

**Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
June 2, 2020**

Approved: July 7, 2020

Call to Order: 7:02 p.m.

Present: Chair Linda Liddle, Mo Klein, Rodney Bent, Rebecca Schneider, Jonathan Ferrari, Alternate Board Members Pete Angie and John Wertis, Town Board Liaison Rich Goldman and Town Planner John Zepko.

Members of the Public Present: Geraldine and Gunther Keil, Neil Stevenson, Francisco Garzon.

Agenda Review: Ms. Schneider requested members have a short conversation about current subdivision zoning law in Ulysses and Ms. Liddle added the Liaison report, both to be done at the end of the meeting.

Privilege of the Floor: Ms. Liddle gave a short review of guidelines for meeting participation via Zoom.

Minutes Review (May 5): Mr. Klein MADE and Ms. Schneider SECONDED a MOTION to approve minutes from the May 5th meeting. Motion passed unanimously.

Business:

Major Subdivision: Geraldine and Gunther Keil propose to subdivide three (3) lots from the property located at 4487 Rabbit Run Rd, Town of Ulysses, Tax Parcel Number 12.-4-4. The property is located in the R Zone. Lot "B" is 2.136 acres; Lot "C" is 1.606 acres; Lot "D" is 1.604 acres.

Mrs. Keil described the subdivision proposal. She noted that all the parcels have the required road frontage and meet current zoning requirements. She said each plan included a 150-ft circle – added by the surveyor – that showed each subdivision has enough room for a well and septic system.

Board members asked for additional information to be put on the maps: a 150-foot circle showing each parcel has enough room for the required well and septic system (Mrs. Keil had requested such a circle be added by the surveyors) and the setbacks that are required to build along Taughannock Creek. Board members also requested the agreement document from the Board of Health.

Mr. Klein MADE and Ms. Liddle SECONDED a motion to schedule the first public hearing – now required by Ulysses zoning – on July 7, 2020. Motion passed unanimously.

Ms. Liddle then heard input from Mr. Garzon, a Ulysses resident who lives near the land. He hopes the Board will remember environmental concerns when approving any proposals to build in the area.

Minor Subdivision: Neil Stevenson proposes to subdivide a ~64.42 acre lot from the approximately 100 acre property located at the corner of Lyke Rd and Pine Ridge Road, Town of Ulysses, Tax Parcel Number 22.-5-6. 2. The property is located in the AR Zone.

Mr. Stevenson summarized his proposal to subdivide. As no one had any questions for Mr. Stevenson, Ms. Liddle then read the resolution:

PLANNING BOARD RESOLUTION

Lyke Road, Tax Parcel Number 22.-5-6.2
DRAFT 2 June 2020

Town of Ulysses Planning Board
Resolution # 1 (2020)

Resolution for SEQR Negative Determination:

WHEREAS:

1. This is in consideration of a Minor Subdivision located at the corner of Lyke Road, Tax Parcel Number 22.-5-6.2, for the creation of two lots. The proposed project is located on an ~100 acre parcel in an AR Zone.

NOW THEREFORE BE IT RESOLVED:

That after careful consideration of the Short Environmental Assessment Form and evaluation of the possible impacts submitted by staff, the Town of Ulysses Planning Board hereby determines that:

1. the action is Unlisted and will act as Lead Agency in an uncoordinated environmental review with respect to the project; and

2. the project will not result in significant adverse environmental impacts, and makes a negative determination of environmental significance for the reasons set forth in the Environmental Assessment Form Parts 2 and 3 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.

Town of Ulysses Planning Board
Resolution # 2 (2020)

Approval of Minor Subdivision located at Lyke Road, Tax Parcel Number 22.-5-6.2

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at Lyke Road, Tax Parcel Number 22.-5-6.2, for the creation of two lots. The proposed project is located on a ~100 acre parcel in the AR Zone and

B. The existing lot will be subdivided into two lots. Parcel “A” will be ~64.42 acres. Parcel “B” will be ~35.58 acres.

C. The Planning Board, acting as lead agency for the project, has issued a Negative Declaration of Significance, pursuant to the New York State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617; and

NOW THEREFORE BE IT RESOLVED:

1. The Town of Ulysses Planning Board approves the Minor Subdivision located at Lyke Road, Tax Parcel Number 22.-5-6.2, for the creation of two lots as described above and submitted on the Final Subdivision Map.

MOTION MADE by: Mr. Klein

SECONDED: Ms. Schneider.
Motion passed unanimously.

Special Use Permit/Site Plan. Mike Bowen, of Mike’s Marine Service LLC, is applying for a special use permit, and site plan review, for the operation of a Boat repair and service shop at the property located at 1616 Trumansburg Rd, tax map # 33.-5-3.1. The property is located in the Office, Technology and Mixed-Use Zone (OTMU).

Mr. Bowen was not at the meeting so no decision was made about a special use permit.

Ms. Schneider said that she will research the Board’s last request from a marina and bring it to the next meeting. She said she plans to include in any resolution a request that Town Planner John Zepko assemble a list of information the board requires to verify specific environmental hazardous waste management and disposal procedures will be in place for a boat repair and storage yard. Ms. Liddle asked about possible remediation and Ms. Schneider answered that it’s best to be proactive in managing such a project.

Mr. Goldman reported that the Town Board accepted the Planning Board’s recommendations for the Lake Shore and Conservation zones and he relayed the Town Board’s thanks for the work. He asked Board members take part in a public information meeting – scheduled for June 16th – on the proposed zoning amendment.

Ms. Schneider requested Board members re-look at subdivision language in Ulysses zoning – current and proposed. “I thought we had said no major subdivision could be divided into more than three pieces,” noted Ms. Schneider. Mr. Zepko said the language was probably left out in part because of the agricultural community’s outrage over the 70/30 proposal. Mr. Goldman said that if the Board did write new language in time it could be included in the next zoning update.

Mr. Klein then MADE and Ms. Liddle SECONDED a MOTION to adjourn. Meeting adjourned at 8:23 p.m.

Respectfully submitted by Maria C. Barry, June 8th, 2020.