Town of Ulysses
Planning Board Meeting
Final Meeting Minutes
December 18, 2018

Approved: January 15, 2019

Call to order: 7:00 pm

Present: Chair David Blake, John Wertis, Jonathan Ferrari, Steve Worden, Katelin Olson, Town Planner John Zepko, Town Board Liaison Richard Goldman.

Excused: Rebecca Schneider

Members of the Public Present: Joel Podkaminer and Hayden Brainard.

Agenda Review, Minutes Review (November 20): Minutes from the November 20th meeting were approved, with Ms. Olson abstaining.

Business

Sketch Plan – 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 reported that because an area of the property looks to be federal wetland, the County may require a wetland delineation. He suggested Mr. Brainard return with a new map of the property that includes a note about the wetland; he added that whomever purchases the lot should be made aware of the wetland area. Mr. Zepko also suggested the new map show building envelopes, not sites, where buildings could be constructed.

Board members asked questions about trees and driveways; Ms. Olson stressed the importance of including the wetland note on the revised map. Mr. Blake recommended a hearing at the January 15th Planning board meeting.

The motion to approve the sketch plan passed unanimously.

Sketch Plan – 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 zones.

Mr. Podkaminer informed the Board that he is contemplating retirement from the tree-farm business and is looking to sell land that has contained much of his crop.
Mr. Zepko reported that the lots are compliant with both zoning districts and that Mr. Podkaminer’s proposed sites do not disturb streams. Board members asked questions about a crossing for a culvert and types of trees grown on the property. Mr. Podkaminer promised to supply stamped survey drawings at the public hearing, which Mr. Blake said would be held at the January 15th meeting.

The motion to approve the sketch plan passed unanimously.

Mr. Blake reported that he will no longer be serving as chair of the Planning Board as he is moving to a residence just over the Seneca County line.

Meeting adjourned at 8:01 pm.

Respectfully submitted by Maria C. Barry on February 25, 2019