

**Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
February 2, 2021**

Approved: March 3, 2021

Call to order: 7:00 p.m.

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

Members of the Public Present: Mike Carpenter, Michael Boggs.

Minutes Review: Minutes from the December 1st and 15th meetings were approved.

Agenda Review: No changes.

Privilege of the floor: None.

Business:

Public Hearing – Minor Subdivision: Justine Waldam proposes to subdivide a single Flag Lot at the property located at 1113 Glenwood Heights Road (Tax Map # 32.-1-10). The property is approximately 14.49 acres in size and is located in the AR – Agricultural/Rural Zone. The proposed Flag Lot is approximately 3.75 acres in size with ~190 feet of frontage on Glenwood Heights Road.

As no comments were received, the Board first closed the hearing and then opened discussion on the subdivision. Mr. Carpenter, representative for the applicant, said that the requested subdivision would allow Ms. Waldam to build two houses on the property – allowing her to reside with/near to extended and close family and friends. Mr. Zepko reported he had informed the applicant that an intermittent stream on the property will require permits from the Army Corp of Engineers. He noted that there were no other areas of environmental concern in the proposed subdivision.

Mr. Wertis said that the request to subdivide a flag-lot does work for this particular instance but that Ms. Waldam’s proposal is not really how flag lots should work. He also recommended the owner put in a large culvert as land around the stream is very eroded. Mr. Zepko noted he had made such a recommendation in his letter to Ms. Waldam.

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

**Town of Ulysses Planning Board
Resolution # 1 (2021) for Negative SEQR Determination**

1113 Glenwood Heights Road, Tax Parcel Number 32.-1-10
February 12, 2021

WHEREAS:

1. This is in consideration of a Minor Subdivision located at 1113 Glenwood Heights Road, Tax Parcel Number 32.-1-10, for the creation of two lots. The proposed project is located on an ~14.9-acre parcel in the Agricultural 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. Although the parcels contain portions of the Glenwood 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.

Mr. Klein MADE and Mr. Bent SECONDED the MOTION; voting was as follows:

Member	Aye	Nay	Abstain
Linda Liddle, Chair	x		
Rodney Bent	x		
Morris Klein	x		
Rebecca Schneider			
John Wertis	x		
Pete Angie, Alt.			

Motion passed unanimously.

**Town of Ulysses Planning Board
Resolution # 2 (2021) for Minor Subdivision**

1113 Glenwood Heights Road, Tax Parcel Number 32.-1-10
February 12, 2021

WHEREAS:

A. The proposed action is in consideration of a Minor Subdivision located at 1113 Glenwood Heights Road, Tax Parcel Number 32.-1-10, for the creation of two lots. The proposed project is located on a ~14.9 acre parcel in an AR Zone. and

B. The existing lot will be subdivided into two lots. Parcel "A" will be ~11.15 acres. Parcel "B" will be ~3.75 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 conditionally approves the Minor Subdivision located at 1113 Glenwood Heights Road, Tax Parcel Number 32.-1-10, for the creation of two lots as described above and submitted on the Final Subdivision Map. The conditions of approval are:

1. The applicant will provide correspondence with the Army Corps of Engineers showing that all necessary permits (if any) have been secured for the stream crossing.
2. The applicant will follow the current guidance of the NY DEC in designing a stream crossing.
 - a. If using a culvert to achieve the crossing, the culvert will be buried to 20% of the culvert height at the downstream side.
 - b. The culvert width will be at least 1.25 X the width of the channel.

Mr. Klein MADE and Mr. Wertis SECONDED the MOTION, with voting as follows:

Member	Aye	Nay	Abstain
Linda Liddle, Chair	x		
Rodney Bent	x		
Morris Klein	x		
Rebecca Schneider			
John Wertis	x		
Pete Angie, Alt.			

Motion passed unanimously.

After some discussion about transparency in the subdivision process, Ms. Liddle moved the conversation to obtaining a new alternate Board member to replace Jonathan Ferrari. Members talked about the kind of knowledge and background they hoped a new member would bring to the Board. Mr. Goldman noted he would mention the opening at the next Town Meeting.

Meeting adjourned at 7:49 pm.