

**Town of Ulysses  
Planning Board Meeting (via Zoom)  
FINAL Meeting Minutes  
May 18, 2021**

**Approved:** August 17, 2021

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

**Present:** Chair Linda Liddle, Morris Klein, Pete Angie, Rodney Bent, John Wertis, Town Board Representative Rich Goldman, and Town Planner Jonathan Zepko.

**Members of the Public Present:** John and Donna Hopple

**Agenda Review:** None.

**Minutes Review (March 16):** Review to be done at the next meeting.

**Privilege of the floor:** No privilege of the floor.

**Business:**

**Public Hearing:** John Hopple proposes to subdivide a single lot at the property located at 3300 Perry City Road (Tax Map # 26.-3-12). The property is approximately 96.91 acres in size and is located in the Agricultural/Rural Zone (AR). The proposed lot is approximately 4.03 acres in size with about 465 feet of frontage on Perry City Road

Mr. Hopple told the Board he and his wife were looking to build further back from the road on their property. We would, he explained, like to be surrounded by “the natural beauty of the land.” He noted that his septic field plan has already been approved by the Tompkins County Health Department and he presented plans to Board members.

After confirming that wetlands on the property would not be affected by the project, Board members unanimously approved the following negative SEQR determination:

**Town of Ulysses Planning Board  
Resolution # 5 (2021) for SEQR Negative Determination:**

3300 Perry City Road, Tax Parcel Number 26.-2-12  
May 18, 2021

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 3300 Perry City Road, Tax Parcel Number 26.-2-12, for the creation of two lots. The proposed project is located on an ~96.9-acre parcel in the Agricultural (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. both agricultural and residential uses are permitted under zoning and neither an increase in traffic nor a significant increase in residential density are anticipated. As land disturbance for the new home will be minimal, there will be little to no potential impacts to surface or subsurface water and will not result in significant adverse environmental impacts. The Board 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

Seconded: Mr. Bent

Ms. Liddle then read the following resolution into the minutes:

**Town of Ulysses Planning Board  
Resolution # 6 (2021) for Minor Subdivision**

3300 Perry City Road, Tax Parcel Number 26.-2-12  
May 18, 2021

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at 3300 Perry City Road, Tax Parcel Number 26.-2-12, for the creation of two lots. The proposed project is located on a ~96.9 acre parcel in the Agricultural Zone, and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~4 acres; Parcel "B" will be ~92.9 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 3300 Perry City Road, Tax Parcel Number 26.-2-12, for the creation of two lots as described above and submitted on the Final Subdivision Map.

Motion made: Mr. Wertis

Second: Ms. Schneider

Meeting adjourned at 7:32 PM.

**Respectfully submitted by Maria C. Barry, August 23, 2021.**