



Date Submitted: _____
Fee Amount: \$65.00 Fee
Paid on: _____

Date of Public Hearing: _____

SITE PLAN REVIEW APPLICATION

- 1) Street address of site: 203 E. Main St. Tax Parcel No: 10.-2-4.2
- 2) Applicant Name: Christine Feely
Address: 4091 South Street Ext TBurg Phone: 607 279-7007
- 3) Owner Name (if different from applicant): Christine Feely & Colleen Robinson
Address: 4091 S. St. Ext. Phone: 607-279-7007
- 4) Current zoning classification of site: Residential (); Non-residential ☒
- 5) Other than Village of Trumansburg site plan approval or building/code permits, are any variances or special permits required for this project under Village laws or regulations? Yes ___/ No ☒.
*Note: if the project requires zoning variances or special use permits, the Village Board of Zoning Appeals must approve the project **before** the Site Plan Review Application can be considered.*
- 6) Are any permits or approvals required from federal, state, county, or other municipal authorities?
Yes ___/ No ☒.

Ten (10) copies of the following items must be submitted to the Code Enforcement Officer, along with the application fee:

- a) This application form completed, signed, and dated
- b) A narrative description of the proposed work that describes all planned interior, exterior, and other site work
- c) A detailed, to-scale site plan/survey showing all elements integral to the project and other relevant information specified in the Village Zoning Ordinance Section 812.3.2.b.vii 1-17. Include the name, address, and phone number of the person or firm who prepared the plan/survey
- d) Part 1 of the NYDEC Environmental Assessment Form completed, signed and dated
- e) If the answer to 6) is yes, a list of each permit/approval required; the responsible agency, department, or office and their contact information; and the status of your application for the permit or approval

I hereby certify that I am the lawful owner, or agent for the owner, of the above-described property and that all representations or statements made in connection with this application including attachments are accurate and complete.

Christine Feely Date: 10/7/26

Owner or Owner's Agent Signature

Printed Name/Affiliation: Christine Feely owner



Site Plan Review FAQs

(Note: to review the official 64-page Village zoning ordinance ("Ordinance") visit <https://trumansburg-ny.gov/laws/> and click on "Zoning Law Update – Local Law No. 5-2023". The Village Site Plan Review processes and criteria are in Sections 812.1-812.7. In the case of an inadvertent conflict between these FAQs and the Ordinance or other laws, the official source governs.)

1) What kinds of projects need site plan review?

For residential development, site plan review applies to all new construction, reconstruction, or expansion *except* for single-lot development of a single-unit detached dwelling or a two-unit dwelling. For non-residential development, site plan review applies to *all* new construction, reconstruction, and/or expansion. (Ordinance sec. 812) For detailed definitions of "reconstruction", "expansion", "residential development", "development", "dwelling", and other possibly relevant terms, see Ordinance sec. 1003.

2) How do I get site plan review started for my project?

First, schedule a meeting with the Village Code Enforcement Officer ("Officer") to go over project plans and get a preliminary determination whether site plan review will be required. If so, prepare and submit to the Officer a completed Site Plan Review Application Form with the required attachments. If the Officer finds the application to be complete, it will be scheduled for site plan review by the Village Planning Board.

If the application requires additional information before going to the Planning Board, the Officer will notify the applicant of what else is needed. At that point, a meeting called a "Sketch Plan Review" also might be scheduled. This allows the applicant to informally discuss the review process and criteria in more detail with the Officer and a Planning Board member before the application goes to the full Planning Board.

3) What can I do if I disagree with the Officer's decision that site plan review is required for my project?

The Ordinance provides for an appeal to the Planning Board within 30 days of the Officer's preliminary determination. This appeal must be made in writing and explain why the applicant thinks the Ordinance does not require site plan review.

4) If site plan review is required, how long will it take?

That depends a lot on several factors: (1) the scope of the project; (2) the thoroughness of the application materials; (3) the extent of public comment (which is required for all site plan reviews); and (4) whether environmental or other issues require other municipal, county, state, or federal agencies to get involved.



For a simple single-structure project with a complete application packet, no additional governmental approvals required, and no substantive comments from the public hearing, the timeframe to review the project and make a decision could be as little as month. For more impactful developments involving subdivision review, variances, environmental issues, other governmental entities, or significant public input, the timeframe could be much longer.

5) What kind of environmental review is required?

It depends on the project. The State Environmental Quality Review Act ("SEQRA") is complicated but basically divides projects into three groups: (1) those that definitely require review; (2) those that definitely do not require review; and (3) everything else, which may or may not require review depending on circumstances. For virtually all projects in the Village, it's easiest to think of SEQRA as requiring *some* level of environmental review for everything unless the project is in the group specifically exempted from review (known as a Type II project). The Village also has its own corresponding law, known as "VEQRA" that parallels and meshes with SEQRA by scaling the state thresholds to the realities of our Village.

This means that the initial step is for the Board to review the NYDEC Environmental Assessment Form filed with the application to decide whether the project is a Type II project. Type II projects are deemed to pose no significant environmental threat, so no further environmental review happens and the Board goes ahead with the other elements of site plan review. In general, the Board's experience has been that typical projects in the Village end up being classified as Type II actions. If the project is not an exempt Type II, then a fuller examination of environmental effects, including a public hearing on environmental impacts, is required along with the other elements of site plan review.

(Note: this is a skeletal description of SEQRA and its requirements. For more comprehensive information go to <https://dec.ny.gov/regulatory/permits-licenses/seqr>)

6) General Planning Board Information: For Directory and Meeting Information go to <https://trumansburg-ny.gov/boards/planning-board/>

10/8/2026

Submission for site plan review for 203 East Main's addition plan.

Village planning board,

I have included 10 copies of the information you requested for site plans at Synergy Physical Therapy. We are hopeful to add an extra room to the building to add an additional treatment room and serve more local customers. The physical therapy need in the community is high and we need extra space to meet that need. If you have any questions, please contact Christine Feely at 607-279-7007.

Thank you.

Christine

Construction Narrative

Building Dimension- Approx. 19'x19'

Construction Type- framing Lumber

Roof- Truss with Purlins and Metal

Floor/ Foundation- Existing concrete from original floor plan

Framing-2x6 with zip siding Sheathing, Pressure Treated Sill Plate with Sill Seal

Insulation- R-19/ R-21 to code

Heat- tied into existing Furnace/ new in 2017

Electric- 4 new 20 amp circuit connected to existing service

Natural Gas

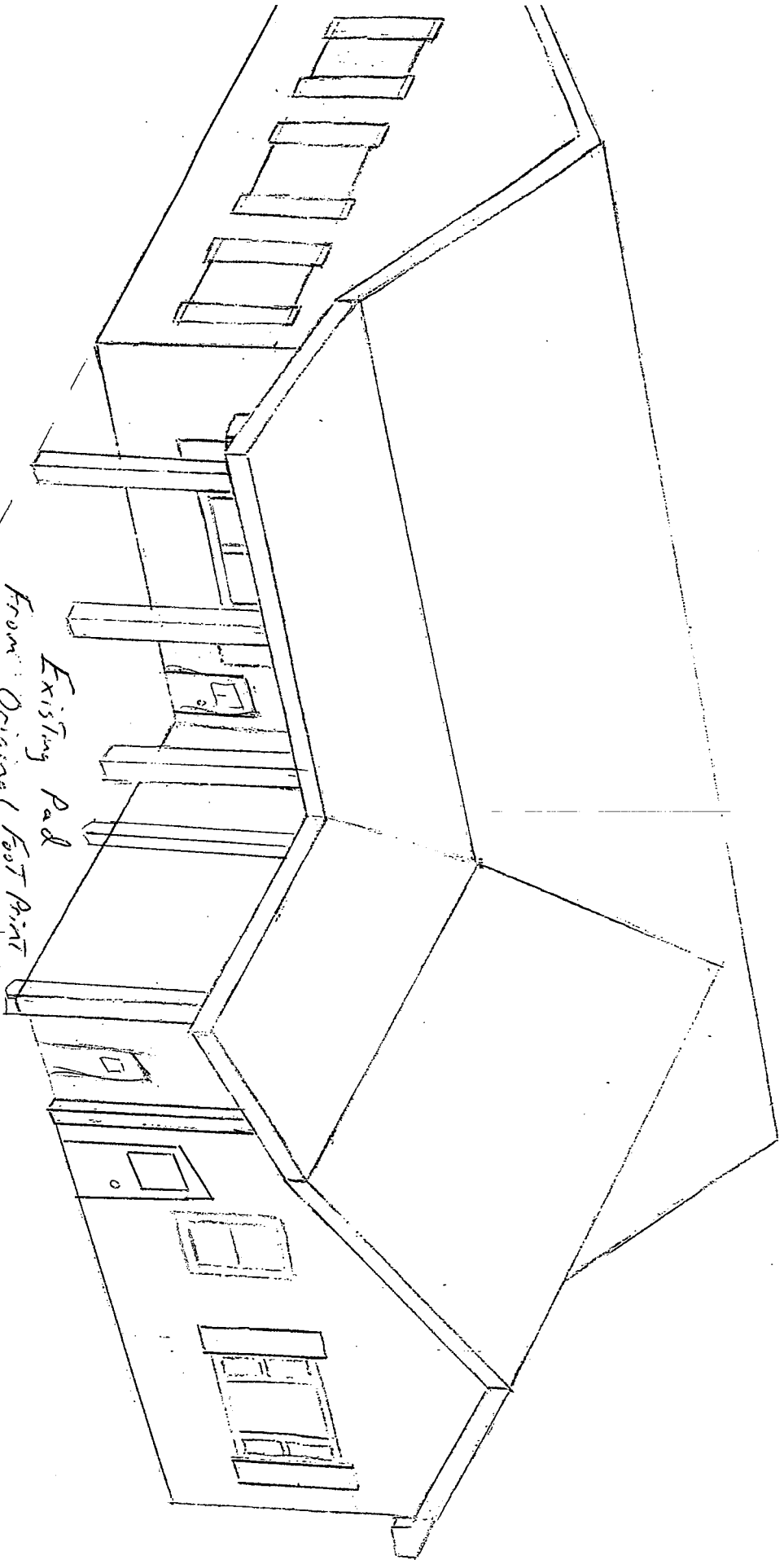
Water & Sewer- Municipal

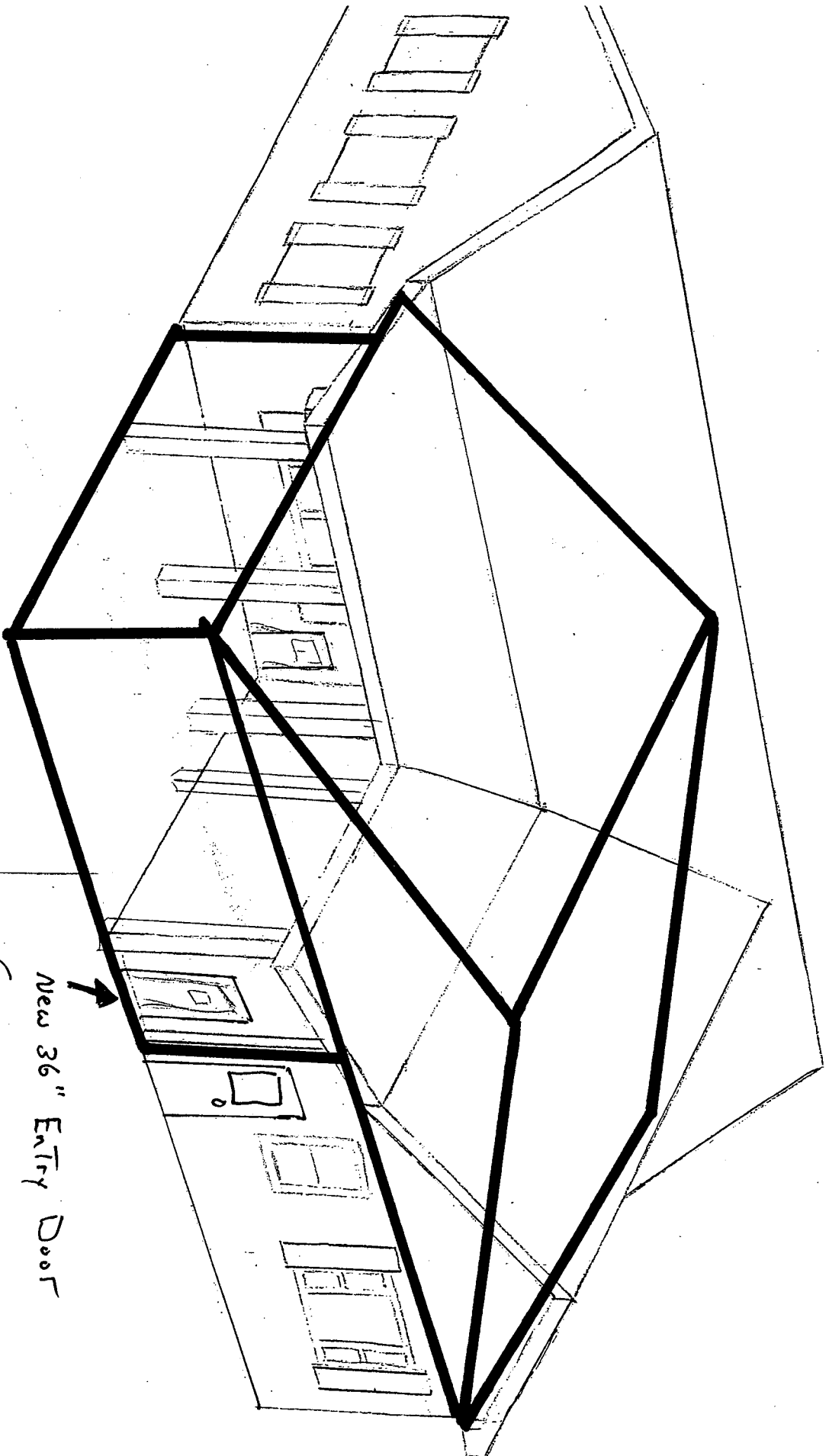
New construction will rebuild previous flat roof area with new trusses expanding 50' changing the roof line

facing ICB Ice Cream. Existing roof will be replaced with a new metal roof. 2 new windows matching existing windows and 1 new 36" exterior door. New vinyl siding will be installed.

Existing Pad From Original Foot Print

Existing Pad
From Original Foot Print





— New 2"x6" Exterior Walls

50' Spand Truss System

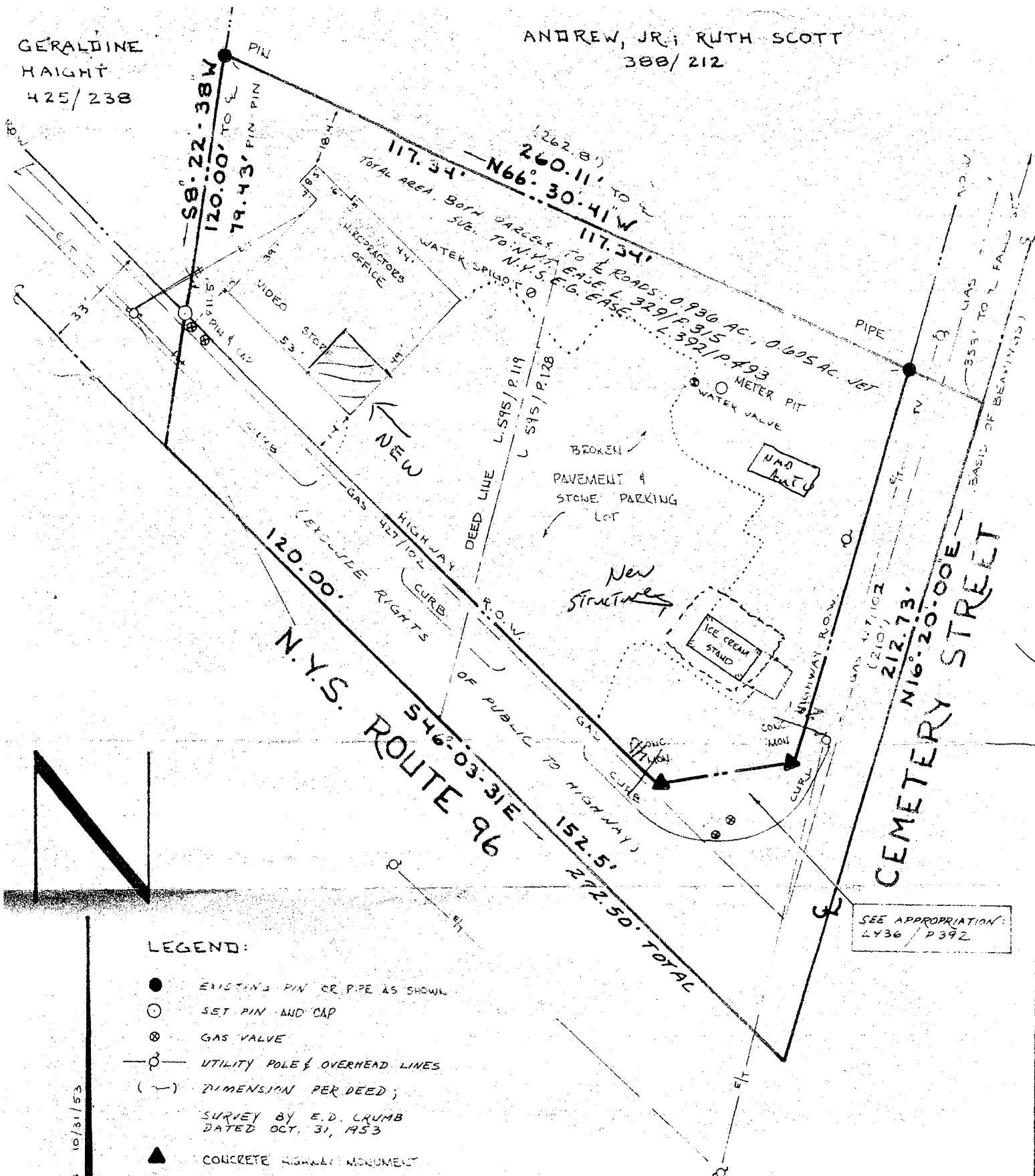
Entire Building New Metal Roof

Vinyl - Siding & 2 Bay Windows - 36" Entry Door

New 36" Entry Door
(Present Door will Remain)

GERALDINE
HAIGHT
425/238

ANDREW, JR; RUTH SCOTT
388/212



LEGEND:

- EXISTING PIN OR PIPE AS SHOWN
 - SET PIN AND CAP
 - ⊗ GAS VALVE
 - UTILITY POLE & OVERHEAD LINES
 - () DIMENSION PER DEED ;
 - ▲ CONCRETE HIGHWAY MONUMENT
- SURVEY BY E.D. CRUMB
DATED OCT. 31, 1953

SEE ORIGINAL SURVEY OF THIS LOT MADE BY GEORGE C. SCHLECHT P.E., L.S., DATED 6/9/83.
RESURVEYED BY MANZARI & REAGAN LAND SURVEYORS AS SUCCESSORS TO SCHLECHT.

RESURVEY FOR
JAMES B. JUENGER
VILLAGE OF TRUMANSBURG TOWN OF ULYSSES
COUNTY OF TOMPKINS

E.D. CRUMB 10/31/53



RENT-A-FLICK
MOVIES

CAYUGA
CHIROPRACTIC
OFFICE



RENT-A-FLICK
MOVIES

RENT-A-FLICK
MOVIES

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Chris Feely			
Name of Action or Project: Synergy Physical Therapy			
Project Location (describe, and attach a location map): 203 E Main St. (corner of Main & Cemetery Rd)			
Brief Description of Proposed Action: To build a 20'x20' (Approx) portion back on to existing building back to the original footprint. 2"x6" Walls and new 50' Truss system & Replace existing roof with a new metal roof.			
Name of Applicant or Sponsor: Chris Feely		Telephone: 607-279-7007	
		E-Mail: cfeely@synergymburg.com	
Address: 203 East Main Street			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action? 0.5 acres			
b. Total acreage to be physically disturbed? 20'x20' acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.5 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Chris Feely</u> Date: <u>10-13-2026</u> Signature: <u>Christine Feely</u> Title: <u>owner</u>		