

**Town of Ulysses  
Planning Board Meeting (via Zoom)  
FINAL Meeting Minutes  
August 17, 2021**

**Approved:** September 7, 2021

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

**Present:** Chair Linda Liddle, Pete Angie, John Wertis, Rodney Bent, and Interim Town Planner Greg Hutnik.

**Members of the Public Present:** Brian Ford

**Minutes Review (March 16, May 18):** The Board unanimously approved the March – with one revision – and the May 18<sup>th</sup> minutes.

**Agenda Review:** None.

**Privilege of the floor:** None.

**Business:**

Ms. Liddle reviewed procedures for conducting a “hybrid meeting,” in which at least three Board members are physically present while other members zoom in. The Board then turned to the business at hand.

**Minor Subdivision:** Brian Ford proposes to subdivide the property located at 7331 Willow Creek Rd, Town of Ulysses, Tax Parcel Number 14.-4-6.2 into two lots. The property is located in the Agricultural (A/R) Zone District.

Mr. Ford informed the Board that he needs to subdivide 19 acres from his property into two parcels, one of which includes a now-unoccupied house where his mother once lived. The parcel with the house meets road frontage requirements and a septic system has been approved. He added that a buyer is taking the property as is.

Mr. Hutnik noted that the Board must hold a public hearing before making a decision on the proposal.

Ms. Liddle then read the SEQR Resolution into the minutes.

**Town of Ulysses Planning Board  
Resolution #7 (2021) for Negative SEQR Determination**

7331 Willow Creek Rd, Tax Parcel Number 14.-4-6.2  
August 17, 2021

**WHEREAS:**

1. This is in consideration of a Minor Subdivision located at 7331 Willow Creek Rd, Tax Parcel # 14.-4-6.2, for the creation of two lots. The proposed project is located on a 19.08-acre parcel in the A/R 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. the project will not result in significant adverse environmental impact, 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 passed unanimously.

After some discussion on scheduling the Public Hearing, the meeting adjourned at 7:37 p.m.

*Respectfully submitted by Maria C. Barry, September 28, 2021.*