

ZONING UPDATE STEERING COMMITTEE MEETING

Town of Ulysses

February 27, 2016

Approved: 5/5/16

Audio of the minutes are available on the website at ulysses.ny.us.

The meeting was held at the Trumansburg Fire Hall at 74 West Main Street, Trumansburg.

Notice of the meeting was posted on the town's website, listserv, and newsletter.

PRESENT:

Committee members:
Planner/Zoning Officer- Darby Kiley
Supervisor- Liz Thomas
1st Deputy Supervisor- Nancy Zahler
Sue Ritter and Rod Hawkes, town residents

ABSENT:

Committee member: George Tselekis

OTHERS PRESENT:

Randall + West consultants (CJ Randall, Noah Demarest, David West), John Hertzler, Michael Boggs, Kevin Cuddeback, David Blake, James Dunn, Phil Antweiler, Diane Hillmann, Brian Fontana, Marty Murtagh, Richard Coogan, Philip Stillman, Roxanne Marino, Charles Schlough, Greg Reynolds, Carman & Sandra Hill, Pat Wilson, David & Susan Means, Jill Farnham, Cheryl Thompson, Rebecca Schneider, Dolores Higareda, Deborah Jones, David Diaz, Jonathan Morse, Deb Perkins, Mike Roenke, John & Linda Liddle, Helen McLallen, Nancy Dean, Lawrence McCann, John Ullberg, Vivien Rose, George Hutchinson, Chaw Chang, Barbara Hotchkiss

Ms. Thomas welcomed all to the meeting.

CALL TO ORDER:

Ms. Zahler called the meeting to order at 9:36 a.m.

MEETING:

Ms. Randall and Mr. West presented the current zoning as well as an overview of the zoning update project.

At the conclusion of the presentation, the floor was opened to questions/comments:

- Two acre minimum lot- what if someone can't afford two acres?
- Will there be any interface with the village and surrounding municipalities?
- The allotted land for agriculture is inadequate for many types of farming so the type of farming will be changed.
- People like the idea of moving into areas near farms but then may find that they don't like the sounds/smells.

- A buffer zone should be planned between cluster housing and farmland due to pesticide use by farmers.
- Degradation of properties in Jacksonville is an issue and has negatively affected the community. These things need to be addressed before the community can be developed.
- How are cluster developments better than housing along the road?
- If the area is developed, property values will increase and “blighted” property owners will sell as that will be more profitable than renting cheaply.
- Disagree with the former comment. Lower-income housing is still important in the area; it should just be nicer.
- Zoning and code enforcement need to work together to address issues.
- The subdivision model helps eliminate landlocked farmland, is safer for families, and creates more of a neighborhood feel.
- The subdivision discussion has been happening for many years in this town. Town documents repeatedly show the public’s interest in clustering housing.

A “brainwriting” exercise followed. Citizens were asked to answer 3 questions about their community. Next, Mr. Randall and Ms. West asked people to form groups and create a model of what growth in the next 10 years would look like.

The meeting ended with an exercise where each person was able to choose their preferred style of building structure.

ADJOURN:

Ms. Zahler moved to adjourn the meeting at 12:50pm, seconded by Mr. Hawkes.

Respectfully submitted by Carissa Parlato on 3/14/16.