTOM CURB/TOP CURB
E.E.=100.0	<b>E.E.=100.0</b> ENTRANCE ELEVATION
	<b>FENCE</b> FENCE
	<b>PROPERTY/ROW LINE</b> PROPERTY/ROW LINE
	<b>EASEMENT</b> EASEMENT
	<b>DRAINAGE DITCH/SWALE</b> DRAINAGE DITCH/SWALE
	<b>SELECT BACKFILL</b> SELECT BACKFILL
	<b>GAS VALVE</b> GAS VALVE
	<b>UTILITY POLE</b> UTILITY POLE
	<b>GUY WIRE</b> GUY WIRE
	<b>LIGHT</b> LIGHT
	<b>ELECTRIC MANHOLE</b> ELECTRIC MANHOLE
	<b>SMH</b> SANITARY MANHOLE
	<b>CLEANOUT</b> CLEANOUT
	<b>STMH</b> STORM MANHOLE
	<b>CATCHBASIN (ROADWAY)</b> CATCHBASIN (ROADWAY)
	<b>REAR YARD DRAIN (INLET)</b> REAR YARD DRAIN (INLET)
	<b>HYDRANT</b> HYDRANT
	<b>SIGN</b> SIGN
	<b>GRADE TO DRAIN</b> GRADE TO DRAIN
	<b>WATER VALVE</b> WATER VALVE
	<b>TEST PIT</b> TEST PIT
	<b>TBR</b> TO BE REMOVED
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	<b>SHRUB</b> SHRUB
	<b>IRON PIN FOUND</b> IRON PIN FOUND
	<b>IRON PIPE FOUND</b> IRON PIPE FOUND

STORM STRUCTURE TABLE			
1	ROOF LEADER CONNECTION (SEE ARCHITECTURAL PLANS) 60L.F. 6" PVC SDR35 @ S=1.0%	13	STORM MANHOLE (4" DIA.) RIM=1020.40 NW INV=1016.32 (24") SW INV=1017.41 (12") SE INV=1016.00 (24")
2	6" PIPE OUTLET W/ ROCK OUTLET PROTECTION INV=1023.00	14	YARD DRAIN (6") RIM=1021.50 E INV=1016.80 (6" PERF.)
3	EXISTING 220L.F. 24" CMP @ S=1.95% TO REMAIN - CONDITION TO BE FIELD VERIFIED BY CONTRACTOR	15	65L.F. 6" PERF. HDPE @ S=0.2%
4	24" EXISTING CMP PIPE INLET - INSTALL END SECTION W/ ROCK INLET PROTECTION INV=1022.60	16	YARD DRAIN (6") RIM=1021.50 W.E INV=1016.67 (6" PERF.)
5	EMERGENCY SPILLWAY - 20 FT WIDE INV=1023.90	17	60L.F. 6" PERF. HDPE @ S=0.2%
6	EXISTING 8" PIPE TO REMAIN INV=1028.54	18	BIO-RETENTION AREA DISCHARGE ELBOW W INV=1016.55 (6" PERF.) E INV=1017.55 (6")
7	ROOF LEADER CONNECTION (SEE ARCHITECTURAL PLANS) 23L.F. 6" PVC SDR35 @ S=1.0%	19	5L.F. 6" HDPE @ S=0.2%
8	6" PIPE OUTLET W/ ROCK OUTLET PROTECTION INV=1023.00	20	CATCH BASIN (24" ID) BIO-RETENTION AREAS OUTLET STRUCTURE RIM=1021.60 W INV=1017.54 (6") NE INV=1017.54 (12")
9	ROOF LEADER CONNECTION (SEE ARCHITECTURAL PLANS) 20L.F. 6" PVC SDR35 @ S=1.0%	21	64L.F. 12" HDPE @ S=0.2%
10	6" PIPE OUTLET W/ ROCK OUTLET PROTECTION INV=1023.00	22	20L.F. 24" HDPE @ S=2.0%
11	STORM MANHOLE (4" DIA.) - TO BE INSTALLED AT THE END OF THE EXISTING 24" CMP RIM=1024.3 NW/SE INV=1018.30 (24")	23	PIPE OUTLET W/ END SECTION AND ROCK OUTLET PROTECTION INV=1015.20 (24")
12	102L.F. 24" HDPE @ S=1.95%	24	CATCH BASIN (24" ID) RIM=1012.80 E INV=1008.50 (12")
		25	52L.F. 12" HDPE @ S=5.0%
		26	CATCH BASIN (EXIST.) RIM=1008.80 S INV=1005.90 (12" EXIST.) W INV=1006.50 (4" EXIST. TBR) W INV=1005.90 (12" NEW)



**TOWN OF ULYSSES**  
**AGRICULTURAL DATA STATEMENT AND CONTROL FORM**

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement. All such applications must be referred to the Tompkins County Planning Board in accordance with Section 239-m and 239-n of the General Municipal Law.

“Farming operations” are defined by Section 301. Article 25AA of the New York State Agriculture and Markets Law as “... the land used in agricultural production, farm buildings, equipment and farm residential buildings.”

**PART 1 (completed by Applicant)**

Ithaca Alpha House Center, Inc.

A. Name of Applicant: DBA Cayuga Addiction Recovery Services

B. Address: 38 East Main Street, P.O Box 724, Trumansburg, NY 14886

C. Description of Project (attach a brief narrative describing the project)

D. Location of Proposed Project (tax map number): Town of Ulysses: 22-2-4 Town of Hector: 10.00-1-25.2

E. Names and address of owners of land within Agricultural District #5 containing Farm Operations and located within five hundred (500) feet of the project property.

Name	Address	Tax Map #
1. Reynolds Farm LLC	NYS Route 227	10.00-3-17
2. Hoffarcor Inc	5737 Rumsey Road	10.00-3-23
3. 6536 & 6512 Route 227		23-1-1.2
4. _____	_____	_____
5. _____	_____	_____

*Schuyler County*

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.

**PART II (to be completed by Municipal Review Agency)**

Type of Submission: Special Permit \_\_\_\_\_ Use Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Review Agency: Zoning Board of Appeals \_\_\_\_\_ Planning Board \_\_\_\_\_ Town Board \_\_\_\_\_

**PART III (to be completed by Municipal Review Agency)**

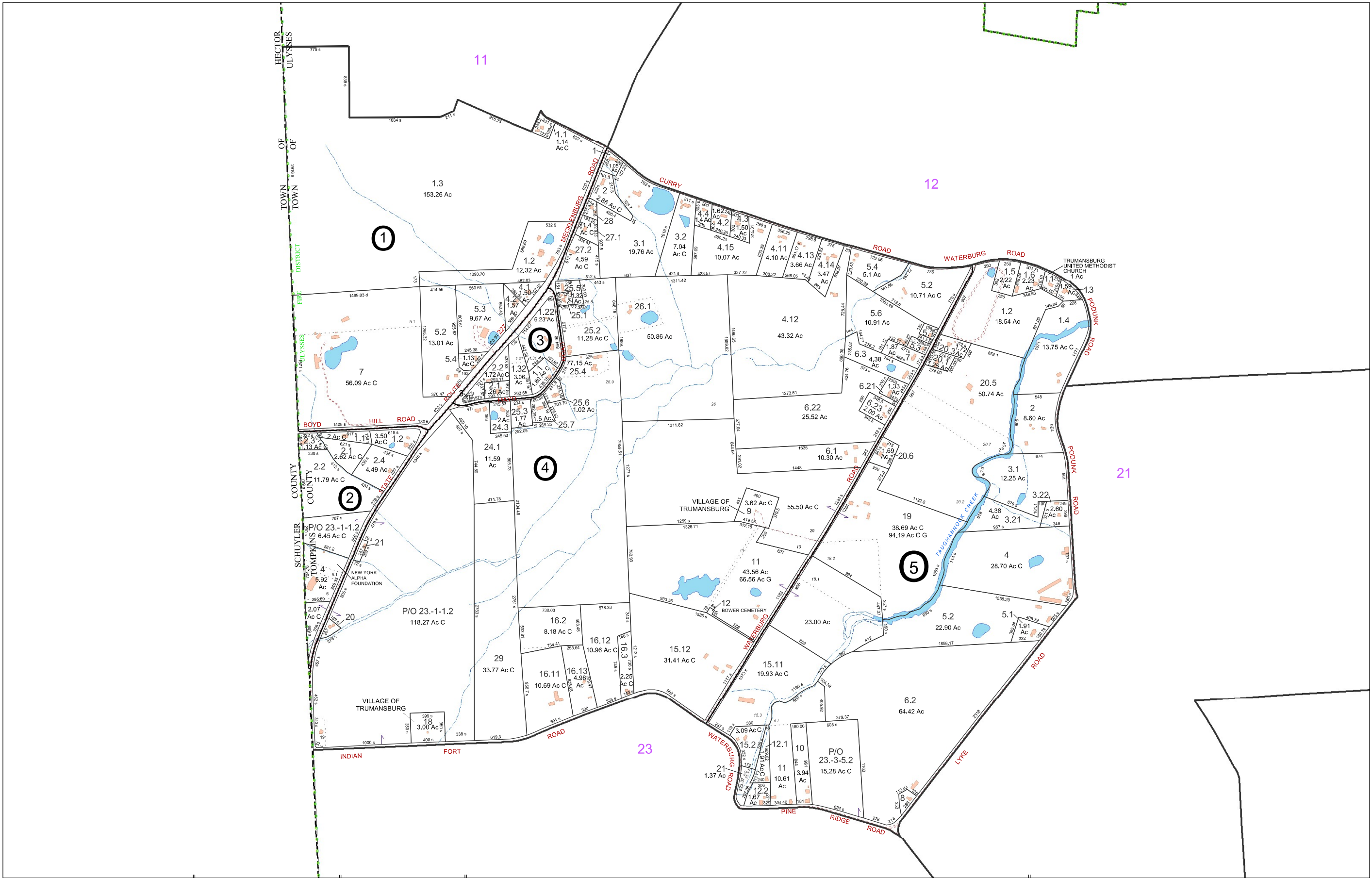
Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed: \_\_\_\_\_

**PART IV (to be completed by Municipal Review Agency)**

Consistent with Section 293-a(5) of the Town Law, the Clerk of the Municipal Review Agency identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Notice Mailed: \_\_\_\_\_



**FOR TAX PURPOSES ONLY**  
NOT TO BE USED FOR CONVEYANCE

All tax maps are referenced to the New York State Plane Central Coordinate System using the 1983 North American Datum. Property lines have been registered to 1991-92 Tompkins County Digital Planimetric Base Map, and, as a result, dimensions and acreages may vary from legal descriptions. For complete legal descriptions or conveyances, please refer to the appropriate deeds and surveys.

NOTICE OF DISCLAIMER

This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of handwritten and/or maps. Errors and omissions can occur from each of these sources; each source represents a large number of records and originates of information. As a practical matter, the County does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of these maps.

SPECIAL DISTRICT INFORMATION

Trumansburg Central School District  
Ulysses Fire Protection District

LEGEND

Building Footprint (1991-2022)

Curb/Pavement Line

Railroad

Hydrography

Military Tract/Watkins & Flint Lot Number

Parcel Connector

Property Line

Former Property Line

Current Year Changes

Block Limit

External Tax Map

Block Number

43.1

3.12

A.3

5.6 Ac

2.11 Ac C

18.50 Ac G

100s

100d

Parcel Lot Number  
Previous Lot Number  
Subdivision Lot Number  
Deed/Survey Acreage  
Computed Acreage  
Grouped (Total) Acreage  
Scaled (Calculated) Acreage  
Deed Dimension

**TOWN OF ULYSSES**  
TOMPKINS COUNTY, N.Y.

North

260 0 260 520 Feet

MAP: 22  
SCALE: 1" = 500'  
(When plotted on Arch D Media)  
11 x 17" (47%), scale is 1" = 1000'  
MAP REVISED: 1-JULY-2022  
MAP PRINTED: 1-JULY-2022  
Page 11 of 36



## Municipality of Ulysses

SWIS:	503689	Tax ID:	23.-1-1.2
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### Tax Map ID / Property Data

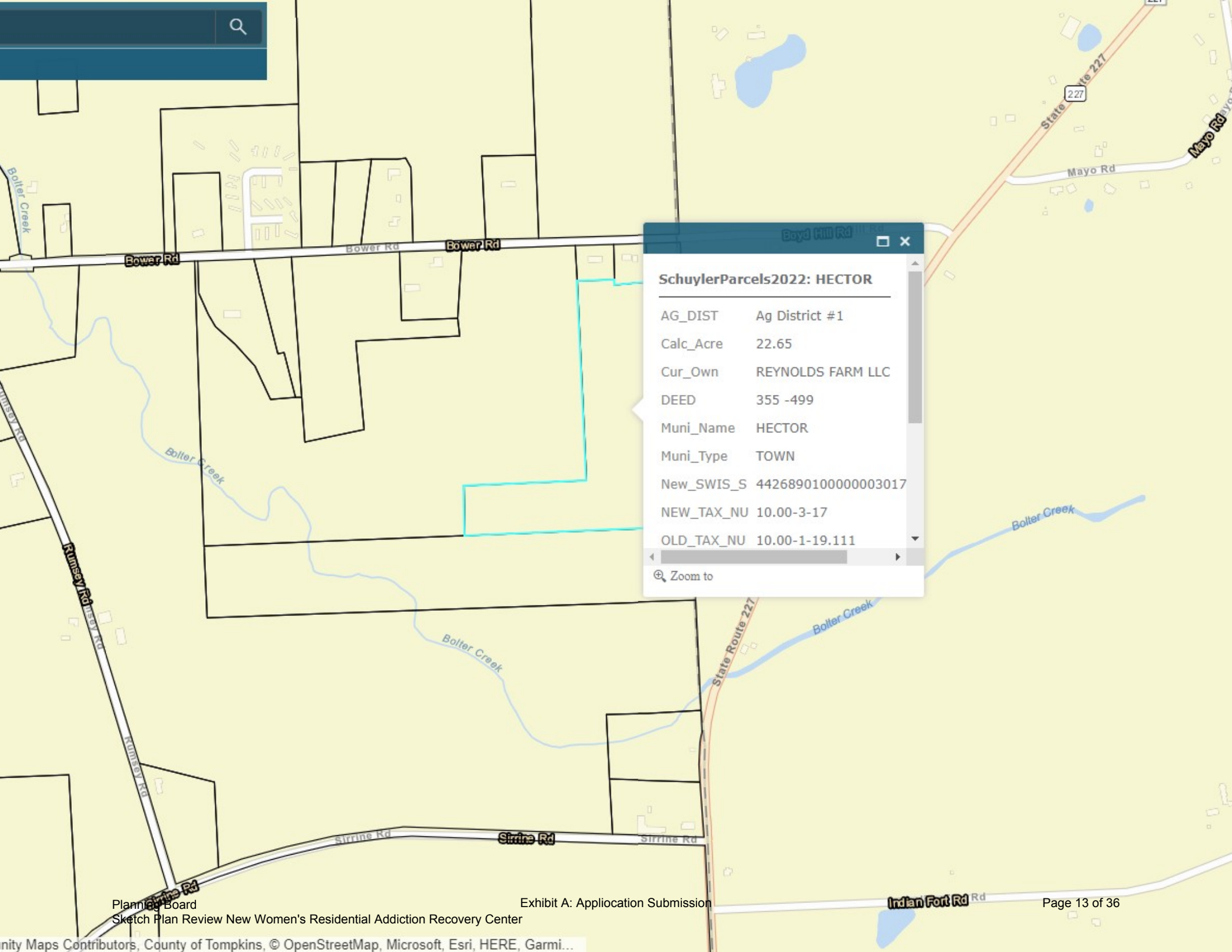
Status:	Active	Roll Section:	Taxable
Address:	6536 & 6512 Route 227		
Property Class:	241 - Rural res&ag	Site Property Class:	241 - Rural res&ag
Ownership Code:			
Site:	Res 1	In Ag. District:	Yes
Zoning Code:	A1 - a1	Bldg. Style:	Old style
Neighborhood:	36010 -	School District:	Trumansburg
Total Acreage/Size:	170.34	Equalization Rate:	----
Land Assessment:	2022 - \$656,500 2021 - \$656,500	Total Assessment:	2022 - \$927,000 2021 - \$900,000
Full Market Value:	2022 - \$927,000 2021 - \$900,000		
Deed Book:	761	Deed Page:	123
Grid East:	791376	Grid North:	915113

### Special Districts for 2022

Description	Units	Percent	Type	Value
SWRES-Solid waste fee res.	2	0%		0
DA361-Ambulance District	0	0%		0
WD365-Uly wtr #1	6	0%		0
FD361-Ulysses fire prot	0	0%		0

### Special Districts for 2021

Description	Units	Percent	Type	Value
DA361-Ambulance District	0	0%		0
FD361-Ulysses fire prot	0	0%		0

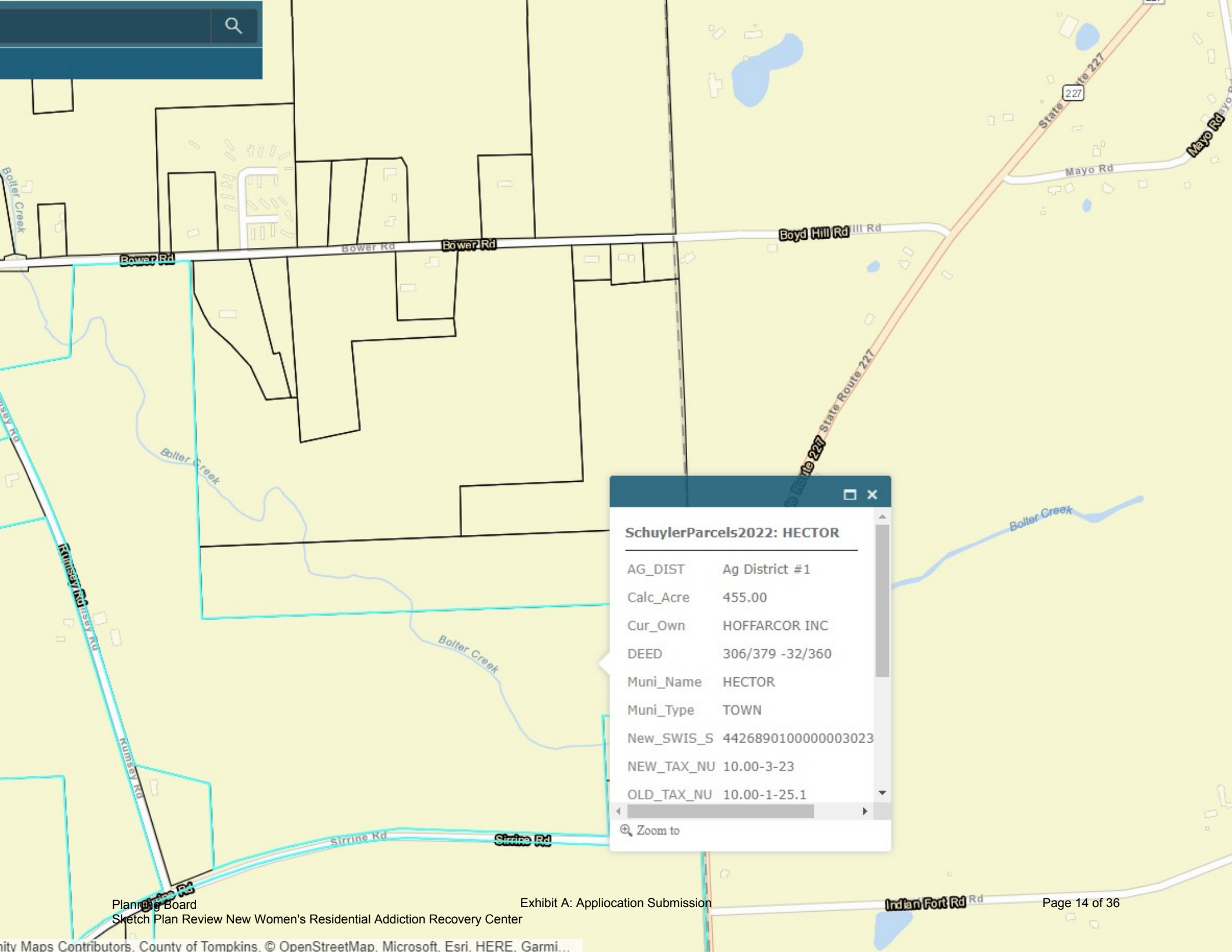


Boyd Hill Rd

SchuylerParcels2022: HECTOR

AG_DIST	Ag District #1
Calc_Acre	22.65
Cur_Own	REYNOLDS FARM LLC
DEED	355 -499
Muni_Name	HECTOR
Muni_Type	TOWN
New_SWIS_S	4426890100000003017
NEW_TAX_NU	10.00-3-17
OLD_TAX_NU	10.00-1-19.111

Zoom to

SchuylerParcels2022: HECTOR

AG_DIST	Ag District #1
Calc_Acre	455.00
Cur_Own	HOFFARCOR INC
DEED	306/379 -32/360
Muni_Name	HECTOR
Muni_Type	TOWN
New_SWIS_S	4426890100000003023
NEW_TAX_NU	10.00-3-23
OLD_TAX_NU	10.00-1-25.1

⊕ Zoom to

## Instructions for Completing Part 1

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

### A. Project and Applicant/Sponsor Information.

Page 1 of 13

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees	-	-
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Ulysses - Planning Board Site Plan Approval	February 8, 2023
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-	-
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-	-
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Office of Alcoholism and Substance Abuse Services (OASAS)/ NYSDEC / OPRHP / DASNY	OASAS/DASNY - August 2019 NYSDEC- June 4 2019/OPRHP- June 2018
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	-	-
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

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### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Town of Ulysses - R1 - Rural Residence District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? Trumansburg School District

b. What police or other public protection forces serve the project site?

Tompkins County Sheriff's Office

c. Which fire protection and emergency medical services serve the project site?

Village of Trumansburg Volunteer Fire Company

d. What parks serve the project site?

Taughannock Falls State Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 34.353 acres

b. Total acreage to be physically disturbed? 3.23 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34.353 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 41 Units: Adding 25 Beds

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 19 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_





ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 4,250 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
If Yes:

- Name of district or service area: Town of Ulysses Water District No. 1
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: Village of Trumansburg Wells

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 1,360 gallons/minute.

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d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 4,250 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No





<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  <u>Creation of an internal road for the new WRARC building is provided. Existing Access/Egress to Route 227 is preserved.</u></p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____  <u>810,000 kWh</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  <u>NYSEG Grid</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 am - 5:00 a.m.</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 am - 5:00 a.m.</u></li> <li>• Saturday: <u>n/a</u></li> <li>• Sunday: <u>n/a</u></li> <li>• Holidays: <u>n/a</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>24 hours</u></li> <li>• Saturday: <u>24 hours</u></li> <li>• Sunday: <u>24 hours</u></li> <li>• Holidays: <u>24 hours</u></li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:  <u>Proposed project will result in a temporary increase in noise levels during construction operations.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  <u>Building mounted and 20' pole mounted LED, all cut-off luminaries aimed down. 110' from nearest neighboring existing structures with same Owner.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored <u>Liquid Propane</u></p> <p>ii. Volume(s) <u>TBD</u> per unit time <u>TBD</u> (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____  <u>Above Ground Storage Tank System</u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.79+/-	1.37+/-	+0.58+/-
• Forested	11.88+/-	11.88+/-	0.00
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	19.043	18.463+/-	-0.58+/-
• Agricultural (includes active orchards, field, greenhouse etc.)	2.44+/-	2.44+/-	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.20+/-	0.20+/-	0.0
• Wetlands (freshwater or tidal)	0.000	0.000	0.0
• Non-vegetated (bare rock, earth or fill)	0.000	0.000	0.0
• Other Describe: _____	0.000	0.000	0.0

<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> _____  <i>iii. Provide date and summarize results of last inspection:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>              • If yes, cite sources/documentation: _____</p> <p><i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>          _____          _____</p> <p><i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div style="width: 50%;">           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____          _____          _____</p> <p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): _____</p> <p><i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>          _____          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No





e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Taughannock Falls State Park and Cayuga Lake Scenic Byway</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park and Scenic Byway</u></li> <li>iii. Distance between project and resource: _____ 4 miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

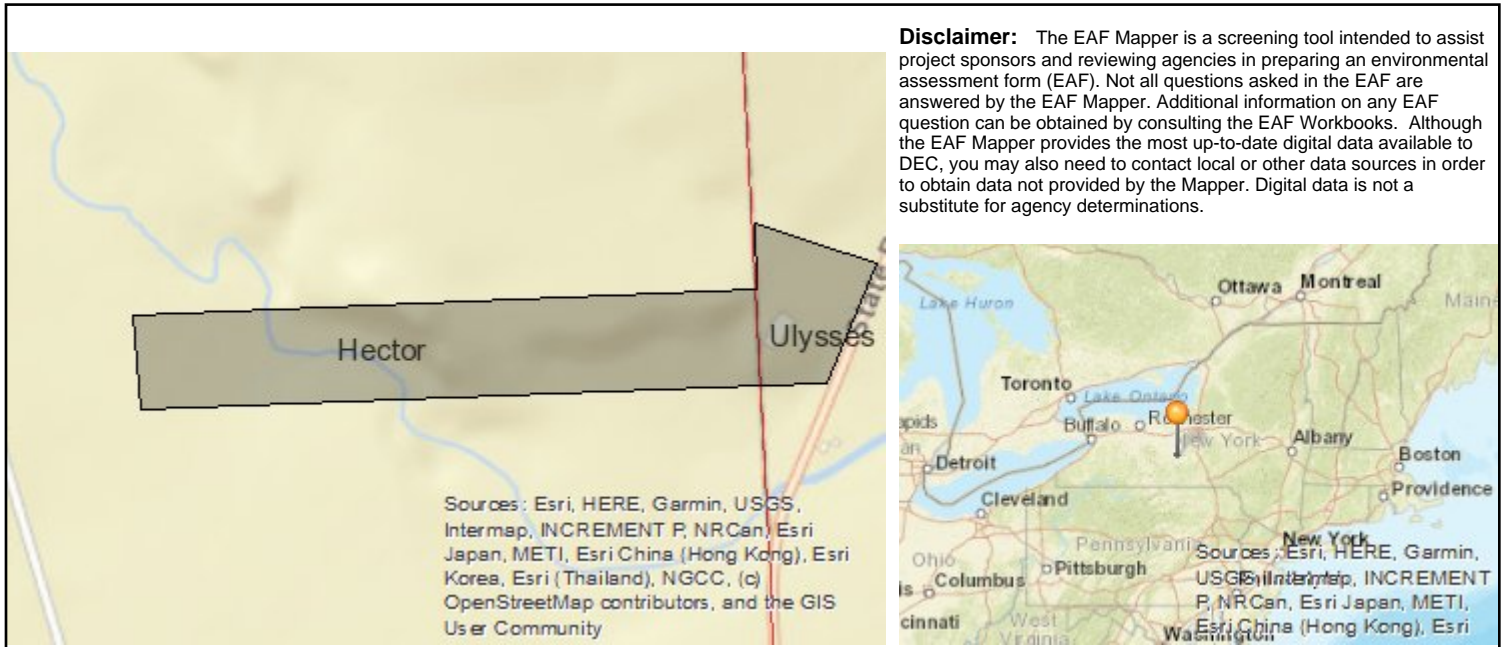
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ivan N. Garcia Date 02/06/2023

Signature \_\_\_\_\_ Title Principal

**PRINT FORM**





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	898-372
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.

E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SCHU001, TOMP002
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



## Parks, Recreation, and Historic Preservation

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

May 23, 2019

Mr. Matthew Stanley  
Senior Environmental Manager  
Dormitory Authority - State of New York  
Office of Environmental Affairs  
One Penn Plaza - 52nd Floor  
New York, NY 10119

Re: DASNY  
Ithaca Alpha House/Cayuga Addiction Recovery Services (CARS) facility (Part 820)  
6621 NY-227, Trumansburg, NY  
19PR03184  
C-002128

Dear Mr. Stanley:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

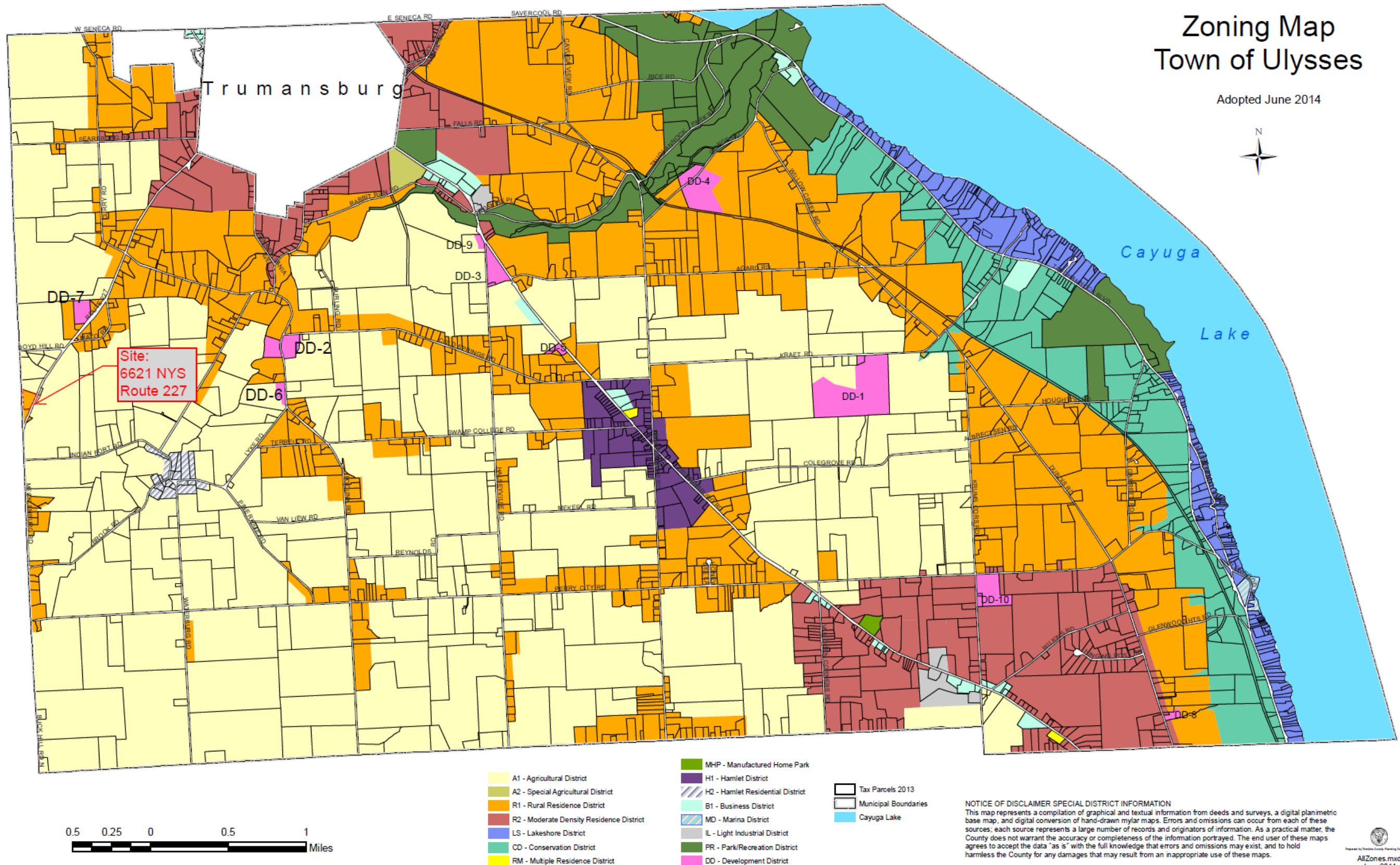
Michael F. Lynch, P.E., AIA  
Director, Division for Historic Preservation

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### Division for Historic Preservation

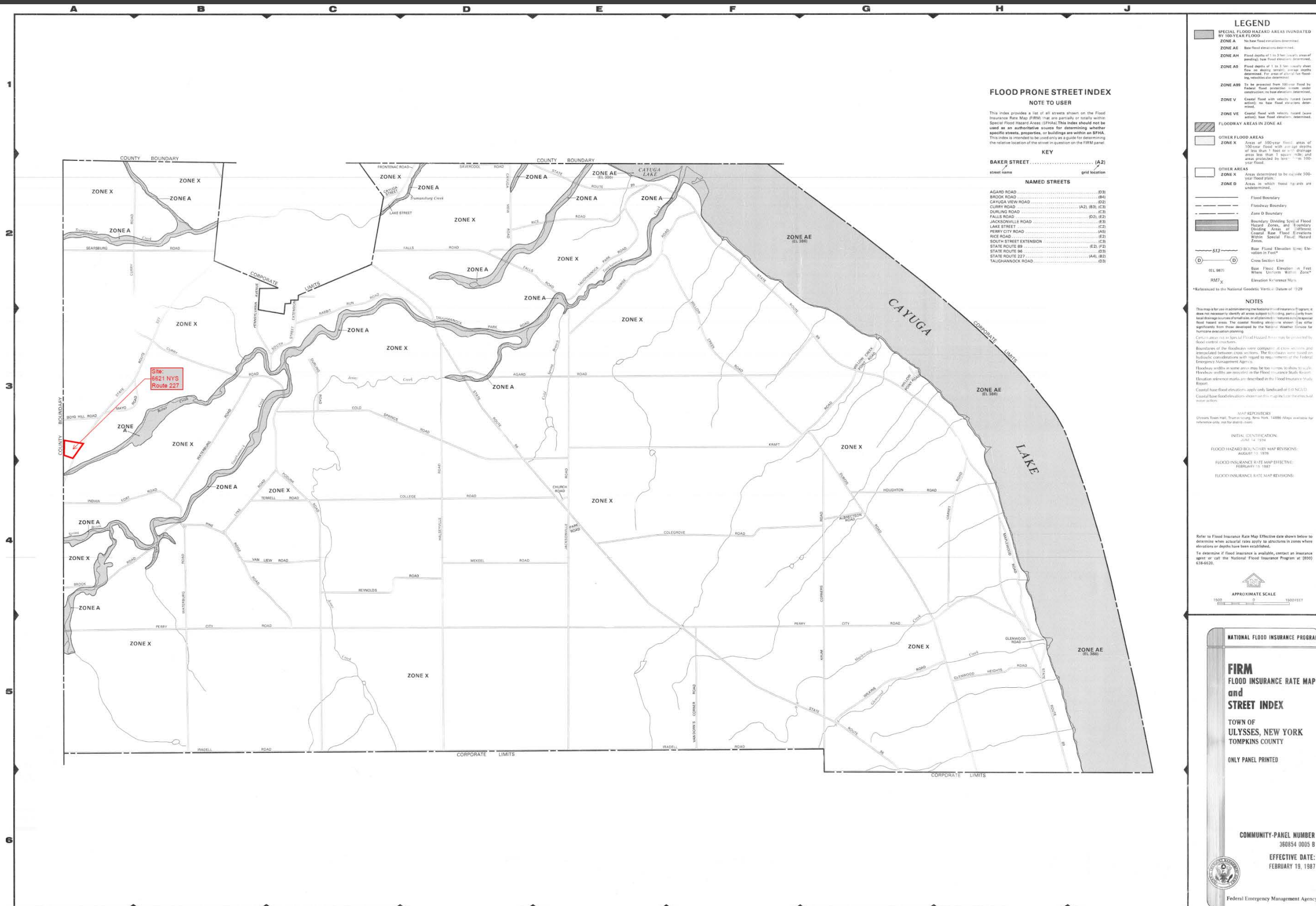
P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

# Section 09/Appendix 9b: Town of Ulysses - Zoning Map



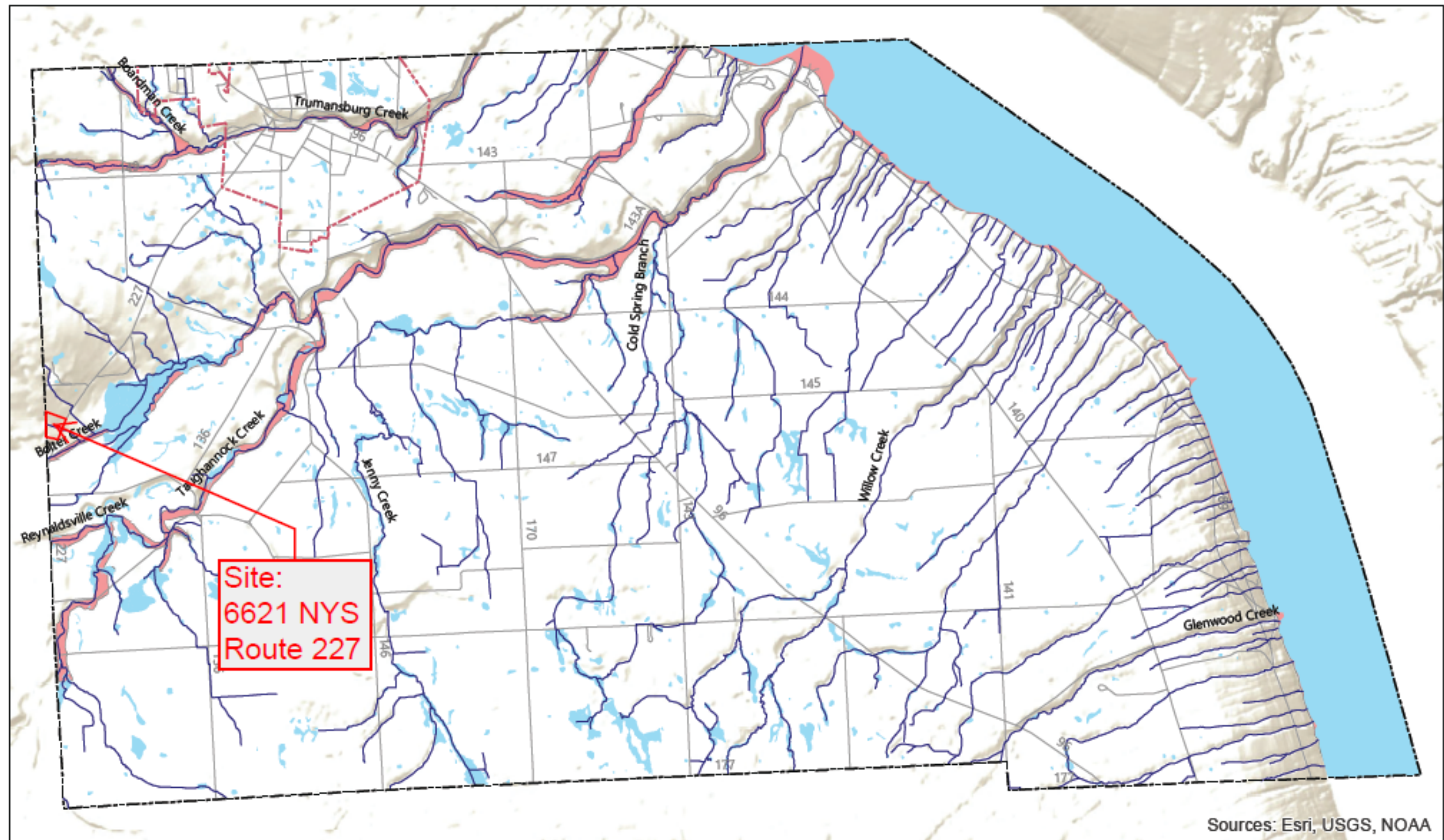


# Section 09/Appendix 9b : 100 Year Flood Plain Map - FIRM





# Section 09/Appendix 9b: 100 Year Flood Plain – Town of Ulysses



100-Year Flood Zone

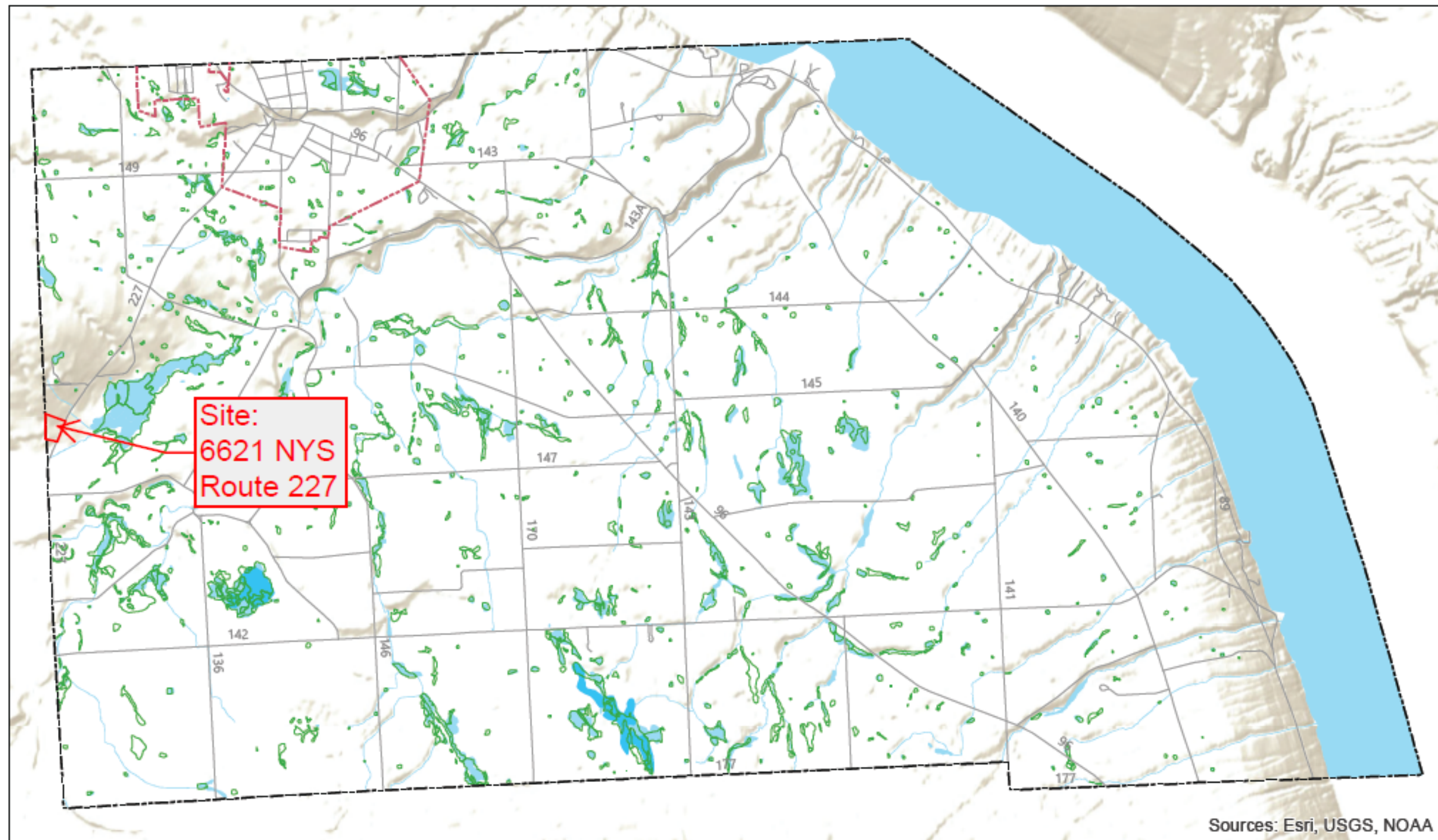
Town of Ulysses  
2018 Natural Resource Inventory



0 0.5 1 2  
Miles



# Section 09/Appendix 9b: Wetlands – Town of Ulysses



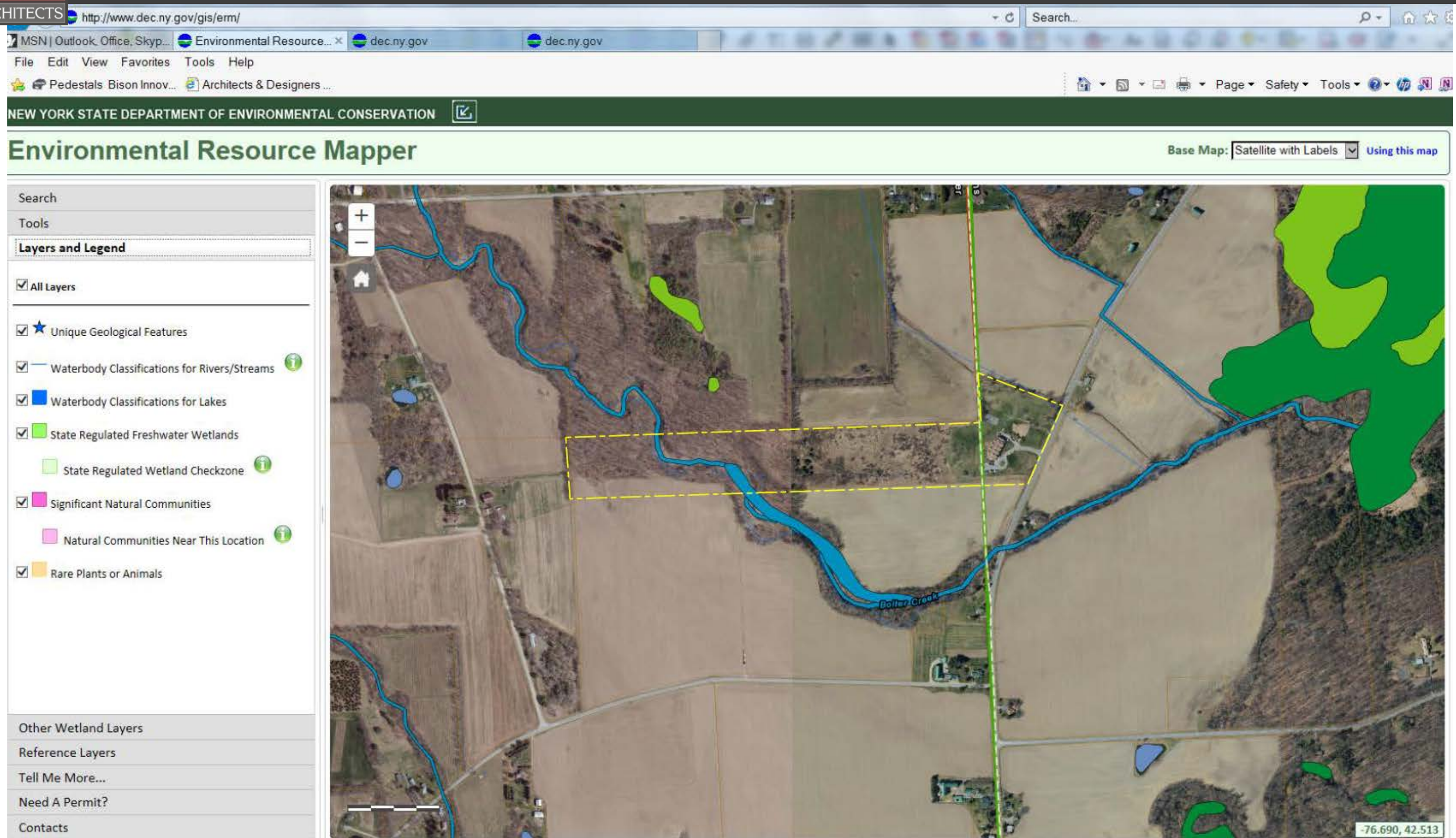
- NYSDEC Wetlands
- National Wetlands Inventory Wetlands
- 2015 County-Mapped Wetlands

Town of Ulysses  
2018 Natural Resource Inventory





# Section 09/Appendix 9b: DEC - Environmental Resource Mapper







**TOWN OF ULYSSES**  
10 Elm Street, Trumansburg, NY 14886  
ulysses.ny.us

Town Supervisor (607) 387-5767, Ext 232 supervisor@ulysses.ny.us  
Town Clerk (607) 387-5767, Ext 221 clerk@ulysses.ny.us

## **2021 FEES & PENALTIES**

### **PLANNING & ZONING:**

<b>ZONING:</b>		<b>Reference</b>
Development District	\$250 + costs	Res. 2007-36
Re-zoning	\$250 + costs	Res. 2007-36
<b>BOARD OF ZONING APPEALS:</b>		<b>Reference</b>
Variance	\$150. (includes legal ad)	LL 2 of 2015
<b>PLANNING BOARD:</b>		
Subdivison- Simple	\$50.00	Res. 2007-36
Subdivison- Minor (3 lots)	\$150.00	Res. 2007-36
Subdivison- Major (4 or more lots)	\$300.00	Res. 2007-36
Site Plan Review- Residential	\$100 + costs	LL 2 of 2015
Site Plan Review- Commercial	\$200. + costs	LL 2 of 2015
Site Plan requiring Special Permit	\$250.00	LL 2 of 2015
<b>OTHER PLANNING &amp; ZONING:</b>		<b>Reference</b>
SWPPP Review 3	\$100+ engineering and Soil & Water Conservation Service Fees	Res. 2007-36
Copies of Comprehensive Plan, Zoning, Farmland Protection Plan, etc.	\$15/copy of plan	LL 2 of 2015
SWPPP Review 3	\$100+ engineering and Soil & Water Conservation Service Fees	Res. 2007-36

### **BUILDING/CODE:**

<b>OPERATING PERMITS</b>	<b>Fee</b>	<b>Reference</b>
Operating Permit	\$75.00	LL 2 of 2015
Fireworks display	\$150.00	Res. 8/18/10
Special Event Operating Permit- for events with 2000 or more in attendance	\$150/day of event	Res. 2019-32
Special Event Operating Permit- for	\$50/day of event	Res. 2019-32

## Chapter 212. Zoning

### Article III. Administration

#### § 212-18. Special permits.

- A. Purpose and establishment. The purpose of this section is to set forth regulations, procedures, and conditions that apply to certain permitted uses that, because of size, intensity, or other special factors, warrant special evaluation of each individual case. The Planning Board is hereby charged with carrying out the review and approval functions provided for in Town Law § 274-b: to grant special permits as set forth in this chapter.
- B. Applicability. The requirements set forth in this section shall apply to all construction, activities, uses, or developments that are referred to elsewhere in this chapter as being allowed only upon receipt of a special permit. Before a building permit can be issued for any of the structures or activities for which a special permit is required, such a permit shall be obtained in accordance with these and other applicable provisions. Any change of use of an existing structure to a use that requires a special permit shall be subject to the requirements of this article.
- C. Procedure.
  - (1) Activities or uses that require a special permit also require site plan review and approval. Application for a special permit shall be made on a form provided by the Town, in addition to the site plan review requirements in § 212-19. The application for special permit shall not be deemed complete until all of the materials are received by the Zoning Officer and the requirements of SEQR have been met.
  - (2) Upon receipt of a complete application, the Planning Board shall hold a public hearing in accordance with the provisions of Town Law § 274-b or any similar or successor applicable statutes and shall render a decision approving, approving with conditions, or denying the special permit. Such hearing may be combined with any other hearing relating to the same proposal (e.g., site plan approval and special permit hearings may be combined).
  - (3) In making its decision, the Planning Board shall have the power to impose conditions and restrictions as authorized by Town Law § 274-b or any similar or successor applicable statutes.
- D. Waiver of requirements. The Planning Board may waive one or more of the normal application requirements when it determines that the particular circumstances do not require all of the full application materials for adequate consideration of the request for special permit.
- E. **Considerations for approval.** The Planning Board's determination of an application for special permit shall include findings consistent with any special criteria set forth in this chapter relating to the specific use or activity for which approval is being sought, and shall also include as appropriate, but shall not be limited to, findings that the following standards have been met:
  - (1) The health, safety, morals and general welfare of the community in harmony with the general purpose of this chapter (including the specific purposes related to the zone in which the premises are located) are being promoted.

- (2) The premises are reasonably adapted to the proposed use, and such use will fill a neighborhood or community need, except that all publicly owned or educational buildings are deemed to be adapted to the proposed use and are deemed to fill a neighborhood or community need.
  - (3) The proposed use and the location and design of any structure will be consistent with the character of the zone in which it is located.
  - (4) The proposed use will not be detrimental to the general amenity or neighborhood character in amounts sufficient to devalue neighboring property or seriously inconvenience neighboring inhabitants.
  - (5) Operations in connection with the proposed use will not be more unreasonably objectionable to nearby properties by reason of noise, fumes, vibrations, illumination, or other potential nuisance, than the operation of any permitted use in the particular zone, except that as to all public buildings, churches, and educational institutions the determination shall be whether the presumed benefit of such a use is outweighed by the objectionable impacts of such use on nearby properties.
  - (6) Community infrastructure and services, including, but not limited to, protective services, roadways, garbage collection, schools, and water and sewer facilities are currently, or will be, of adequate capacity to accommodate the proposed use.
  - (7) The proposed use, building design, and site layout comply with all the provisions of this chapter and, to the extent considered by the Planning Board, with other regulations and ordinances of the Town, with the Building Code and all other state and federal laws, rules and regulations, and with the Town's Comprehensive Plan.
  - (8) The proposed access and egress for all structures and uses are safely designed and the site layout provides adequate access for emergency vehicles.
  - (9) The general effect of the proposed use upon the community as a whole, including such items as traffic load upon public streets and load upon water and sewerage systems, is not detrimental to the health, safety and general welfare of the community, except that as to all public, religious and educational uses, the determination shall be whether the presumed benefit of such a use is outweighed by the detrimental effect of the proposed use upon the health, safety, and general welfare of the community.
  - (10) The lot area, access, parking, and loading facilities are sufficient for the proposed use and access, parking and loading facilities are adequately buffered to minimize their visual impact.
  - (11) Natural surface water drainage is adequately managed in accordance with good engineering practices and in accordance with any applicable Town local law or ordinance, including Chapter **156**, Stormwater Management and Erosion and Sediment Control, and existing drainageways are not altered in a manner that adversely affects other properties.
  - (12) To the extent reasonably deemed relevant by the Planning Board, the proposed use or structure complies with all the criteria applicable to site plan review set forth in this chapter.
- F. Modifications of special permit. A special permit that has been issued may be modified upon the application of the owner for such modification. Such application shall be in accordance with the provisions of this section, and the procedures applicable to such application shall be the same as are applicable to an initial application for a special permit. Notwithstanding the foregoing, no approval shall be required if the change is a modification set forth in § **212-19K**, Modifications to approved site plans, as not requiring approval of a modification to a site plan. The waiver of the requirement for approval of a modification to a special permit is subject to the same conditions, and subject to the same limitations as pertain to modifications to approved site plans.
- G. Expiration of special permit. A special permit shall be deemed to authorize only the particular use or uses specified therein. Unless otherwise specified by the Planning Board, a special permit shall automatically lapse and expire 18 months after the date the decision is filed if the applicant fails to

obtain a building permit or fails to comply with the conditions of the special permit, unless the applicant's failure to obtain a building permit is as a result of a lawsuit brought to challenge the special use permit, in which case the eighteen-month time allowed to secure a building permit shall only start to run from the date of a final decision, order or judgment of a court of competent jurisdiction upholding the validity of the special permit. A special permit shall expire if the use or uses cease for any reason for more than 12 consecutive months. A special permit may be revoked by the Planning Board if the conditions of the special permit are violated. A special permit shall run with the land and can be transferred to successive property owners, unless the permit has expired or has been revoked for failure to meet the permit conditions.

## Chapter 212. Zoning

### Article III. Administration

#### § 212-19. Site plan review.

- A. Purpose and establishment. The purpose of this section is to provide for the review and approval of development plans to ensure that land development occurs in harmony with surrounding uses, without adversely impacting neighboring parcels, property values, public facilities, infrastructure, or the natural environment. The Planning Board is hereby charged with carrying out the review and approval functions provided for in Town Law § 274-a: to review and approve, approve with modifications and conditions, or disapprove site plans.
- B. Applicability. The requirements set forth in this section shall apply to all construction, activities, uses, or developments that are referred to elsewhere in this chapter as requiring site plan approval. Before a building permit can be issued for any of the structures for which site plan review is required, a site plan must be approved by the Planning Board in accordance with these and other applicable provisions. No building permit shall be issued for any proposed improvements that would be in violation of use restrictions, required yard setbacks, lot coverage limits or any other provisions of this chapter. Any change of use of an existing structure to a use that requires site plan approval shall be subject to the requirements of this article.
- C. Procedure.**
- (1) Sketch plan conference. The sketch plan conference with the Planning Board shall precede the submission of a detailed site plan. The purpose of the sketch plan conference is to allow the Planning Board to review the basic site design concept, provide the applicant with constructive suggestions, and generally to determine the information to be required in the detailed site plan.
  - (2) A sketch plan conference will be scheduled with the Planning Board, no sooner than one week after the Zoning Officer deems the sketch plan materials are complete. The applicant must submit the following materials:
    - (a) Completed and signed application form, including a description of proposed project;
    - (b) Payment of all application fees, based on the most recent fee schedule adopted by the Town Board;
    - (c) Completed and signed Part I of the short environmental assessment form (SEAF) or full environmental assessment form (FEAF), whichever is required;
    - (d) Completed and signed agricultural data statement (for properties containing or within 500 feet of a farm operation located in a County-designated Agricultural District);
    - (e) Written approval from the owner to submit the sketch plan, if not the owner of the land under consideration;
    - (f) Digital and nine paper copies of the following materials:



- (b) A detailed site plan showing all integral elements within 300 feet of the proposed project site, including, but not limited to:
  - [1] Property lines for the site, including metes and bounds;
  - [2] Locations of adjacent public and private streets and highways;
  - [3] Approximate size and locations of all existing and proposed buildings and structures, including locations of access drives, parking and pedestrian facilities, and off-street loading facilities;
  - [4] Existing vegetation and proposed landscaping;
  - [5] Existing and proposed overhead and underground utilities;
  - [6] Location and design of all water and sewerage facilities;
  - [7] Location of all existing streams or drainageways, water bodies, wetlands, and drain tile (if available);
  - [8] Elevation plans at an appropriate scale for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features;
  - [9] Proposed exterior lighting; and
  - [10] Number of parking spaces existing and required for all intended uses.
- (c) Stormwater pollution prevention plan, as required by local law.
- (d) Site topography showing contours at an interval appropriate for the site. A two-foot interval is recommended.
- (e) For all uses except single- and two-family residences:
  - [1] Proposed sign(s), including size, height and location;
  - [2] Area of building to be used for a particular use, such as retail operations, office storage, etc.;
  - [3] Maximum number of employees;
  - [4] Maximum seating capacity, where applicable; and
  - [5] Estimated type and volume of traffic.
- (3) In addition to the above, the Planning Board may require other information related to the proposal, including, but not limited to:
  - (a) A detailed traffic study for large developments or developments in heavy traffic areas, to include:
    - [1] The number of motor vehicle trips projected to enter or leave the site, estimated daily and peak-hour traffic levels;
    - [2] The projected traffic flow pattern, including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and
    - [3] The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities (existing and proposed daily and peak-hour traffic levels as well as road capacity levels shall also be given).
  - (b) A historical and cultural resources study completed to standards set forth by the State Historic Preservation Office.

**E. Action on site plan review application; site inspections.** The Planning Board (individually or as a group), and any such persons as they may designate, may conduct such examinations, tests, and other inspections of the site deemed necessary and appropriate.

(1) Public hearing.

- (a) The Planning Board may hold a public hearing, which shall be conducted within 62 days from the day the site plan materials are deemed complete by the Zoning Officer;
- (b) In determining whether a public hearing is necessary, the Board shall be guided by the expected level of public interest in the project;
- (c) Applicants may request a public hearing. When an applicant requests a public hearing, no site plan review may be disapproved without such a hearing;
- (d) The applicant shall be informed of the public hearing date by the Zoning Officer at least 10 days before said hearing;
- (e) Notice of the public hearing shall be advertised in the official newspaper at least five days prior to the date of said public hearing, and the applicant shall be billed by the official newspaper; and
- (f) Notice of the public hearing shall be mailed to the owners of record as of the last filed assessment roll within 500 feet of the subject property at least five days prior to the public hearing.

(2) Review criteria. The Planning Board's review of the site plan shall include, but is not limited to, the following considerations:

- (a) Location, size, and design of proposed buildings, landscaping, lighting, open spaces and buffers, and outdoor waste facilities;
- (b) Location and adequacy of vehicular access and circulation, including intersections, road widths, pavement surfaces, off-street parking and loading areas, and traffic controls;
- (c) Location and adequacy of pedestrian and bicycle facilities and appropriate provisions for persons with disabilities;
- (d) Potential effect of the proposed development on environmentally sensitive features within the site, such as stream courses, steep slope areas, mature woodlands, wetlands, and other bodies of water;
- (e) In the case of multiple residence site plans, location and adequacy of any proposed open space and recreational facilities;
- (f) Protection of adjacent neighboring properties from any undue disturbance, such as may be caused by excessive or unreasonable noise, glare, vapors, smoke, fumes, dust, or odors;
- (g) Adequacy of stormwater and drainage facilities;
- (h) Adequacy of water supply and sewage disposal facilities;
- (i) Adequacy of the site layout for beneficial coordination with adjacent properties with respect to pedestrian and vehicular traffic, recreational, space and undeveloped or open space; and
- (j) Compliance with this chapter and any other applicable Town rules and regulations and policies.

(3) Approval criteria.



- (a) No approval or approval with conditions shall be granted until the Board determines that the applicant is in compliance with all other provisions of this and other ordinances.
- (b) The project shall be sited and designed so as to be harmonious with the surrounding area and not interfere with the development, use, and enjoyment of adjacent property. In areas where agriculture is permitted use, the project should not have a significant adverse impact upon the agricultural use of neighboring properties.
- (c) The project shall promote building design that responds to the surrounding neighborhood and demonstrates respect for surrounding historic resources, while allowing for a diversity of architectural styles and original and distinctive design approaches.
- (d) The project shall ensure safe and efficient access for all site users, including pedestrians, cyclists, transit passengers, the mobility impaired, and motor vehicles, as applicable.
- (e) The project shall be located, designed, and/or managed to meet its anticipated travel demand, and shall include reasonable efforts to minimize single-occupancy vehicle trips, reduce vehicle miles travelled, and promote transportation alternatives.
- (f) The project shall provide for the adequate protection of significant natural, cultural, heritage, and scenic assets on or near the site.
- (g) The project contributes to existing pedestrian-oriented rights-of-way in relation to the public realm and streetscape.
- (h) The project shall utilize plant materials that are capable of withstanding the climatic conditions of Ulysses and the microclimate of the site, and shall be planted so as to maximize prospects for healthy growth.
- (i) The project shall make for the most efficient use of land and municipal services, utilities, and infrastructure.
- (j) Buildings should be oriented to maximize the ability for passive and active solar collection.
- (k) Roofs should be structurally capable of supporting solar collectors.
- (l) Buildings should not impede solar access of neighboring parcels.
- (m) The Planning Board shall make a decision on the site plan within 62 days after the public hearing, or 62 days after the site plan application materials are received and deemed complete if no hearing is required. The time within which the Planning Board must render its decision may be extended by mutual consent in writing of the applicant and the Planning Board. The decision of the Planning Board shall be filed in the Town Clerk's office within five business days after such decision is rendered, and a copy thereof mailed to the applicant.

**F. Consultation on proposed site plan.**

- (1) At its sole discretion, the Planning Board may consult with agencies or individuals, including, but not limited to, the Zoning Officer, Fire Commissioners, Agriculture Committee, Conservation and Sustainability Advisory Committee, Commissioner of Public Works, other local and county officials, in addition to representatives of federal and state agencies, including the USDA Natural Resource Conservation Service, Tompkins County Soil and Water Conservation District, the State Department of Transportation, and the State Department of Environmental Conservation.
- (2) Consultation where fees are involved requires approval by the Town Board. These fees shall be borne by the applicant.

**G. Submission of final detailed site plan.**

- (1) After receiving approval, with or without conditions, from the Planning Board on a site plan, the applicant shall submit a final, detailed site plan to the Zoning Officer for verification before a building permit will be issued.
  - (2) If more than 12 months has elapsed between the time of the Planning Board's decision on the proposed site plan and the submission of the final detailed site plan, the Planning Board may require a resubmission of the proposal.
- H. Waiver of requirements for site plan approval. When considering a proposed site plan, whether it is a sketch plan, preliminary site plan or final site plan, the Planning Board may waive one or more items or design details of the plan that are otherwise normally required under Article III, § 212-19D, to be shown on the plan, if in its discretion it determines that the lack of such information is not a hindrance to its consideration of the proposed site plan.
- I. Performance guarantee.
- (1) The Zoning Officer shall be responsible for the overall inspection of site improvements, including coordination with Highway Department officials and other officials and agencies as appropriate.
  - (2) Prior to the issuance of a certificate of occupancy and/or site plan compliance certificate, the applicant shall complete all required improvements to the satisfaction of the Zoning Officer, who shall file with the Planning Board a letter signifying the satisfactory completion of all improvements required by the Planning Board.
  - (3) In the instance when all improvements shown on the approved site plan are not yet completed, a certificate of occupancy and/or site plan compliance certificate may be issued upon:
    - (a) Deposit by the applicant with the Town Clerk of a certified check in an amount set by the Planning Board to cover the full cost of the required improvements, where costs are determined or verified by a consultant hired by the Planning Board; or
    - (b) Filing by the applicant with the Town Clerk of a performance bond to cover the full cost of the required improvements, where costs are determined by a contractor hired by the Planning Board. Any such bond shall comply with the requirements of § 274-a of the Town Law and, further, shall be satisfactory to the Town Board and Attorney for the Town as to form, sufficiency, manner of execution, and surety. A period of one year, or such other period as the Planning Board may determine appropriate, not to exceed three years, within which required improvements must be completed shall be set forth in the bond.
- J. Reservation of parkland on site plans containing residential units. If the proposed project includes dwelling units, the Planning Board may, in accordance with the provisions and requirements of Town Law § 274-a or any similar or successor law, require a park or parks suitably located for playground or other recreational purposes to be shown on the site plan or, to the extent permitted by § 274-a, monies in lieu of parkland.
- K. Modifications to approved site plans.
- (1) If at any time subsequent to the approval of a final site plan by the Planning Board an applicant or property owner desires to modify the site plan as approved, an application with the revised site plan shall be submitted to the Planning Board for its consideration of approval. The Planning Board may hold a public hearing on said application of the proposed site plan, and impose any conditions, modifications or additional requirements upon the approval as it may determine appropriate in the furtherance of this chapter and the Ulysses Comprehensive Plan.
  - (2) Such modification may be made without resubmittal and approval by the Planning Board, upon receipt of a building permit, if it:
    - (a) Does not involve a violation of any conditions imposed by the Planning Board in its original grant of final site plan approval;

- (b) Does not involve the shift of the location of one or more buildings or structures a distance exceeding 10 feet in any one direction from the location shown on the final site plan as approved; provided, however, that such a shift does not result in an encroachment on any required yard setback or buffer area;
  - (c) Does not alter the location of any proposed points of ingress into or egress from the site, or proposed traffic flow within the site;
  - (d) Involves the construction of or alteration to less than 500 square feet of interior space, or construction which results in the increase in the amount of square feet of an existing building by less than 10%, whichever is less;
  - (e) Involves the construction, alterations or renovations to the exterior of a building without any change in building footprint, provided said alterations do not affect the size and locations of windows or doorways, or are changes necessitated by New York State Fire Prevention Code and Building Construction Code or its successors;
  - (f) Involves the construction of or relocation of three or fewer parking spaces;
  - (g) Involves the installation of any below- or aboveground utilities; and
  - (h) Is reviewed and approved by the Zoning Officer and Planning Board Chair.
- L. Expiration of site plan approval. Unless otherwise specified by the Planning Board, site plan approval shall automatically lapse and expire 18 months after the date the decision is filed with the Town Clerk if the applicant fails to obtain a building permit or fails to comply with the conditions of the site plan approval.
- M. Streamlined site plan checklist for farm operations in a Tompkins County-adopted, State-certified Agricultural District:
- (1) Sketch of the parcel on a location map (e.g., tax map) showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties and any known easements or rights-of-way and roadways. Show the existing features of the site including land and water areas, water or sewer systems, drain tiles and systems, and the approximate location of all existing structures on or immediately adjacent to the site.
  - (2) Show the proposed location and arrangement of buildings and uses on the site, including means of ingress and egress, parking and circulation of traffic. Show the proposed location and arrangement of specific land uses, such as pasture, crop fields, woodland, livestock containment areas, and manure storage/manure composting sites and animal waste storage facilities.
  - (3) Sketch of any proposed building, structure or sign, including exterior dimensions and elevations of front, side and rear views. Include copies of any available blueprints, plans or drawings.
  - (4) Provide a description of the farm operation (existing and/or proposed) and a narrative of the intended use and/or location of proposed buildings, structures or signs, including any anticipated changes in the existing topography and natural features of the parcel to accommodate the changes. Include the name and address of the applicant and any professional advisors. If the applicant is not the owner of the property, provide authorization of the owner.
  - (5) If any new structures are going to be located adjacent to a stream or wetland provide a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.
  - (6) Application form and fee.

## Chapter 212. Zoning

### Article V. AR — Agricultural/Rural Zone

#### § 212-23. Purpose.

The A/R — Agricultural/Rural Zone is primarily intended to preserve farming and agricultural lands in the Town and also to maintain open space and the quality of life enjoyed by residents of the Town. Agriculture is an important part of the Town's economy, providing both direct and indirect employment benefits, and it also provides the visual benefits of open space. This zone prioritizes and preserves viable agriculture in the Town by providing an area where agricultural operations and agricultural-based enterprises are the predominant active land uses in the zone. The creation of the Agricultural/Rural Zone illustrates the Town's commitment to farming and agricultural uses as preferred uses in this zone. The Agricultural/Rural Zone protects existing agricultural areas by limiting suburban and urban development; encourages the continuation of agriculture as a viable economic activity and way of life; reduces land use conflicts; protects ecological and natural resources; and preserves open space. Furthermore, this zoning is designed to preserve the existing agricultural operations that flourish on the excellent soils and to promote the establishment of new agricultural enterprises to assure the continuation of the rural nature of the Town.

#### § 212-24. Right to farm.

In the A/R — Agricultural/Rural Zone, agriculture shall be the primary land use. Within the zone any agricultural practice determined to be a sound agricultural practice by the New York State Commissioner of Agriculture and Markets pursuant to Article 25-AA, § 308, including, but not limited to, practices necessary for on-farm production, preparation and marketing of agricultural commodities, such as the operation of farm equipment; proper use of agricultural chemicals and other crop protection methods; direct sale to consumers of agricultural commodities or foods containing agricultural commodities produced on-farm; and construction and use of farm structures, shall not constitute a private nuisance.

#### § 212-25. Permitted uses.

In the A/R — Agricultural/Rural Zone the following buildings or uses are permitted:

- A. Farm operation, and agricultural buildings including nurseries, greenhouses, orchards and vineyards.
- B. Agricultural events, subject to the standards set forth in Chapter **142**, Special Events.
- C. Commercial stables, subject to the standards set forth in Article **XX**, § **212-138**.
- D. Silviculture.
- E. Roadside stands, subject to the standards set forth in Article **XX**, § **212-135**.

- F. Single-family residences, two-family residences, and their accessory buildings are allowed subject to limitations in Article **XXIV**, § **212-167**, Accessory buildings.
- G. Farm labor housing as regulated by the New York State Uniform Code. These residences shall be located on the same land where other structures of the farm operation are located. Each dwelling must be a minimum of 560 square feet. A streamlined site plan for siting considerations is required for more than two units. The Town may require a notarized statement from the property owner to certify that the occupants in the on-farm labor housing are employed on the farm.
- H. Temporary buildings as defined in Article **IV**.

## § 212-26. Permitted accessory uses.

The following are permitted accessory uses, which are customarily incidental to the permitted uses listed above in § **212-25**:

- A. Accessory dwelling units, subject to the provisions of Article **XX**, § **212-128**.
- B. Farm operation, accessory commerce when no new building is constructed. (See also § **212-27H**.)
- C. Bed-and-breakfast establishments, subject to the standards for parking, outdoor lighting and signs set forth in Article **XX**, Design Standards.
- D. Customary home occupations, conducted solely by residents of the dwelling.
- E. Elder cottages, subject to the provisions of Article **XX**, § **212-139.5**.
- F. Family adult care.
- G. Family child care.
- H. Adult care groups.
- I. Fences and walls, subject to the provisions of Article **XX**, § **212-162**.
- J. Home occupations.
- K. Minor solar collection system subject to the provisions of Article **XX**, § **212-139.1**.
- L. Playgrounds.
- M. Professional offices where such office is part of the residence building and no more than three persons not residing on the premises are employed.
- N. Signs as regulated under Article **XX**, § **212-122**; also note Article **XX**, § **212-122E**, **F**, **G**, and **H**.

## § 212-27. Uses allowed by site plan approval.

The following uses are allowed upon approval of a site plan by the Planning Board, pursuant to Article **III**, § **212-19**, subject to the design standards set forth in relevant sections of Article **XX**.

- A. Airstrips, private.
- B. Animal processing structures, limited to a maximum building footprint of 2,000 square feet.
- C. Cemeteries as regulated by New York State, and the buildings and structures incidental to cemetery operations.
- D. Churches, mosques, synagogues, temples and other places of worship, convents, rectories, parish houses.

- E. Communication transmission towers and telecommunications facilities, subject to the provisions of Article **XXII**.
- F. Cottage industries.
- G. Facilities for agricultural education and recreation events.
- H. Farm breweries, farm cideries, farm distilleries, farm wineries.
- I. Farm operation, accessory commerce when constructing a new building or adding an addition to an existing building, subject to the provisions of Article **XX**, § **212-139**.
- J. Lawn/landscaping services.
- K. Lodges.
- L. Major solar collection systems subject to the provisions of Article **XX**, § **212-139.2**.
- M. Small-scale sawmills subject to the provisions of Article **XX**, § **212-136**.
- N. Wineries.

## § 212-28. Uses allowed by special permit.

The following uses are allowed upon approval of a special permit pursuant to Article **III**, § **212-18**, subject to the standards set forth in relevant sections of Article **XX**, Design Standards:

- A. Airports.
- B. Animal confinement regulated by confined or concentrated animal feeding operation (CAFO), subject to the provisions of Article **XX**, § **212-139.4**.
- C. Animal waste storage facility, subject to the standards set forth in Article **XX**, § **212-139.3**.
- D. Group campgrounds subject to the provisions of Article **XX**, § **212-127**.
- E. Campgrounds, overnight subject to the provisions of Article **XX**, § **212-127**.
- F. Fire stations and other public buildings necessary for the protection or servicing of a neighborhood.
- G. Hunting clubs.
- H. Kennels.
- I. Public and private schools, nursery schools and institutions of higher education, including dormitory accommodations.
- J. Regional parks and preserves.
- K. Golf courses,

- L. Residential care/assisted living/rehabilitation facilities.

## § 212-29. Lot area and yard requirements.

- A. There shall be no more than one principal building on any lot in the AR – Agricultural/Rural Zone.
- B. Accessory buildings are subject to provisions in Article **XXIV**, § **212-167**, Accessory buildings.
- C. Minimum lot area shall be two acres.
- D. Minimum lot width at front lot line shall be 400 feet.

- E. Minimum lot depth shall be 200 feet.
- F. Minimum front yard setback shall be 50 feet.
- G. Minimum side yard setbacks shall be 30 feet.
- H. Minimum rear yard setback shall be 75 feet.
- I. Maximum building height for any nonagricultural building or structure shall be 32 feet.
- J. Maximum lot coverage shall be 5% of the lot area.
- K. Maximum floor area of a new agricultural building shall be 20,000 square feet. Farm operation, accessory commerce building floor area shall be limited to 5,000 square feet.
- L. Maximum floor area of a new nonagricultural building shall be 5,000 square feet except an accessory dwelling unit shall be no more than 1,200 square feet (see § **212-128**).
- M. Flag lots, subject to the standards set forth in Article **XX**, § **212-130**.
- N. Streams and wetlands are required to have a protective setback as defined in § **212-124**.

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## SECTION 274-A

### Site plan review

Town (TWN) CHAPTER 62, ARTICLE 16

§ 274-a. Site plan review. 1. Definition of site plan. As used in this section the term "site plan" shall mean a rendering, drawing, or sketch prepared to specifications and containing necessary elements, as set forth in the applicable zoning ordinance or local law, which shows the arrangement, layout and design of the proposed use of a single parcel of land as shown on said plan. Plats showing lots, blocks or sites which are subject to review pursuant to authority provided for the review of subdivisions under section two hundred seventy-six of this article shall



continue to be subject to such review and shall not be subject to review as site plans under this section.

2. Approval of site plans. (a) The town board may, as part of a zoning ordinance or local law adopted pursuant to this article or other enabling law, authorize the planning board or such other administrative body that it shall so designate, to review and approve, approve with modifications or disapprove site plans prepared to specifications set forth in the ordinance or local law and/or in regulations of such authorized board. Site plans shall show the arrangement, layout and design of the proposed use of the land on said plan. The ordinance or local law shall specify the land uses that require site plan approval and the elements to be included on plans submitted for approval. The required site plan elements which are included in the zoning ordinance or local law may include, where appropriate, those related to parking, means of access, screening, signs, landscaping, architectural features, location and dimensions of buildings, adjacent land uses and physical features meant to protect adjacent land uses as well as any additional elements specified by the town board in such zoning ordinance or local law.

(b) When an authorization to approve site plans is granted by the town board pursuant to this section, the terms thereof may condition the issuance of a building permit upon such approval.

3. Application for area variance. Notwithstanding any provision of law to the contrary, where a proposed site plan contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.

4. Conditions attached to the approval of site plans. The authorized

board shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to a proposed site plan. Upon its approval of said site plan, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the town.

5. Waiver of requirements. The town board may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of site plans submitted for approval. Any such waiver, which shall be subject to appropriate conditions set forth in the ordinance or local law adopted pursuant to this section, may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular site plan.

6. Reservation of parkland on site plans containing residential units.  
(a) Before such authorized board may approve a site plan containing residential units, such site plan shall also show, when required by such board, a park or parks suitably located for playground or other recreational purposes.

(b) Land for park, playground or other recreational purposes may not be required until the authorized board has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the town based on projected population growth to which the particular site plan will contribute.

(c) In the event the authorized board makes a finding pursuant to paragraph (b) of this subdivision that the proposed site plan presents a proper case for requiring a park or parks suitably located for

playgrounds or other recreational purposes, but that a suitable park or parks of adequate size to meet the requirement cannot be properly located on such site plan, the authorized board may require a sum of money in lieu thereof to be established by the town board. In making such determination of suitability, the board shall assess the size and suitability of lands shown on the site plan which could be possible locations for park or recreational facilities, as well as practical factors including whether there is a need for additional facilities in the immediate neighborhood. Any monies required by the authorized board in lieu of land for park, playground or other recreational purposes, pursuant to the provisions of this section, shall be deposited into a trust fund to be used by the town exclusively for park, playground or other recreational purposes, including the acquisition of property.

(d) Notwithstanding the foregoing provisions of this subdivision, if the land included in a site plan under review is a portion of a subdivision plat which has been reviewed and approved pursuant to section two hundred seventy-six of this article, the authorized board shall credit the applicant for any land set aside or money donated in lieu thereof under such subdivision plat approval. In the event of resubdivision of such plat, nothing shall preclude the additional reservation of parkland or money donated in lieu thereof.

7. Performance bond or other security. As an alternative to the installation of required infrastructure and improvements, prior to approval by the authorized board, a performance bond or other security sufficient to cover the full cost of the same, as estimated by the authorized board or a town department designated by the authorized board to make such estimate, where such departmental estimate is deemed acceptable by the authorized board, shall be furnished to the town by the owner. Such security shall be provided to the town pursuant to the provisions of subdivision nine of section two hundred seventy-seven of this article.

8. Public hearing and decision on site plans. In the event a public hearing is required by ordinance or local law adopted by the town board, the authorized board shall conduct a public hearing within sixty-two days from the day an application is received on any matter referred to it under this section. The authorized board shall mail notice of said hearing to the applicant at least ten days before said hearing and shall give public notice of said hearing in a newspaper of general circulation in the town at least five days prior to the date thereof and shall make a decision on the application within sixty-two days after such hearing, or after the day the application is received if no hearing has been held. The time within which the authorized board must render its decision may be extended by mutual consent of the applicant and such board. The decision of the authorized board shall be filed in the office of the town clerk within five business days after such decision is rendered, and a copy thereof mailed to the applicant. Nothing herein shall preclude the holding of a public hearing on any matter on which a public hearing is not so required.

9. Notice to county planning board or agency or regional planning council. At least ten days before such hearing, the authorized board shall mail notices thereof to the county planning board or agency or regional planning council, as required by section two hundred thirty-nine-m of the general municipal law, which notice shall be accompanied by a full statement of such proposed action, as defined in subdivision one of section two hundred thirty-nine-m of the general municipal law. In the event a public hearing is not required, such proposed action shall be referred before final action is taken thereon.

10. Compliance with state environmental quality review act. The authorized board shall comply with the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations.

11. Court review. Any person aggrieved by a decision of the authorized

board or any officer, department, board or bureau of the town may apply to the supreme court for review by a proceeding under article seventy-eight of the civil practice law and rules. Such proceedings shall be instituted within thirty days after the filing of a decision by such board in the office of the town clerk. The court may take evidence or appoint a referee to take such evidence as it may direct, and report the same, with findings of fact and conclusions of law, if it shall appear that testimony is necessary for the proper disposition of the matter. The court shall itself dispose of the matter on the merits, determining all questions which may be presented for determination.

12. Costs. Costs shall not be allowed against the authorized board unless it shall appear to the court that it acted with gross negligence, in bad faith, or with malice in making the decision appealed from.

13. Preference. All issues addressed by the court in any proceeding under this section shall have preference over all civil actions and proceedings.

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## SECTION 274-B

### Approval of special use permits

Town (TWN) CHAPTER 62, ARTICLE 16

§ 274-b. Approval of special use permits. 1. Definition of special use permit. As used in this section the term "special use permit" shall mean an authorization of a particular land use which is permitted in a zoning ordinance or local law, subject to requirements imposed by such zoning ordinance or local law to assure that the proposed use is in harmony with such zoning ordinance or local law and will not adversely affect the neighborhood if such requirements are met.

2. Approval of special use permits. The town board may, as part of a zoning ordinance or local law adopted pursuant to this article or other enabling law, authorize the planning board or such other administrative body that it shall designate to grant special use permits as set forth in such zoning ordinance or local law.

3. Application for area variance. Notwithstanding any provision of law to the contrary, where a proposed special use permit contains one or more features which do not comply with the zoning regulations, application may be made to the zoning board of appeals for an area variance pursuant to section two hundred sixty-seven-b of this article, without the necessity of a decision or determination of an administrative official charged with the enforcement of the zoning regulations.

4. Conditions attached to the issuance of special use permits. The authorized board shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit. Upon its granting of said special use permit, any such conditions must be met in connection with the issuance of permits by applicable enforcement agents or officers of the town.

5. Waiver of requirements. The town board may further empower the authorized board to, when reasonable, waive any requirements for the approval, approval with modifications or disapproval of special use permits submitted for approval. Any such waiver, which shall be subject to appropriate conditions set forth in the ordinance or local law adopted pursuant to this section, may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular special use permit.

6. Public hearing and decision on special use permits. The authorized

board shall conduct a public hearing within sixty-two days from the day

an application is received on any matter referred to it under this section. Public notice of said hearing shall be printed in a newspaper of general circulation in the town at least five days prior to the date thereof. The authorized board shall decide upon the application within sixty-two days after the hearing. The time within which the authorized board must render its decision may be extended by mutual consent of the applicant and the board. The decision of the authorized board on the application after the holding of the public hearing shall be filed in the office of the town clerk within five business days after such decision is rendered, and a copy thereof mailed to the applicant.

7. Notice to applicant and county planning board or agency or regional planning council. At least ten days before such hearing, the authorized board shall mail notices thereof to the applicant and to the county planning board or agency or regional planning council, as required by section two hundred thirty-nine-m of the general municipal law, which notice shall be accompanied by a full statement of such proposed action, as defined in subdivision one of section two hundred thirty-nine-m of the general municipal law.

8. Compliance with state environmental quality review act. The authorized board shall comply with the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations.

9. Court review. Any person aggrieved by a decision of the planning board or such other designated body or any officer, department, board or bureau of the town may apply to the supreme court for review by a proceeding under article seventy-eight of the civil practice law and rules. Such proceedings shall be instituted within thirty days after the filing of a decision by such board in the office of the town clerk. The court may take evidence or appoint a referee to take such evidence as it may direct, and report the same, with findings of fact and conclusions of law. It shall appear that testimony is necessary for the proper



disposition of the matter. The court shall itself dispose of the matter on the merits, determining all questions which may be presented for determination.

10. Costs. Costs shall not be allowed against the planning board or other administrative body designated by the town board unless it shall appear to the court that it acted with gross negligence, in bad faith, or with malice in making the decision appealed from.

11. Preference. All issues addressed by the court in any proceeding under this section shall have preference over all civil actions and proceedings.

### Site Plan Checklist Draft

- Names and addresses of all owners of record.
- A detailed site plan showing all integral elements within 300 feet of the proposed project site, including, but not limited to:
  - Property lines for the site, including metes and bounds;
  - Locations of adjacent public and private streets and highways;
  - Approximate size and locations of all existing and proposed buildings and structures, including locations of access drives, parking and pedestrian facilities, and off-street loading facilities;
  - Existing vegetation and proposed landscaping;
  - Existing and proposed overhead and underground utilities;
  - Location and design of all water and sewerage facilities;
  - Location of all existing streams or drainage ways, water bodies, wetlands, and drain tile (if available);
  - Elevation plans at an appropriate scale for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features;
  - Proposed exterior lighting; and
  - Number of parking spaces existing and required for all intended uses.
- Stormwater pollution prevention plan.
- Site topography showing contours at an interval appropriate for the site. A two-foot interval is recommended.
- For all uses except single- and two-family residences:
  - Proposed sign(s), including size, height and location;
  - Area of building to be used for a particular use, such as retail operations, office storage, etc.;
  - Maximum number of employees;
  - Maximum seating capacity, where applicable; and
  - Estimated type and volume of traffic.

In addition to the above, the Planning Board may require other information related to the proposal, including, but not limited to:

- A detailed traffic study for large developments or developments in heavy traffic areas, to include:
  - The number of motor vehicle trips projected to enter or leave the site, estimated daily and peak-hour traffic levels;
  - The projected traffic flow pattern, including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and
  - The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities (existing and proposed daily and peak-hour traffic levels as well as road capacity levels shall also be given).
- A historical and cultural resources study completed to standards set forth by the State Historic Preservation Office.