

Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
July 7, 2020

Approved: July 21, 2020

Call to Order: 7:02 p.m.

Present: Chair Linda Liddle, Mo Klein, Rodney Bent, Rebecca Schneider, Jonathan Ferrari, Alternate Board member John Wertis, Town Board Liaison Rich Goldman.

Members of the Public Present: Joyce Garzon, Geraldine Keil, Terry Marcus, Richard and Maureen Vogt, Mike Bowen, Terri Guberhine, Laura Larson

Agenda Review: Ms. Schneider MADE and Mr. Klein SECONDED a MOTION approving the Agenda.

Minutes Review (June 2nd): Ms. Schneider requested a small change and then MADE and Mr. Klein SECONDED the MOTION to approve the June 2nd meeting minutes.

Privilege of the Floor: None.

Business:

Public Hearing on 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.

Resident asked and got answers about how the subdivision is allotted and what environmental protections are in place. Ms. Liddle reminded everyone that the current request is only about subdivision of the land, not the types of buildings that may be built.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to close the hearing. The motion passed unanimously.

Board members then reviewed the SEQR and determined an Environmental Impact Statement (EIS) was not required. Ms. Liddle MADE and Mr. Klein SECONDED the MOTION to accept the negative SEQR determination. Motion passed unanimously. Ms. Liddle then read the following resolution:

Planning Board Resolution

4487 Rabbit Run, Tax Parcel Number 12.-4-4
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Town of Ulysses Planning Board
Resolution #5 (2020) Resolution for SEQR Negative Determination and Approval of a Major Subdivision:

WHEREAS:

1. This is in consideration of a Major Subdivision located at 4487 Rabbit Run, Tax Parcel Number 12.-4-4, for the creation of four lots. The proposed project is located on an ~48.45 acre parcel in an R Zone.

NOW THEREFORE BE IT RESOLVED:

That after careful consideration of the Full 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.

Approval of Major Subdivision located at 4487 Rabbit Run, Tax Parcel Number 12.-4-4

WHEREAS:

A. This is in consideration of a Major Subdivision located at 4487 Rabbit Run, Tax Parcel Number 12.-4-4, for the creation of four lots. The proposed project is located on an ~47.16 acre parcel in an R Zone and

B. The existing lot will be subdivided into four lots. Parcel "A" will be ~41.818 acres. Parcel "B" will be ~2.136 acres. Parcel C will be ~1.606. Parcel D will be ~1.604, and

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.

NOW THEREFORE BE IT RESOLVED:

The Town of Ulysses Planning Board approves the Major Subdivision located at 4487 Rabbit Run, Tax Parcel Number 12.-4-4, for the creation of four lots as described above and submitted on the Final Subdivision Map.

MOTION MADE: Ms. Schneider

SECONDED: Mr. Klein.

Motion passed unanimously.

The second public hearing will take place on the July 21st meeting of the Planning Board.

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 explained that after working for the past 35 years with Johnson Boatyard, he is looking to open his own business and would like to do so at 1616 Taughannock Road. Ms. Liddle reminded members that this is the time to ask Mr. Bowen their questions about his business and they did: querying Mr. Bowen about disposal of oil and chemicals, types of paint used on boats, type of repair surface (e.g., concrete, gravel), storage of boats, signage for the new business.

Mr. Bowen gave some information, noting that the boats he works on are already on a trailer and remain so, and then requested the Board supply him with a list of all their concerns for him to address in full. Ms. Schneider asked that such a list be combined with any concerns Mr. Zepko identifies. Members then passed a resolution requesting Mr. Zepko make a list of the environmental concerns and requirements in boat repair. Mr. Klein then suggested the permit review be tabled until the Board receives the requested info.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to schedule a public hearing for the August 4th meeting of the Planning Board. Motion passed unanimously.

Minor Subdivision. Richard and Maureen Vogt propose to subdivide a ~6.9 acre lot from the approximately 13 acre property located at 2107 Houghton Road, Tax Parcel # 18.-4-33. The property is located in the AR Zone.

Ms. Liddle noted that the proposal conforms to the Town's plan and asked Board members if they had any questions. No one did and Ms. Liddle then read the resolution into the minutes:

Planning Board Resolution

2107 Houghton Road, Tax Parcel Number 18.-4-33

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Town of Ulysses Planning Board

Resolution #6 (2020) for SEQR Negative Determination:

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 2107 Houghton Road, Tax Parcel Number 18.-4-33, for the creation of two lots. The proposed project is located on an ~13.05 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 that the Town of Ulysses 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.

MOTION MADE: Mr. Klein

SECOND: Ms. Schneider

Motion passed unanimously.

2107 Houghton Road, Tax Parcel Number 18.-4-33

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Resolution #7 (2020) Approval of Minor Subdivision

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at 2107 Houghton Road, Tax Parcel Number 18.-4-33, for the creation of two lots. The proposed project is located on a ~13.05 acre parcel in the AR Zone; and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~6.08 acres. Parcel "B" will be ~6.97 acres; and

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.

NOW THEREFORE BE IT RESOLVED:

1. The Town of Ulysses Planning Board approves the Minor Subdivision located at 2107 Houghton Road, Tax Parcel Number 18.-4-33, for the creation of two lots as described above and submitted on the Final Subdivision Map.

MOTION MADE: Mr. Klein

SECOND: Ms. Schneider.

Motion passed unanimously.

Amended Site Plan. Laura Larson is seeking site plan review for an addition to the home and site modifications at the property located at 1149 Taughannock Blvd, tax map # 31.-2-8.2. The property is located in a steep slope overlay area of the Lakeshore District.

Ms. Larson told the Board she wants to winterize her property to live in year-round. She had already started construction when she was told she needed a site plan. Several members noted that that situation has happened before and wondered if the Town needs to be more proactive in informing residents of zoning rules and regs. Possibly, Ms. Liddle noted, but she returned the Board's focus to the current application, saying that Mr. Zepko found that Ms. Larson immediately agreed to comply with all zoning rules and did recommend the Board approve the amended site plan.

Board members asked a question about the septic system and heard a letter of recommendation from Ms. Larson's neighbor. Ms. Liddle read the following resolution:

Planning Board Resolution

Taughannock Blvd., Tax Parcel 31.-2-8.2.

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Town of Ulysses Planning Board

Resolution #8 (2020) for Negative SEQR Determination and Approval of Amended Site Plan

WHEREAS:

A. The proposed action is in consideration of a Site Plan at 1149 Taughannock Blvd, tax map number The property is located in the LS zone and Steep Slope Overlay District; and

B. The proposed project is considered an Unlisted action under SEQR for which the Planning Board of the Town of Ulysses is acting as the lead agency; and

C. That the project, as described above, has developed an erosion and sediment control plan that will reduce erosion to the maximum extent practicable, and

D. The project is in keeping with the character of the neighborhood; and

E. The project will not negatively impact natural or water resources.

NOW THEREFORE BE IT RESOLVED:

1. The Town of Ulysses Planning Board has found that the site plan located at 1149 Taughannock Blvd, tax map number 31.-2-8.2 will not have an adverse impact on the environment, and hereby makes a negative determination of environmental significance (“Negative Declaration”) pursuant to the New York State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617, for the above referenced proposed action; and

2. The Town of Ulysses Planning Board approves the Site Plan, as described above, and as submitted on the proposed site plan application and map.

MOTION MADE: Ms. Schneider

SECOND: Mr. Klein

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 explained that after working for the past 35 years with Johnson Boatyard, he is looking to open his own business and would like to do so at 1616 Taughannock Road. Ms. Liddle reminded members that this is the time to ask Mr. Bowen their questions about his business and they did: querying Mr. Bowen about disposal of oil and chemicals, types of paint used on boats, type of repair surface (e.g., concrete, gravel), storage of boats, signage for the new business.

Mr. Bowen gave some information, noting that the boats he works on are already on a trailer and remain so, and then requested the Board supply him with a list of all their concerns for him to address in full. Ms. Schneider asked that such a list be combined with any concerns Mr. Zepko identifies. The Board passed a resolution requesting Mr. Zepko compile a list of requirements for hazardous waste management documentation. Mr. Klein then suggested the permit review be tabled until the Board receives the requested info.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to schedule a public hearing for the August 4th meeting of the Planning Board. Motion passed unanimously.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to adjourn. Meeting adjourned at 10:00 PM.

Respectfully submitted by Maria C. Barry July 27, 2020.