

***Final* PLANNING BOARD MEETING**

Town of Ulysses

April 16, 2019

*The meeting was held at the Ulysses Town Hall at 10 Elm Street, Trumansburg.
Notice of Planning Board meetings are posted on the Town's website and Clerk's board.*

Approved: December 17, 2019

ATTENDANCE:

TOWN OFFICIALS PRESENT:

Planning Board members- Katelin Olson (chair), John Wertis, Rebecca Schneider
Town Board liaison- Richard Goldman, Michael Boggs (alternate)
Town Clerk- Carissa Parlato

ABSENT:

Planning Board members- Steven Manley, Morris Klein (alternate)

OTHERS PRESENT:

Joel Podkaminer (applicant), Linda Liddle, Bob Howarth

CALL TO ORDER:

Ms. Olson called the meeting to order at 7:01pm.

AGENDA REVIEW:

Ms. Schneider made a motion to approve the agenda. This was seconded by Mr. Wertis and passed unanimously.

REVIEW OF PAST MEETING MINUTES:

No action was taken due to the absence of other board members.

PRIVILEGE OF THE FLOOR:

Mr. Howarth introduced himself as the chair of the BZA (Board of Zoning Appeals) and a member of ZUSC (Zoning Update Steering Committee), but spoke as a private citizen. He spoke regarding the Town Board's consideration of delayed implementation of the subdivision rules for the draft zoning document. He and the BZA believe that this is a bad idea and that a moratorium would be preferable. He feels that a delay would be counter to long-term land preservation and would be a potential burden to the Planning Board by a potential gold rush of subdivisions.

PUBLIC HEARING:

Approval of Major Subdivision located at 3336 Podunk Road, Town of Ulysses Tax Parcel 35.-1-12.2.

Ms. Olson stated that the applicant is proposing to divide a 73-acre parcel, located in the R1 & A1 zones, into 6 lots. The applicant received preliminary subdivision approval in January 2019 and is now submitting the final subdivision maps. She invited those in attendance to view the map and invited the applicant, Mr. Podkaminer, to give a brief refresher on the project.

Mr. Podkaminer described the property and his intentions, including plans to sell the house and 5 acres plus other lots. He noted that no major construction, changes in usage, or impairment of water ways are planned. He shared an approval letter from the health department that included a caveat regarding the selling, renting, or leasing of 5 or more parcels at the same time.

Ms. Olson invited those in attendance to view the letter.

MOTION TO OPEN THE PUBLIC HEARING:

Ms. Schneider made a motion to open the public hearing, seconded by Mr. Wertis and passed unanimously.

PUBLIC COMMENTS:

Mr. Howarth wondered what zoning district the property is located in. Ms. Olson responded that it is in A1. Mr. Howarth further questioned whether the project conforms to the restrictions for road frontage. Ms. Olson answered in affirmative.

Hearing no further comments, Ms. Olson invited a motion to close the hearing.

MOTION TO CLOSE THE PUBLIC HEARING:

Mr. Wertis made a motion to close the Public Hearing. This was seconded by Ms. Schneider and passed unanimously.

PLANNING BOARD DISCUSSION:

Ms. Schneider asked whether the board had previously requested that the applicant submit a map of wetlands. Ms. Olson answered that it was not because the wetlands are located in the largest tract, which be the most minimally subdivided.

The group discussed the realty subdivisions referenced in the health department’s letter and agreed that the town should consider bringing its zoning into compliance with these regulations in the future.

RESOLUTION #5:

WHEREAS:

- A. The proposed action is in consideration of a Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots. The proposed project is located on a 73.82 acre parcel located in the R1 and A1 zones; and
- B. The existing lot will be subdivided into six lots. Parcel “A” will be 3.64 acres. Parcel “B” will be 4.92 acres. Parcel “C” will be 54.90 acres. Parcel “D” will be 3.74 acres. Parcel “E” will be 3.18 acres. Parcel “F” will be 3.44 acres.
- C. The Planning Board, acting as lead agency for the project, issued a Negative Declaration of Significance, pursuant to the New York State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617 on 15 January 2019; and

D. Preliminary Approval of the proposed subdivision was also granted by the Planning Board of 15 January 2019.

NOW THEREFORE BE IT RESOLVED:

1. The Town of Ulysses Planning Board approves the Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots, as described above and submitted on the Final Subdivision Map.

Motion made by: Mr. Wertis

Seconded by: Ms. Schneider

Roll:

Jonathan Ferrari	absent
Rebecca Schneider	aye
John Wertis	aye
Katelin Olsen	aye
Steven Manley	absent

Vote 3-0

Motion approved.

REPORT FROM TOWN BOARD LIAISON:

Mr. Goldman reported on the zoning update. He recommended that the Planning Board get their comments to the Town Board next week as voting may happen soon. He further reported that the Town Board has decided to pull back the conservation zone to its current boundary.

The group discussed.

Mr. Boggs reported that it has not been discussed what the conservation zone will revert to. He shared that Town Board members worked with the Ag Committee on sign standards in the draft. He requested that the Planning Board let the Town Board know about any issues regarding signage that have come before them.

Mr. Howarth responded that 20% of the BZA variances are for signs due to the complex regulations.

ADJOURN:

Mr. Wertis moved to adjourn the meeting at 7:42pm, seconded by Ms. Schneider.

Respectfully submitted by Carissa Parlato on 4/25/19.