

**TOWN OF ULYSSES  
PLANNING BOARD  
MINUTES  
11/19/13**

*Approved 2/18/14*

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

**Excused:** Sarah Adams

**Applicants:** Anna Holmberg

*Call to Order:*

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

*Agenda Review:*

The members agreed the agenda was acceptable.

*Minutes:*

The minutes of 10/01/13 were presented. Mr. Wertis MADE the MOTION to APPROVE; Mr. Zeserson SECONDED the MOTION.

The vote was taken as follows:

Mr. Beames Abstained

Mr. Cutter Aye

Mr. Hawkes Aye

Ms. Schneider Aye

Mr. Wertis Aye

Mr. Zeserson Aye

MINUTES APPROVED

*Privilege of the Floor:* None offered

*New Business:*

**Thompson Family Farm** - this is a Minor Subdivision for a proposed three lot subdivision at 1574 Trumansburg Road (with frontage on Iradell Road), Tax Parcel Number 33.-4-3.2, A1-Agricultural District, IL-Light Industrial District, and R2-Moderate Density Residential District. The existing lot is 131 +/- acres and three lots will result from the proposed subdivision – **Parcel A** with 82.077 +/- acres to remain in agriculture; **Parcel B** with 13.00 +/- acres intended to be a residential lot; and **Parcel C** with 36.316 +/- acres to remain in agriculture. Thompson Family Farm, LLC is the owner/applicant; Anna Holmberg is the attorney/agent. The road frontage for the existing parcel is in the A1 District, the rear of part of the lot is in the IL District and R2 District. Each of the parcels meets the lot are requirements for A1 District. With the Minor

Subdivision, the Planning Board chooses whether or not to hold a public hearing. If there is no public hearing the board can approve the subdivision upon completion of the SEQR. The members listened to Ms. Holmberg describe the property and plan. The questions and concerns were addressed. The Board appreciated two of the lots being left in the Ag District. There was concern as to the stream on the lot and a house being located on the lot. It was noted any further division would be considered a Major Subdivision. It was also noted 3 conforming lots were being created. The Board stated they would appreciate the new owners being educated regarding the major subdivision requirement.

Mr. Zeserson stated the next item on the agenda is the SEQR. The members reviewed the SEQR form and agreed with the form as presented.

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

WHEREAS:

1. This is consideration of Minor Subdivision Approval for the proposed three lot subdivision located at 1574 Trumansburg Rd, Tax Parcel Number 33.-4-3.2, A1-Agricultural District, Thompson Family Farm, LLC, owner/applicant: Anna Holmberg, attorney/agent; 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 the Subdivision Approval; and
3. The Planning Board, on November 18, 2013, has reviewed and accepted as adequate a Short Environmental Assessment Form Part I, submitted by the applicant, Part II, 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 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:

Mr. Beames Aye  
Mr. Cutter Aye  
Mr. Hawkes Aye  
Ms. Schneider Aye  
Mr. Wertis Aye  
Mr. Zeserson Aye

MOTION APPROVED

*Minor Subdivision Approval*

Mr. Zeserson stated the next order of business is to review the project for subdivision process; this includes determining if a public hearing is required. The members discussed and received answers by the applicant and Ms. Kiley.

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

1. The Town of Ulysses adopted zoning regulations in Local Law Nov. 4, 2007 includes Article XVIII-Land Subdivision Regulations, Section 18.3 establishing criteria for Subdivision Procedures; and
2. The owner/applicants, Thompson Family Farm, LLC, submitted the required documents, and paid the fees for a Minor Subdivision; and
3. The proposed Subdivision, located at 1574 Trumansburg Rd, Tax Parcel Number 33.-4-3.2, A1-Agricultural District, IL-Light Industrial District, and R2-Moderate Density Residential District, meets the lot requirements as set forth in the Zoning Law; and
4. This is an Unlisted Action for which the Town of Ulysses Planning Board, on November 19, 2013, has made a negative determination of environmental significance with respect to this project, after having reviewed and accepted adequate a Short Environmental Assessment Form Part I and Part II; and
5. The Planning Board has reviewed and accepted as adequate the maps entitled, "Survey Map, No. 1574 Trumansburg Road, Town of Ulysses, Tompkins County, New York," dated 2/26/13 by T.G. Miller P.C. Engineers and Surveyors, and "Survey Map, Showing Portion of Lands of Thompson Family Farm, LLC, Located on Iradell Road and Iradell Road Extension, Town of Ulysses, Tompkins County, New York," dated 06/18/13 and amended 10/21/13, 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;
7. 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 Minor Subdivision, as shown on the maps entitled " Survey Map, No. 1574 Trumansburg Road, Town of Ulysses, Tompkins County, New York," dated 2/26/13 by T.G. Miller P.C. Engineers and Surveyors, and "Survey Map, Showing Portion of Lands of Thompson Family Farm, LLC, Located on Iradell Road and Iradell Road Extension, Town of Ulysses, Tompkins County, New York," dated 06/18/13 and amended 10/21/13, by T.G. Miller P.C. Engineers and Surveyors.

The vote was taken as follows:

Mr. Beames Aye  
Mr. Cutler Aye  
Mr. Hawkes Aye  
Ms. Schneider Aye

Mr. Wertis     Aye  
Mr. Zeserson   Aye

*Conservation/Lakeshore Zoning Districts for Town Board*

Mr. Zeserson stated he would like to discuss passing a resolution to forward to the Town Board advising them of this Board's support of approving these zones. A discussion among the members was held, they concluded with agreement of supporting this. Edits were offered on the draft as presented by Ms. Kiley

Mr. WERTIS MADE the MOTION to accept with Mr. Hawkes edits,  
Ms. Schneider SECONDED the MOTION as follows:

WHEREAS the Ulysses 2009 Comprehensive Plan addressing the Conservation Area stipulates, "The environmental sensitivity of this area (e.g., Conservation area) demands establishing strong zoning regulations to guide appropriate scale development and protect the significant natural resources in this area." (p.47); and

WHEREAS the Ulysses 2009 Comprehensive Plan also suggests the town "Investigate and implement various mechanisms to protect and preserve environmentally sensitive areas such as steep slopes, wetlands, Unique Natural Areas, mature forests and important wildlife habitats..." (p.19); and

WHEREAS the Ulysses 2009 Comprehensive Plan clearly states the town should "enact zoning regulations to protect Cayuga Lake waterfront and ensure development that is consistent with the lakefront's existing character and compatible with the natural environmental features." (p.19); and

WHEREAS the Ulysses Planning Board worked for more than two years (2008-2010) on developing a land use code for a proposed Conservation District in a process that involved 19 meetings open to the public; and

WHEREAS a town-appointed Lakeshore Zoning Committee convened 23 meetings open to the public in 2010-2011 culminating in the presentation of a draft Lakeshore District, complementing the Conservation District code; and

WHEREAS an Ad Hoc Committee was appointed by the town in early 2013 to integrate public comments into the draft Lakeshore District at ten (10) meetings open to the public; and

WHEREAS the Town Board has been reviewing and accepting public comments on the drafts that were approved by the Ad Hoc Committee throughout 2013; and

WHEREAS the Planning Board feels the process of developing these plans has been open, transparent and fair to all concerned throughout;

THEREFORE BE IT RESOLVED the Planning Board strongly urges the Town Board to pass the proposed Conservation and Lakeshore District codes in their current forms.

The vote was taken as follows:

Mr. Beames Aye  
Mr. Cutler Aye  
Mr. Hawkes Aye  
Ms. Schneider Aye  
Mr. Wertis Aye  
Mr. Zeserson Aye

*Open Space*

Mr. Zeserson noted at the last meeting they had asked all to review their favorite views around Ulysses. Mr. Hawkes had prepared a list; he offered to email the entire list. The members agreed this would be a good start; they can add their support to his list and add as they want.

The meeting was adjourned at 7:54 pm.

Respectfully submitted,

Robin Carlisle Peck  
Administrative Assistant