

PLANNING BOARD RESOLUTION
Recommendations for Zoning Amendments to LS and CZ zones
FINAL - 21 April 2020

**Town of Ulysses Planning Board
Resolution # 1 of 2020**

Resolution for amendments to Lakeshore (LS) Zone:

WHEREAS:

The Town of Ulysses 2014 Comprehensive Plan calls for establishing strong zoning regulations to guide appropriately scaled development, such as size and density limits on all structures, and to protect the natural resources of the Lakeshore zone, especially as it relates to impacts on steep slopes, water quality, soils, erosion, and view sheds.

NOW THEREFORE BE IT RESOLVED:

In order to better achieve these goals of the Comprehensive Plan, the Planning Board recommends setting the maximum allowable building footprint to 3,500 square feet and the adoption of design guidelines for construction in the Lakeshore Zone (see attached).

Resolution # 2 of 2020

Resolution for amendments to Conservation Zone (CZ):

WHEREAS:

1. The Town of Ulysses 2014 Comprehensive Plan identifies the Conservation Area (approximate are of Conservation Zone) as containing many significant creeks and gorges as well as areas designated as Unique Natural Areas by the Tompkins County Environmental Management Council due the presence of plant species, geologic formations, and stands of mature forest; and
2. Insufficiently regulated development is identified as a potential threat to the environmental health of this area; and
3. The 2014 Comprehensive Plan recommends establishing strong zoning regulation to guide appropriately scaled development, such as density limitations and design guidelines;

NOW THEREFORE BE IT RESOLVED:

To help meet the goals of conserving green space, avoid excessive invasive structures, and to still provide sufficient space for older citizens who want to build one level structures, the Planning Board recommends setting the maximum allowable building footprint to 3,500 square feet and the adoption of design guidelines for construction in the Conservation Zone (see attached).