

**Town of Ulysses  
Planning Board Meeting (via Zoom)  
Final Meeting Minutes  
September 1, 2020**

**Approved:** September 15, 2020

**Call to order:** 7:01 p.m.

**Present:** Chair Linda Liddle, John Wertis, Mo Klein, Rodney Bent, Pete Angie, and Town Planner John Zepko

**Members of the Public Present:** John McNamara and John Luce

**Minutes Review (September 1<sup>st</sup>):** Minutes from the previous meeting were approved with no changes.

**Agenda Review:** No changes.

**Privilege of the floor:** None

**Business:**

**Minor Subdivision:** Jacob P. McNamara, acting on the behalf of Roger A. Koskinen, proposes to subdivide a ~9.46-acre lot from the approximately 22-acre property located on Waterburg Road, Tax Parcel # 22.-3-11.23. The property is located in the AR Zone.

Mr. McNamara told the Board that Mr. Koskinen is subdividing the land to sell. Mr. Zepko informed everyone that the subdivision is in keeping with the Town's zoning and that there are no federal wetlands on the parcel. Mr. Angie asked about the application form's indication that there was an archeological site on the acreage. After a short discussion, Board members decided that the subdivision proposal was not close enough to the site (a dig of a Native American fort) to warrant any intervention.

Ms. Liddle then read the following into the minutes:

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

Waterburg Road, Tax Parcel Number 23.-3-11.23  
DRAFT September 1 (2020)

WHEREAS:

1. This is in consideration of a Minor Subdivision located at Waterburg Road, Tax Parcel # 23.-3-11.23, for the creation of two lots. The proposed project is located on an ~22.98 acre parcel in the 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. although there may be proximate wetlands and areas of possible archaeological sensitivity, the planning board has determined that the subdivision will not result in significant adverse environmental or archaeological 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: Mr. Bent

Motion passed unanimously.

**Town of Ulysses Planning Board  
Resolution # 14 (2020) Approval of Minor Subdivision**

Waterburg Road, Tax Parcel # 23.-3-11.23

DRAFT September 1 (2020)

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at Waterburg Road, Tax Parcel Number 23.-3-11.23, for the creation of two lots. The proposed project is located on a ~22.98 acre parcel in the AR Zone and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~9.46 acres. Parcel "B" will be ~13.52 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:

The Town of Ulysses Planning Board approves the Minor Subdivision located at Waterburg Road, Tax Parcel Number 23.-3-11.23, for the creation of two lots as described above and submitted on the Final Subdivision Map (revised 5/19/2020, surveyed by R. Russler).

MOTION MADE: Mr. Klein

SECOND: Mr. Angie

Motion passed unanimously.

Following the vote Mr. McNamara requested the final subdivision map be incorporated into the Resolution. Board members unanimously approved the request as a modification.

Mr. Klein then made a motion to adjourn; meeting adjourned 7:45 PM.

*Respectfully submitted by Maria C. Barry, September 11, 2020.*