

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
06/04/13**

Approved 7/2/13

Present: Chairperson Ken Zeserson, Board Members: Sarah Adams, Stan Beames, Rod Hawkes, Rebecca Schneider, John Wertis, Environmental Planner Darby Kiley

Excused: Peter Fry

Applicants: Richard and Gail Erali

Agenda

Mr. Zeserson called the meeting to order at 7:00 pm. He noted the board has a subdivision to review, he would propose they do that first then proceed to site plan procedure review. Mr. Wertis stated he does have an addition to the agenda-he had researched and provided the open space definition as listed in the Skaneateles zoning.

Minutes

Mr. Zeserson stated the minutes of 05/07/13 needed to be approved, Mr. Wertis MADE the MOTION, Mr. Zeserson SECONDED the MOTION. Ms. Adams made a friendly amendment to include the draft of the site plan to the minutes. Mr. Wertis accepted the friendly amendment.

The vote was taken-UNANIMOUS vote, Minutes APPROVED.

Privilege of the Floor

No one was there for privilege of the floor.

Erali Subdivision

Ms. Kiley introduced the project and noted that there had been a 0.74 acre land subdivision of the neighbor's property that had not been approved or listed with the Town. She stated this is not an uncommon practice that the County Clerk accepts the change without verifying approval from the Town. Ms. Schneider stated this was not acceptable, she felt we should draft a letter to whomever is accountable. This Board volunteers their time and effort to protect the Town. The other members agreed with Ms. Schneider and requested Ms. Kiley draft a letter to the County Clerk. Ms. Kiley stated she would do this.

Mr. Wertis stated he visited the property this morning and noted there was a line of maple trees along the ridge, and wondered why this was not used as the property line instead of the swale.

Mr. Erali stated they are trying to preserve as much of the field as they can. They may want to farm the field thus chose to protect it for the future.

Ms. Schneider questioned the status of the stream.

Mr. Erali stated it is not a year-round stream.

Ms. Schneider stated she appreciated that however noted they protect impermanent streams as well.

Ms. Kiley stated it is not on any map.

Mr. Wertis noted the driveway is over a fairly steep slope.

Mr. Erali stated they are aware of this and would be working with DOT for access off Route 89 as to the driveway location. He stated they do not want to do anything to damage this property, it is a nice habitat for birds, deer, and they have geese that return annually. The stream was better after cleaning it out. The neighbor's, Jim and Cindy Cerquone, pond aerates better, it has fish now and it did not before.

Ms. Schneider stated she appreciates that but chemicals, such as Drano, from the septic system could end up in the pond.

Mr. Erali stated they are organic farmers, they had asked the people from Kings Ferry to look at the property for vineyards. The lot for the house would have been for Merlot grapes. They ultimately turned to organic farming. The daughter that would be living there uses nothing stronger than vinegar to clean with.

SEQR

Mr. Zeserson MADE the MOTION, Mr. Wertis SECONDED the MOTION as follows:

WHEREAS:

1. This is consideration of Simple Subdivision Approval following Minor Subdivision procedures for the proposed two-lot subdivision located at 1588 Taughannock Blvd, Tax Parcel Numbers 14.-3-14.61 and 14.-3-14.8, R1-Rural Residence District; Richard and Gail Erali, owners; and
2. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in this uncoordinated environmental review with respect to Subdivision Approval; and
3. The Board of Zoning Appeals, on May 15, 2013, granted an area variance from the lot width at the front lot line requirement listed in Zoning Law Article VII, Section 7.6; and
4. The Planning Board, on June 4, 2013, has reviewed and accepted as adequate a Short Environmental Assessment Form Part I, submitted by the applicant, a Part II, prepared by Town staff, and other application materials; and
5. The Town Zoning Officer has recommended a negative determination of environmental significance with respect to the proposed Subdivision Approval;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby makes a negative determination of environmental significance for the reasons set forth in the Environmental Assessment Form Part II referenced above, in accordance with the New York State Environmental Quality Review Act for the above referenced action as proposed, and, therefore, an Environmental Impact Statement will not be required.

The vote was taken, all in favor, Unanimously approved

Subdivision:

Mr. Zeserson MADE the MOTION, Mr. Wertis SECONDED the MOTION as follows:

WHEREAS:

1. The Town of Ulysses adopted zoning regulations in Local Law No. 4 of 2007 include Article XVIII – Land Subdivision Regulations, Section 18.3 establishing criteria for Subdivision Procedures; and
2. The Owners, Richard and Gail Erali, submitted the required documents, and paid the fees for a Simple Subdivision on Taughannock Blvd; and
3. The proposed Subdivision and consolidation is located at 1588 Taughannock Blvd, Tax Parcel Numbers 14.-3-14.61 and 14.-3-14.8, R1-Rural Residence District, and the project constitutes a legal and conforming use as set forth in the Zoning Law; and
4. The lots created by the proposed Subdivision meet the lot requirements, except for the lot width at the front lot line of Parcel A, for which an area variance was granted by the Board of Zoning Appeals on May 15, 2013; and
5. The Planning Board approved the subdivision of the Cerquone parcel on March 16, 2011; and
6. This is an Unlisted Action for which the Town of Ulysses Planning Board, on June 4, 2013, has made a negative determination of environmental significance with respect to this project, after having reviewed and accepted as adequate a Short Environmental Assessment Form Part I and Part II; and
7. The Planning Board, at a Public meeting on June 4, 2013, has reviewed and accepted as adequate the map entitled, “Survey Map Showing Lands of Richard P and Gail L Erali, Located at 1588 New York State Route 89, Town of Ulysses, Tompkins County, New York,” dated January 24, 2013, by T.G. Miller P.C. Engineers and Surveyors, and other application materials; and
8. The Town of Ulysses Planning Board has given due consideration to all information and comments in conducting the Subdivision Review;

THEREFORE IT IS HEREBY RESOLVED, that the Planning Board of the Town of Ulysses hereby approves the Simple Subdivision, as shown on the map entitled, “Survey Map Showing Lands of Richard P and Gail L Erali, Located at 1588 New York State Route 89, Town of

Ulysses, Tompkins County, New York,” dated January 24, 2013, by T.G. Miller P.C. Engineers and Surveyors.

MOTION APPROVED

The vote was taken to accept the subdivision:

Ms. Adams AYE
Mr. Beames AYE
Ms. Schneider AYE
Mr. Wertis NAY
Mr. Zeserson AYE

MOTION APPROVED

Ms. Wertis MADE the MOTION, Mr. Zeserson SECONDED the MOTION to draft a letter to the County Clerk as to why a subdivision not approved by Town was allowed by the county.

The vote was taken unanimously approved.

Site Plan Review

Ms. Kiley presented a draft of text compiled from the last review. Mr. Wertis made a motion, seconded by Mr. Zeserson to accept the Site Plan Review text as presented.

Discussion:

Mr. Beames questioned requiring topo maps at the sketch plan conference. He stated the school he proposed was not changing the footprint of the building. Why would someone need a topo map?

Ms. Schneider stated she had concerns a project could be reviewed and approved without having accurate topo data.

Mr. Beames agreed however felt they could offer an option if they did not feel truly necessary.

Ms. Adams suggested they add wording to 3.4.8 offering the Board discretion of waiving items from Sketch Plan and/or Site Plan.

Mr. Zeserson MADE the MOTION, Mr. Beames SECONDED the MOTION to amend the above section of Site Plan Draft. All members voted in favor of the amendment to the Site Plan Review procedures.

Open Space

Mr. Wertis presented the Skaneateles Open Space law, he thought this would be an item for this Board to review. He felt it would be more in alignment with New York State. He noted viable options would be to offer density bonus in exchange for large open space or payment in lieu.

Ms. Schneider stated she felt it would be helpful to identify and prioritize a list of lands they would like to preserve.

The discussion concluded with Ms. Kiley presenting this to the Town Board she will get back to the group later.

Mr. Zeserson adjourned the meeting at 8:20pm

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant