

**Town of Ulysses
Planning Board
Final Meeting Minutes
January 15, 2019**

Approved: February 5, 2019

Call to Order: 7 p.m.

Present: Chair Katelin Olson, John Wertis, Jonathan Ferrari, Rebecca Schneider, Steven Manley, Town Board Liaison Rich Goldman, and Town Planner John Zepko.

Members of the Public Present: Hayden Brainard, Joel Podkaminer, Michael Boggs.

Agenda Review; Minutes Review: (December 18, 2018): Minutes were approved, with Ms. Schneider abstaining.

Privilege of the floor: None.

New Business

Public Hearing - Minor Subdivision— 7256 Iradell Rd, SBL 35.-1-8. The applicant, Hayden Brainard, is proposing to subdivide a ~9.4 acre parcel into three (3) lots in the A1 Zone. Two of the proposed lots are Flag Lots, with 50' of frontage each, and are approximately 3.9 and 3.1 acres in size, respectively. The third lot is proposed at 2.3 acres in size with 560 feet of frontage.

Mr. Zepko told Board members of the negative SEQR finding and that Mr. Brainard was amenable to providing maps showing building envelopes for all, and a shared driveway for two, of the lots. He noted that Mr. Brainard was unable to bring maps to the hearing as he had planned, so Board members could either wait to see those documents or approve the plan conditionally (upon review of the maps).

Ms. Schneider expressed concern about the wetlands on the site and requested some kind of documentation/guarantee that they would not be disturbed. Board members discussed if the stream buffers required by Ulysses' zoning would provide enough protection to the wetlands and the creek (Jenny) on the property. After some back-and-forth, Board members settled on a conditional approval of the project. The conditions as proposed are as follows:

- Wetlands from the National Wetlands Inventory, and NY State regulated wetlands will be shown on the final maps.
- A 100 foot buffer will be shown between the building envelopes and the wetlands.

The Board unanimously approved the following:

Resolution for SEQR Classification:

WHEREAS:

This is in consideration of a Minor Subdivision located at 7526 Iradell Road, tax parcel # 35.-1-8, for the creation of three (3) lots. The proposed project is located on a 9.805 acre parcel in an A1 – Agricultural District zone.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the action is Unlisted and will act in an uncoordinated environmental review with respect to the project.

Resolution for SEQR Negative Determination:

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 7526 Iradell Road, tax parcel # 35.-1-8, for the creation of three (3) lots. The proposed project is located on a 9.805 acre parcel in an A1 – Agricultural District zone; and
2. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in an uncoordinated environmental review with respect to the project; and
3. The Planning Board, on December 18, 2018, reviewed and accepted as adequate the Short Environmental Assessment Form Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Town staff.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the project 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.

Following the SEQR vote, Board members approved the following resolution:

Resolution for Minor Subdivision of 3 lots:

WHEREAS:

1. This is in consideration of a Minor Subdivision at 7526 Iradell Road, tax parcel # 35.-1-8, for the creation of three (3) lots. The proposed project is located on a 9.805 acre parcel in an A1 – Agricultural District zone; and
2. The requirements of the State Environmental Quality Act have been met, the Planning Board having found that the project, and Unlisted Action, will not have any significant adverse impacts on the environment has adopted a Negative Declaration of significance; and;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby conditionally approves a Minor Subdivision at 7526 Iradell Road, tax parcel # 35.-1-8, for the creation of three lots as referenced on the final subdivision map. The approval is conditioned upon the following:

- Wetlands from the National Wetlands Inventory, and NY State regulated wetlands will be shown on the final maps.
- A 100 foot buffer will be shown between the building envelopes and the wetlands.

The Motion passed unanimously.

Public Hearing – Major Subdivision – 3336 Podunk Rd, SBL 35.-1-12.2. The applicant, Joel Podkaminer, is proposing to subdivide a ~73 acre parcel into 6 lots located in an R1 and A1 zone.

Mr. Zepko informed the Board that because Mr. Podkaminer’s project includes the subdivision of five or more lots, under 5 acres in size, it may be defined as a Realty Subdivision under the New York State Health Law, which requires Mr. Podkaminer to get approval from the Tompkins County Health Department.

Tonight, Mr. Zepko continued, the Board can approve the preliminary subdivision plans. Mr. Zepko then reviewed the comments that came from the Tompkins County 239 review, which noted that the property does contain a wetland on acreage that is now being left alone; the county recommended that an am map note be added to the subdivision map stating that if that lot is ever developed, a field delineation of the wetlands may be required a new map drafted showing the boundaries of those wetlands.

Mr. Zepko then said that the next step was for Mr. Podkaminer to return with Final Maps for the Board’s consideration. At this point, the Board could approve the subdivision conditionally, pending a Health Department approval, or it can wait to receive a determination from the Health Department before approving Mr. Podkaminer’s proposed subdivision.

Mr. Wertis then Made the Motion and Mr. Manley Seconded the Motion to accept the SEQR finding:

Resolution for SEQR Classification:

WHEREAS:

1. This is in consideration of a Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots. The proposed project is located on a 69.44 acre parcel in an R1 – Rural Residence District.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the action is Unlisted and will act in an uncoordinated environmental review with respect to the project.

Resolution for SEQR Negative Determination:

WHEREAS:

2. This is in consideration of a Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots. The proposed project is located on a 69.44 acre parcel in an R1 – Rural Residence District; and
3. This is an Unlisted Action for which the Town of Ulysses Planning Board is acting in an uncoordinated environmental review with respect to the project; and
4. The Planning Board, on December 18, 2018, reviewed and accepted as adequate the Short Environmental Assessment Form Part 1, submitted by the applicant, and Parts 2 and 3 prepared by Town staff.

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby determines that the project 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.

Resolution for Preliminary Plat approval of a Major Subdivision of 6 lots:

WHEREAS:

1. This is in consideration of a Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots. The proposed project is located on a 69.44 acre parcel in an R1 – Rural Residence District; and
2. The requirements of the State Environmental Quality Act have been met, the Planning Board having found that the project, and Unlisted Action, will not have any significant adverse impacts on the environment has adopted a Negative Declaration of significance; and;

NOW THEREFORE BE IT RESOLVED:

That the Town of Ulysses Planning Board hereby approves the Preliminary Plat of the Major Subdivision located at 3336 Podunk Road, tax parcel # 35.-1-12.2, for the creation of six (6) lots, as shown on the submitted maps.

Meeting adjourned at 8:20 p.m.

Respectfully submitted by Maria C. Barry, January 22, 2019.