

**TOWN OF ULYSSES  
PLANNING BOARD  
MINUTES  
08/13/2013**

*Approved 9/3/13*

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

**Excused:** Stan Beames

**Applicant:** John Stevens Attorney for Moore

**Public:** Brian Cutler

*Call to order*

Mr. Zeserson called the meeting to order at 7:00 pm, he asked the members to introduce themselves. Introductions were made.

*Agenda*

Mr. Zeserson presented the agenda; the members accepted.

*Privilege of the Floor*

None were offered.

*Minutes*

Mr. Zeserson asked if all had reviewed the minutes of 07/02/13. Mr. Hawkes and Mr. Zeserson made edits to the document.

Mr. Wertis MADE the MOTION, Mr. Zeserson SECONDED the MOTION to approve the minutes with the above edits. The vote was UNANIMOUS, MINUTES APPROVED.

*Moore Subdivision*

Mr. Zeserson asked the applicant to present the site plan. Mr. Stevens stated he is the attorney for the Moore's. The 2 acre residential parcel was divided for mortgage purposes, and then appeared as a separate tax parcel number according to tax records but had not gone through subdivision approval. The applicants would like to go through the subdivision approval process because the commercial business is being sold separately from the residential lot. The members reviewed the map and offered they would like to waive the need for the public hearing. Mr. Zeserson stated they would need to do SEQR.

Mr. Wertis MADE the MOTION, Mr. Zeserson 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 3072 and 3052, Tax Parcel Numbers 32.-2-8.21 and 32.-2-8.22, R2-Moderate Density Residence District, R1-Rural Residence District, and Development District #8; Clarence and Lynn Moore, owners; John Stevens, Attorney for 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 Planning Board, on August 13, 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

4. 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.

**Vote:**

Adams            AYE  
Hawkes          AYE  
Schneider      AYE  
Wertis           AYE  
Zeserson        AYE

Motion passed.

Mr. Zeserson stated the next item is the subdivision approval. As noted previously, the Board did not feel a public hearing would be required. Ms Kiley made an edit to reflect this in the resolution.

Mr. Wertis MADE the MOTION, Mr. Zeserson 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, Clarence and Lynn Moore, submitted the required documents, and paid the fees for a Simple Subdivision on Dubois Rd; and
3. The proposed Subdivision is located at 3072 and 3052, Tax Parcel Numbers 32.-2-8.21 and 32.-2-8.22, R2-Moderate Density Residence District, R1-Rural Residence

- District, and Development District #8, 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; and
  5. This is an Unlisted Action for which the Town of Ulysses Planning Board, on August 13, 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
  6. The Planning Board, at a Public meeting on August 13, 2013, has reviewed and accepted as adequate the map entitled, "Survey Map Portion of Lands of Clarence E. and Lynn Moore, Located on Dubois Road, Town of Ulysses, Tompkins County, New York," amended on September 22, 1997, by T.G. Miller P.C. Engineers and Surveyors, and other application materials; and
  7. The Town of Ulysses Planning Board has given due consideration to all information and comments in conducting the Subdivision Review; and
  8. The Planning Board hereby waives the public hearing;

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 Portion of Lands of Clarence E. and Lynn Moore, Located on Dubois Road, Town of Ulysses, Tompkins County, New York," amended on September 22, 1997, by T.G. Miller P.C. Engineers and Surveyors.

Vote:

Adams	AYE
Hawkes	AYE
Schneider	AYE
Wertis	AYE
Zeserson	AYE

Motion passed.

*Allstate Sign*

Ms. Kiley presented the information received from Allstate. They would like to open in the building adjacent to the Maguire Dealership. They are seeking approval for the sign to be installed next to the driveway.

The Board held a lengthy conversation and had multiple questions. A big concern is it appears the Allstate office is an additional Maguire run business. The zoning has limits to the amount of signs one business can have. Could they mount the sign on the post already on site? The members agreed they would like Ms. Kiley to correspond with the applicant that they would like to review a consolidation plan for the signage. The following motion was moved by Mr. Zeserson, seconded by Ms. Schneider"

We, the board, consider this [Tax Parcel Number 13.-3-3.1] to be a single property/business under a single ownership. We would like to see the total number of existing signs and the square footage to better understand what is currently there and be able to review the proposed additional signage.

All members present voted in favor; the motion passed.

*Open Space Plan*

The Board was charged with developing an open space plan by the Town Board. Ms. Schneider stated they need to establish criteria then review the areas of the Town that fit this. The members stated they would draft what they think would be part of the criteria. They should send their items to Ms. Carlisle Peck who will compile and research based on the criteria she receives.

The Board agreed with this plan. They would like to review this and the Allstate sign review at the meeting of 09/03/13.

The meeting was adjourned at 7:48pm.

Respectfully submitted,

Robin Carlisle Peck  
Administrative Assistant