

**Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
October 6, 2020**

Approved: December 1, 2020

Call to Order: 7:01 p.m.

Present: Linda Liddle, Mo Klein, John Wertis, Pete Angie, Jonathan Ferrari, Rodney Bent, Michael Boggs, and Town Planner John Zepko.

Members of the public present: Mark Washburn

Agenda Review: None.

Minutes Review (September 15): Minutes from the last meeting were approved unanimously.

Privilege of the floor: None.

Business:

Minor Subdivision: Heather Washburn proposes to subdivide a single Flag Lot at the property located at 2141 Kraft Roads Tax Map # 26.-1-6.2. The property is approximately 99.7 acres in size and is located in the Agricultural/Rural (AR) Zone. The proposed lot is ~10 acres in size and has ~50 feet of road frontage on Krums Corners Rd.

Mr. Washburn informed Board members that the subdivision would allow he and his wife to sell off a small portion of their property and allow them to keep the rest of their land. He added that Willow Creek will not be affected and that the subdivision would not cause any drainage issues.

Ms. Liddle read the following into the minutes:

Town of Ulysses Planning Board

Resolution # 17 (2020) for SEQR Negative Determination:

2141 Kraft Road, Tax Parcel # 26.-1-6.2

DRAFT October 6 (2020)

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 2141 Kraft Road, Tax Parcel # 26.-1-6.2, for the creation of two lots. The proposed project is located on an ~99.7 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 the Town will act as Lead Agency in an uncoordinated environmental review with respect to the project; and

2. Although a GIS analysis shows Willow Creek to pass through the property, no mapped wetlands or streams appear in the area of the proposed flag 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: Mr. Wertis

Second: Mr. Klein

Town of Ulysses Planning Board

Resolution # 18 (2020) Approval of Minor Subdivision

2141 Kraft Road, Tax Parcel # 26.-1-6.2

DRAFT October 6 (2020)

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at the corner of 2141 Kraft Road, Tax Parcel # 26.-1-6.2, for the creation of two lots. The proposed project is located on a ~99.7 acre parcel in the AR Zone, and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~89.7 acres. Parcel "B" will be ~10 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 2141 Kraft Road, Tax Parcel Number 26.-1-6.2, for the creation of two lots as described above and submitted on the Final Subdivision Map.

MOTION MADE: Mr. Klein

SECOND: Mr. Wertis

Meeting adjourned at 7:15 PM.

Respectfully submitted October 13, 2020 by Maria C. Barry.