

**Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
August 18, 2020**

Approved: September 1, 2020.

Call to Order: 7:01 p.m.

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

Members of the Public Present: Mr. and Mrs. Gatch.

Zoom-Meeting Participation: Ms. Liddle read out Zoom Video-conferencing rules.

Agenda Review: No changes.

Minutes Review (August 8th): After two minor clarifications, Ms. Schneider MADE and Mr. Wertis SECONDED a MOTION to approve the minutes. Motion passed unanimously, with Mr. Klein abstaining.

Privilege of the Floor: None.

Business:

Minor Subdivision: Edward Gatch proposes to subdivide a single lot at the property located at 4256 Jacksonville Rd, Town of Ulysses. Tax Map # 26.-3-13.22. The property is located in the Hamlet Neighborhood (HN) Zone. The proposed lot is 1.64 acres in size and has +269' of road frontage. Mr. Gatch explained that he is separating a lot on which his son is building a home. He noted that this lot is part of a patch of road frontage he and his wife had purchased in 1972. Mr. Zepko informed the Board that the land is in the Hamlet Neighborhood zoning district, in which you need to have a lot size of half an acre and minimum road frontage of 75 ft; he said Mr. Gatch's proposal conforms to those requirements. Mr. Zepko said there were no SEQRA issues.

Ms. Liddle then read the following into the minutes:

**Town of Ulysses Planning Board
Resolution # 13 (2020) for SEQR Negative Determination**

4256 Jacksonville Road, Tax Parcel # 26.-3-13.22
DRAFT August 18 (2020)

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 4256 Jacksonville Road, Tax Parcel Number 26.-3-13.22, for the creation of two lots. The proposed project is located on an ~3.64 acre parcel in an HN Zone.

NOW THEREFORE BE IT RESOLVED:

That after careful consideration of the Short Environmental Quality Assessment (SEQRA) 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 referenced Environmental Assessment Form Parts 2 and 3, 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: Ms. Schneider

SECOND: Mr. Klein

Passed unanimously.

**Town of Ulysses Planning Board
Resolution # 2 (2020) Approval of Minor Subdivision**

4256 Jacksonville Road, Tax Parcel # 26.-3-13.22

DRAFT August 18 (202)

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at 4256 Jacksonville Road, Tax Parcel Number 26.-3-13.22, for the creation of two lots. The proposed project is located on a ~3.64 acre parcel in the HN Zone, and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~2 acres. Parcel "B" will be ~1.64 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 4256 Jacksonville Road, Tax Parcel Number 26.-3-13.22, for the creation of two lots as described above and submitted on the Final Subdivision Map.

MOTION MADE: Mr. Klein

SECOND: Mr. Wertis

Motion passed unanimously.

In summary, Ms. Liddle passed on appreciative comments from Town Board members about the Planning Board's work on zoning changes for the Lakeshore and Conservation zones.

Mr. Klein MADE and Ms. Schneider SECONDED the MOTION to adjourn; meeting adjourned at 7:20 PM.

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