

Town of Ulysses
Zoning Update Steering Committee
Final Meeting Minutes
June 28, 2018

Approved: July 12, 2018

Meeting called to order: 7:00

Present: Acting Chair Michael Boggs, Diane Hillmann, Rebecca Schneider, Roxanne Marino, Steve Morreale, Rod Hawkes, Sue Ritter, and CJ Randall and David West of Randall + West.

Public in Attendance: Pete Angie and Nancy Zahler

Agenda Review; Minutes Review (6/7/2018): There were no additions to the agenda. After a few corrections, Ms. Schneider MADE the MOTION and Mr. Morreale SECONDED the MOTION to approve the minutes from the June 7, 2018 meeting.

The motion passed with six votes, with Ms. Marino abstaining.

Committee Reports

Board of Zoning Appeals: Mr. Morreale reported that the BZA unanimously recommends a maximum lot coverage of 7.5%, with 5% for permanent buildings, in Ulysses' seven lower-density districts – Ag, Special Agricultural, Rural Residence, Moderate Density Residence, Lakeshore, Conservation, and Park/Recreation. He added that although the BZA did not discuss specific recommendations for Jacksonville, in general members voiced support for limits/percentages that didn't "squish people in."

There were no reports from the Ag Committee or the Conservation Advisory Council.

Privilege of the Floor:

Nancy Zahler thanked the Committee for their hard work so far, especially concerning Jacksonville zoning.

Jacksonville Community Association (JCA) President Pete Angie described a recon mission undertaken recently by himself and other JCA members. "We walked around . . . put screwdrivers in the ground, risked our lives on the highway to hold tape measures, and it was fun" he said. What they concluded, Mr. Angie added, was that for the most part JCA members support the standards and goals in the proposed plan, including bigger setbacks for front yards and less maximum lot coverage.

Mr. Boggs then introduced the business of the evening: reviewing and amending (as needed) parts of the proposed zoning document that applies to Jacksonville, specifically the hamlet center and the hamlet neighborhood. First, members deleted "film-developing, photocopying, printing" from the definition of Repair Shop, Personal Service, because all require the use of harmful chemicals.

Discussion moved onto what will be allowed – with permit – in the hamlet center neighborhood.

Members deleted the phrase concerning banks and drive-through windows because drive-throughs will not be allowed in the hamlet center. Ms. Zahler asked if parking is truly no longer permitted in front of a building. No, responded Mr. West, no **new** parking spaces can be put in front of a building.

With a nod to its patriarchal implications, Committee members changed “fraternal” to “social” in the definition of “Fraternal organizations and their clubhouse . . .”

Ms. Schneider said she was concerned about allowing certain types of businesses such as hotels and theaters. She noted that some seem inappropriate for a place the size of the Jacksonville hamlet center, adding that once anything is “allowed” – even with restrictions – it is harder to say no to unwanted development.

Members then removed allowing hotels and motels and added wording allowing “inns” with a maximum room limit of 15. They also removed dormitories as allowed with a public or private school or learning institution.

Conversation about the gas station was lively. Ms. Hillmann said she would like gas stations banned in the hamlet center. She noted that the community is still suffering from the tank leakage that was discovered in 1977 and she does not want to see it happen again. Ms. Ritter said the convenience store is an important commercial hub for the hamlet and she does not want to see the use eliminated in the zoning. While it may not be everyone’s ideal center for a neighborhood, she noted, it is a center. “But I do want to see restrictions,” Ms. Ritter added.

Members were also concerned about the possibility of the current gas station trying to expand. Ms. Randall pointed out they could change definition and zoning to limit the size of any new store and number of gas pumps, among other features. Ms. Schneider offered to take the gas station question to the Planning Board to get their thoughts on the issue. Mr. Boggs then asked for an informal vote on including one gas station with restrictions as an allowed use in the Hamlet Center. Voting: Aye 4, Nay 3.

Conversation moved on to allowing restaurants, cafes and places of amusement in the hamlet center. Most members supported such establishments with some restrictions.

As the hour moved toward nine, Mr. Boggs asked members to review the definitions section of the Jacksonville zoning proposal and bring any comments, questions or changes to the next meeting. Mr. Boggs then told of speaking with a resident who is in treatment for cancer and who told him her cat will no longer drink the well water at her home. He said he felt motivated to discuss the water situation in Jacksonville and asked Committee members to bring their thoughts and comments to the next meeting.

Mr. Hawkes MADE the RESOLUTION and Ms. Ritter SECONDED the RESOLUTION to adjourn.

The meeting adjourned at 9:11 p.m.

Respectfully submitted by Maria C. Barry, July 8, 2018