

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
10/15/13**

Approved: 2/4/14

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

Applicants: Diane Hillman, Stan Martin

Call to Order

Mr. Zeserson called the meeting to order at 7:00 pm.

Agenda Review; Minutes review (9/17/13 & 10/1/13)

Mr. Zeserson presented the minutes of 09/17/13.

Mr. Wertis MADE the MOTION, Mr. Zeserson SECONDED the MOTION to APPROVE the Minutes of 09/17/13.

The vote was taken as follows:

Ms. Adams ABSTAINED
Mr. Beames AYE
Mr. Cutler AYE
Mr. Hawkes AYE
Ms. Schneider ABSTAINED
Mr. Wertis AYE
Mr. Zeserson AYE

Mr. Zeserson presented the minutes of 10/01/13. The members held a brief discussion. The discussion included needing to limit speakers to 3 minutes, appropriateness of this type of discussion at a PB meeting, if an anticipated amount of time would be needed the citizen should request they be added to the agenda. The members would rather have a summary vs. detailed format.

Mr. Hawkes MADE the MOTION, Ms. Schneider SECONDED the MOTION to revise the minutes from a transcript format to a narrative format.

The vote was taken as follows:

Ms. Adams ABSTAINED
Mr. Beames AYE
Mr. Cutler AYE
Mr. Hawkes AYE
Ms. Schneider AYE
Mr. Wertis AYE

Mr. Zeserson AYE

Privilege of the Floor

No member of the public present.

Consideration of SEQR and Simple/Minor Subdivision (2-lot) at 1878 Trumansburg Rd, Tax Parcel Numbers 25.-6-8, H1-Hamlet District.

Ms. Kiley described the project; she noted Ms. Hillman and Mr. Martin (potential purchaser) are in attendance to answer questions.

The members continued discussing the project; it was noted Mr. Martin stated he may want to build a triplex but not sure if space, etc. would allow. It was asked if the project goes to a duplex or triplex would the health department be involved. The answer was no except for the septic system. If the plan is for a single or duplex it would be a permit only, however a triplex would have to come back before this board for Site Plan Review.

The property line on the plan was questioned as it is not a straight line. Ms Hillman stated the previous owners wanted to go around a large tree on the property thus she left it that way when surveyed.

Mr. Zeserson asked if there were any other questions or comments; none were offered. He noted they need to do a SEQR review on the project. The members reviewed the SEQR, the following resolution was made.

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 1878 Trumansburg Road, Tax Parcel Number 25.-6-8, H1-Hamlet District; Diane Hillman, Owner, 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 October 15, 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 reason 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 as follows:

Ms. Adams AYE
Mr. Beames AYE
Mr. Cutler ABSTAINED
Mr. Hawkes AYE
Ms. Schneider AYE
Mr. Wertis AYE
Mr. Zeserson AYE

SEQR RESOLUTION APPROVED

Mr. Zeserson noted the next business is to consider the subdivision specifically does this Board feel a public hearing is necessary. The members discussed this and noted it is an allowable use; they did not feel this warranted a public hearing thus wish to waive this.

Mr. Hawkes 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 Procedure; and
2. The Owner, Diane Hillman, submitted the required documents, and paid the fees for a Simple Subdivision on Trumansburg; and
3. The proposed Subdivision is located 1878 Trumansburg Rd, Tax Parcel Number 25.-608, H1-Hamlet District, and the lots created by the proposed Subdivision meet the lot requirements; and
4. This is an Unlisted Action for which the Town of Ulysses Planning Board, on October 15, 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
5. The Planning Board, at a Public meeting on October 15, 2013, has Reviewed and accepted as adequate the map entitled, “Survey Map No. 1878 Trumansburg Road, Town of Ulysses, Tompkins County, New York, dated 09/13/2004 and revised 09/16/2013, by T.G. Miller P.C. Engineers and Surveyors, and other application materials; and
6. The Town of Ulysses Planning Board has given due consideration to all information and comments in conducting the Subdivision Review; and

7. The Planning Board hereby waives the public hearing;

THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Ulysses hereby approves the Simple Subdivision, as shown on the map entitled, "Survey Map No. 1878 Trumansburg Road, Town of Ulysses, Tomkins County, New York," dated 09/13/2004 and revised 09/16/2013, by T.G. Miller P.C. Engineers and Surveyors.

The vote was taken as follows:

Ms. Adams AYE

Mr. Beames AYE

Mr. Cutler ABSTAINED

Mr. Hawkes AYE

Ms. Schneider AYE

Mr. Wertis AYE

Mr. Zeserson AYE

Other Business

Open Space, per the previous meetings the members were to review the maps and come back with areas they feel should be included and rationale for why. A brief discussion regarding about how the County pulled their view shed information was held.

Mr. Zeserson left the meeting at 7:50 pm. He asked Mr. Hawkes to continue the meeting as the Vice Chair. Mr. Hawkes agreed.

Ms. Kiley stated she had followed up with the county regarding the legal filings the Pennsylvania Ave property. It was noted Ms. Horrigan and Mr. Sears had filed legal filings based on the property line dispute. No decision had been made to this date.

The member indicated their appreciation, minor discussion was held based on possible projects coming onto the table. A variance for a property on Iradell Road. No formal request received to date.

Mr. Hawkes adjourned the meeting at 7:58pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant