

**Town of Ulysses  
Planning Board Meeting (via Zoom)  
FINAL Meeting Minutes  
December 15, 2020**

**Approved:** February 2, 2121

**Call to order:** 7:00 p.m.

**Present:** Chair Linda Liddle, Peter Angie, Rodney Bent, Jonathan Ferrari, Morris Kline, John Wertis, and Town Planner Jonathan Zepko.

**Members of the Public Present:** Randy Marcus, Michael Boggs.

**Minutes Review:** Minutes from the last meeting were not available.

**Agenda Review:** No changes.

**Privilege of the floor:** None

**Business:**

**Public Hearing for a Minor Subdivision:** Jamie Kehoe proposes to subdivide a single lot at the property located at 1500 Taughannock Blvd. (Tax Map # 18.-4-20). The property is approximately 36.34 acres in size and is located in the B1 – Business and CZ – Conservation Zones. The proposed Lots A and B are ~18.01 and ~18.33 acres in size, respectively.

Board members continued with the public hearing that was tabled from the December 1<sup>st</sup> meeting. The 239 Review was completed and approved.

Mr. Wertis asked about a map showing areas of the parcels that were Unique Natural Areas (UNAs). Mr. Zepko reminded everyone that UNAs do not affect zoning and are usually used during the site review process. He added that an UNA can include many, many natural features from lichen to gorges.

There were no more questions so Board members ended the Public Hearing. Ms. Liddle read the following motion into the minutes.

**Town of Ulysses Planning Board  
Resolution # 18 (2020) for SEQR Negative Determination**

1500 Taughannock Blvd, Tax Parcel Number 18.-4-20  
DRAFT December 1 (2020)

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 1500 Taughannock Blvd, Tax Parcel # 18.-4-2, for the creation of two lots. The proposed project is located on an ~36.34 acre parcel in an B1/CZ 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. There is neither an anticipated increase in traffic nor a significant increase in residential density. No land disturbance is proposed at this time. All permitted uses in the B1 Zone and CZ zone will require review by the Planning Board. Although the parcels contain portions of the Willow Creek Unique Natural area, 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

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	Aye	Nay	Abstain
Linda Liddle	X		
Rodney Bent	X		
Morris Klein	X		
Jonathan Ferrari	X		
Rebecca Schneider	X		
John Wertis	X		
Pete Angie	X		

**Town of Ulysses Planning Board  
Resolution # 19 (2020) Approval of Minor Subdivision**

1500 Taughannock Blvd, Tax Parcel # 18.-4-2  
DRAFT December 15 (2020)

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at 1500 Taughannock Blvd, Tax Parcel Number 18.-4-2, for the creation of two lots. The proposed project is located on a ~36.34 acre parcel in an B1/CZ Zone. and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~18.01 acres. Parcel "B" will be ~18.33 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 ("SEQR"), 6 NYCRR Part 617; and

NOW THEREFORE BE IT RESOLVED:

The Town of Ulysses Planning Board approves the Minor Subdivision located at 1500 Taughannock Blvd, Tax Parcel Number 18.-4-2, for the creation of two lots as described above and submitted on the Final Subdivision Map.

Motion Made: Mr. Klein

Second: Mr. Bent

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Aye	Nay	Abstain
Linda Liddle		X
Rodney Bent		X
Morris Klein		X
Jonathan Ferrari		X
Rebecca Schneider		X
John Wertis		X
Pete Angie		X

Motion passed unanimously. Meeting adjourned at 7:21 pm.

*Respectfully submitted by Maria C. Barry, December 28, 2020.*