

**Town of Ulysses
Planning Board Meeting (via Zoom)
Final Meeting Minutes
September 15, 2020**

Approved: October 6, 2020

Call to Order: 7:01 p.m.

Present: Linda Liddle, Rebecca Schneider, Mo Klein, John Wertis, Rodney Bent, and Town Planner John Zepko.

Members of the public present: John and Deborah Gatch.

Agenda Review: None.

Minutes Review (September 1): Minutes from the last meeting were approved unanimously.

Privilege of the floor: None.

Business:

Minor Subdivision: James Gatch proposes to subdivide a single Flag Lot at the property located at the intersection of Jacksonville and Mekeel roads, Tax Map # 24.-2-8.32. The property is approximately 30.8 acres in size and is located in the Agricultural/Rural (AR) and Hamlet Neighborhood (HN) zones. The proposed lot will be ~2.4 acres in size with slightly more than 51 feet of road frontage on Jacksonville Road and a little over 227.5 feet of frontage on Mekeel Road.

Mr. Gatch outlined his efforts to make the subdivision conforming. Mr. Zepko informed Board members that those efforts were successful – the proposal meets minimum requirements for the hamlet neighborhood, as well as the agricultural zone.

Ms. Liddle then read the resolution into the minutes:

**Town of Ulysses Planning Board
Resolution # 15 (2020) for SEQR Negative Determination**

Jacksonville and Mekeel Roads, Tax Parcel #24.-2-8.32
DRAFT September 15, 2020

WHEREAS:

1. This is in consideration of a Minor Subdivision located at the corner of Jacksonville/Mekeel roads, Tax Parcel # 24.-2-8.32, for the creation of two lots. The proposed project is located on a ~30.8-acre parcel in both the Hamlet Neighborhood and Agricultural zones.

NOW THEREFORE BE IT RESOLVED:

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

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

2. There is neither an anticipated increase in traffic nor a significant increase in residential density. Although a GIS analysis shows possible wetlands in the center of the property, no mapped wetlands or streams appear in the area of the proposed lot, indicating there will be little to no potential impact on surface water. The planning board has determined that the subdivision 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: Ms. Schneider

SECOND: Mr. Klein

Passed unanimously.

**Town of Ulysses Planning Board
Resolution #16 (2020) Approval of Minor Subdivision**

Jacksonville and Mekeel Roads, Tax Parcel #24.-2-8.32

DRAFT September 15 (2020)

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at the corner of Jacksonville/Mekeel Road, Tax Parcel Number 24.-2-8.32, for the creation of two lots. The proposed project is located on a ~30.8 acre parcel in the HN/AR Zone and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~28.4 acres. Parcel "B" will be ~2.4 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 the corner of Jacksonville and Mekeel roads, Tax Parcel #24.-2-8.32, for the creation of two lots as described above and submitted on the Final Subdivision Map.

MOTION MADE: Mr. Wertis

SECOND: Ms. Schneider

Motion passed unanimously.

Meeting adjourned at 7:23 PM.

Respectfully submitted by Maria C. Barry, September 28, 2020.