File No.	Date of Comment	Commenter	Zone	4А тахітит	2 acre minimum	road frontage	limits on subdivisons	equation determinging # of	5000/20,000 ft2 building	max lot coverage	Want a farm residence to be on Separate subdivision, not a	disagree with 25 year limit to	Concern over loss of property	loss of income from selling development ights	loss of income from subdivision	adjust zoning map to include	CAFO restrictions	Keep R2 on map as Is.	feels farmland loss over time is Wants analysis	Keep existing zoning	Signs	Parking, loading docks	Zoning map	Flawed Brocess	offine of the original of the
Total in su	pport				3 prefer 2A :	1 for 400	2=limit	0	1 wants restrictions	0		1=limits should be permanent	1=farmland =good investment w/out developme nt		1=not concerned		in special	current	1=new zoning needs to look to future						
Total in o	position				4 prefer 1A	1 for 200	13=do not limit	6	3 oppose restrictions	1 wants 5%	4 want housing on subdivision		8=concerne d	4=concerne d	8=concerned	2 want proposed map changed	5 favor fewest restrictio ns		3=want more analysis			9 feel stds too restrictive)	8=flawed process. Ag should be on ZUSC.	
Other 55	1/25/18	AFPP Committee	ag				4=have ?s	2 do not agree with method			1 can't tell	2?						1?			1=concern over temp signs, 1 wants lighting to face down		2 spefic concerns	yes	
2, 3, 4, 10, 11,	12/22/2017	Ag committee-CAFO memo) ag	against	against		do not limit	used to preserve land					yes	concern	yes	yes	remove from special			development restrictions.					Ag committee does not want to be responsible for the peer review of animal waste storage facilities. NYS DEC regulates. Ulysses cannot over-regulate. Disagree with review of ag-commerce and ag related commerce buildings needing review.
																	permit								Do not like the ag subdivision restrictions. preserve farmland based on land value analysis? Farmers will not buy land with the new zoning restrictions. Use site plan review on all buildings on large acreage lots to save farmland, better direct drainage, and minimize impact on neighbors. # of houses built is not the problem. Placement of houses IS. Farmland is lost primarily when houses are built and former farmland left to grow to scrub. Use a streamlined site plan review for large lot simple subdivisions. subdivisions are rare, farmland is not being lost at fast rate. Limiting subdivision won't stop farmland loss. No analysis of farmland loss has been done.
61	1/24/18	Austic, Bruce	ag						Do not limit, but think he is referring to total sq ft, not footprint				yes				State regulatio ns are sufficient.							ag committee recommendat ions ignored.	
	1/24/18 1/25/18	Austic, Loz Boggs	ag J-ville																		concern over temporary advertising signs				engage farmers in process; is this the best method to preserve farmland? Upgrade 96, J-ville Rd intersection to 90 degrees; increase side yard setback to 15 ft; tighten language on manure management
24	12/7/17	Brown	ag	oppose	ok with this		oppose																		Generally opposed to any restrictions on subdivisions.
6, 35	4/19/2017, 1/18/18	BZA- Resolutions from	om ag	against	supports	400	support limits	use density based method	comment 6 supports 200' comment 35 supports 400'			subdivision limits should be permanent.					keep in special permit								supports clustering of housing. Comment 5=supports 200' frontage. Keep 400-ft frontage; 20% development; stress multiple values of open land (habitat, ecology); single family homes only, multi- units elsewhere.
9, 52	12/13/2017	Cail	ag																		too restrictive	too restrictive		wants updated Ag Plan, halt to zoning update.	concern about legality and cost of deed restrictions with proposed zoning and if it is changed. Detailed comments on process and request for housing analysis w/ village. Feels development pressure is overstated. Concern over keeping records of subdivisions.
40 8, 12, 13,	1/24/18 12/5/2017	Carpenter Chang-max lot size		against against			against against	do not use.	wants no size	2	yes		yes		concern		against								feels not listening to ag community feels CAFOs should not be regulated. does not like design guidlines for parking, lights, signs.
5	12/6/2017	Clement	ag	against	?		do not limit	i i							yes										Feels whole update is an overreach of govt. says value of land is based on highest and best use, but assessor says based on current use. Supports purchase of development rights.
63 49	1/30/18 1/25/18	Cooper, R Damiano	ag ag				Do not limit	t					yes							Don't change	does not like	does not like		no farmer	
																					the design stds.	the design stds.		representatio n	
	1/20/18 12/1/2017	Dunn Ellis		against detailed	comments. S		some concer by point.	'n					yes												Recognizes that farming can be on smaller acreage lots. many detailed and specific suggestions.

	r	· · · · · · · · · · · · · · · · · · ·																						
53	1/25/18	farmers	ag			agains						yes							draft not an improvement	concerned with	n design stds		yes	
38	1/23/18	Farnham	ag		Ms. Farnhan	n generally feels t	he proposed zo	ning is too restr	rictive. No detai	ls.									iprovement					
54	1/25/18	Garrison, Chang	multi	against		agains		1	l detail	yes										Temp sign too	Loading dock	Revisit OTMU		Farm labor housing requirements are burdensome. Concern that restrictions will drive potential farmers out of Ulysses
				_		1 -				_										restrictive;	location	boundaries on		
																				sign size too	restrictive;	Chaw and		
																				small.	landscape	Lucy's parcels.		
																				Increase to 24	plan for	See specific		
																				ft2	parking areas	suggestions		
43	1/24/18	Garrison, G	std		-	-	-													too restrictive	burdenson.			wants more than 3 signs allowed.
25	11/30/17	Gatch	ag		wants 1		+													too restrictive				referring to J-Ville in comment, but in conversation, I think he is talking about the ag zone.
23	11,50,1,	Cutch	ug		A, not 2																			referring to 5 time in commenty sat in contensation, 1 time to 5 taking about the 4g 20th.
50	1/25/18	Hopple	ag		1,11012									concerned		eludes to a	against.	unf	air to change ru	ıles				Promoting conventional farming has negative impacts. Would rather have open space and housing than industrial farming.
37	1/19/18	Horrigan	J-ville																					Detailed comments on Hamlet lot sizes, elimination of the B1 district, R2 and other map considerations,
7, 14, 31,	1/4/2018	Howarth	ag													support								Clarify if ag land and residential lots must be separate in subdivisions.
32, 33																restrictio								About half farmland in U not owned by farmers. Non-farmers may not consider which is the best farmland when they decide to
																ns. Keep in special								Only a small portion of housing starts are located where houses have been demolished.
																permit.								Leave CAFOs under special permit where it has been.
																perme								NYS DEC is not in compliance with EPA guidelines on CAFOs.
																								Towns can regulate CAFOs if public health is at risk.
	1/24/18	Jimenez	ag		\vdash	agains					2								Yes					
27	1/8/18	Keeler	ag			questio	ns questions				ſ	yes	concern	concern										Generally concerned about new zoning affect on the economic viability of farming. Concerned about flaglots not being allowed.
1						I																		Concerned with the 15 divisor leaving smaller lots without ability to subdivide thus much wasted land that could be used for
L		1		L_	<u> </u>			<u></u>				<u></u>			<u></u>	L	<u> </u>					<u> </u>		housing.
47	1/25/18	Luce	ag	too		need	too			He may be														wants more flexibility in subdivision requirements.
				restrictiv	1	compro	I			saying this														
		1	\perp	е	$\perp \perp$	ise	1																	
58	1/25/18	Maas, Shatt	Stds			1														9 sq ft too	loading dock			
						1														small,	orientation			
						I														questions lighting	should be in most efficient			
																				requirements	location;			
																				requirements	parking stds			
																					based on			
																					aesthetics not			
																					based on			
																					existing			
	1/29/18	Manin - intermedati			-	-															conditions			To be seen and the second of the second of the second of the second seco
62	1/29/18	Marino interpretati of CSAC	ion ag													supports								Top issues (1) need to clarify regs and admin of lot area and yard requirements and limits on subdivision; (2) zoning map - ag protection area with more restrictions; (3) need to articulate goals of zoning revision; (4) keeps uses in special permit and return
																								special permit to Town Board review; (5) simple subdivision criteria - how to apply; (6) concern with road frontage development
																								and conflicts between farm and residents.
28	1/8/18	Marino/Howarth	ag									farmland a	not	not				feels analysis						Farmland investment over ~20 years increased in value by 8%.
												good	concerned	concerned				not necessary.						
												investment						Look to the						
																		future.						
44	1/24/18	McLallen	ag	not	not													instead			Des stds too		Did not	acknowledges the plan protects open space, but not ag land.
	-, - ,			flexible	1													caused by			proscriptive		engage	
																		farmland			and restrictive		farmers	
																		going out of						
																		prodn						
44	1/24/18	McLallen	J-ville			1 -												T		too strict		I T		does not like the design stds for J-ville.
																					proscriptive			
1			- 1				1														and restrictive			
20	1/6/18	Means	ag		prefers	questio	ne	1			2	yes	concern	concern								 		Generally concerned over farm profitability if rights to subdivide are restricted.
2.5	_, 0, 10		ag		1A	questio					·	yes	COILCEIII	CONCENT										22
48	1/25/18	Ochs	ag	against		agains	against	against		yes	disagrees	yes				against				Too restrictive	too restrictive			Silviculture definition puts development pressure on farmland
60	1/25/18	Oswald, Bamberge				1										keep in						į i		
			-													special								
		1.	\perp		$\perp \perp$		1									permit								
20	1/4/2018, 12/5 and	Planning Board	ag			1												concern						wants ZUSC and TB to review subdivision analysis analyze rate of farmland loss (loss/yr)
	12/19					I																		Provide examples of how denisty averaging has saved farmland elsewhere.
						I																		Publish findings of studies.
						1																		says number of housing starts on farmland is wrong.
						I																		Wants an example of denisity averaging success in saving farmland in another community.
		 .	\perp		\vdash		1	-																
	1/24/18	Roenke	ag		\vdash		+	<u> </u>	<u> </u>														yes	Avoid violating state laws on ag regulations
46 45	1/24/18	Romer Romer	H2 std	-	+		+	-	 									-		lighting		 		wants to keep H2 designation for Waterburg Dark night sky is important
45	2, 27, 10		sta				1													lighting should be				Some many of important
							1													directed				
																				downward				
	1/10/18	Shapiro				to think 15 acres																		
51	1/25/18	Smith, D	ag	against		agains	against	against per		yes per Ochs		yes]			against		T		too restrictive		l T	yes	
1							1	Ochs			Ochs									per Ochs	stds for ag			
34	1/13/18	Srnka	20		\vdash		+	-											voc		buildings			States that farmland preservation is important but is against zoning update. No specifics.
64	2/6/18	Thompson, C	ag	remove	keep	prefer		 									Relook S. of		yes			s. Perry City		States that formions preservation is important out is against zoning update, no specifics.
04	, -,		ug	· cmove	псер	20%	1										Perry City Rd.					Rd (E. of 96)		
						setasid											, s.c,a.					(0 50/		
						•																		

23	12/14/2017	Tutton	ag	against			do not		1	1		yes			concern	ves	ves					
							limit					,				,	,					
22	12/6/17	Viola	ag																	ĺ		Does not support sign and parking design guidelines. Will hurt farmers.
15, 16, 17, 18, 19, 42, 56	12/7/2017, 1/25/18	Wertis	ag	against			against, is it effective in other places?	against, use different system	а					concerned	concerned			yes				study effectiveness of current zoning in how well it has preserved farmland. Wants ZUSC to study subdivision analysis. Does not feel density ave. will work here. wants purchase of development rights. says number of housing starts on farmland is wrong. PB resolution from 12/19/17: show rate of famland lost to development; where is density averaging successful; share results. Demonstrate the current zoning is not doing adequate job; couple zoning with PDR.
		Also, see com	ments f	rom meet	ing minutes	on 12-07																
	other notes of interes	st																				who will enforce that ag is occuring on the land over 4 acres if subdivided.
	farmland values	1-4 acres	\$6 to	\$40K/A																		flag lots need to be included.
		4-15 acres	\$5 to	\$20k/A																		
		15+ acres	\$3.5 t	o \$\$6k/A																		
	From County Assessn	nent																				
		Farmland values generally lower in Ulysses than surrounding areas.																				
		Farmland values are not being affected much by sale of one lot at a time.																				
		Land is assess at curr	ent use v	alue, not b	est and highe	est use.																