

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Thursday, 11/3/2016**

Approved: 12/1/16

Call to Order: 7 p.m.

Present: Chair Nancy Zahler, committee members Rod Hawkes, Darby Kiley, Sue Ritter, Liz Thomas, and George Tselekis, and CJ Randall of Randall + West.

Public in Attendance: Krys Cail of the Ag Committee, Andy Hillman of the Town Board of Zoning Appeals, Benjamin LeWalter of the Planning Board, and Roxanne Marino of the Sustainability Advisory Committee.

Agenda Review; Minutes Review (10/26/2016)

Ms. Zahler recognized the Committee liaisons in attendance and stated the evening would be an internal, working session.

Mr. Tselekis MADE the MOTION to accept the October 26, 2016 meeting minutes, and Mr. Hawkes SECONDED the MOTION. The minutes were unanimously accepted, 6-0.

Ms. Randall provided a detailed account of changes made to the zoning draft thus far, outlining improvements made to definitions, the removal of language that contrasted with State Ag and Markets law, and additional wording in the Ag Purpose section, among other changes.

At this time, the Committee began its review of the zoning document, starting with Ag Purpose (Section 212-23). Members generally agreed that the second, more detailed Purpose was favorable. The Committee discussed several language edits and reached a consensus to apply those edits to the document.

Next, the Committee moved on to Definitions (Section 212-22), beginning with substantive discussion of the “Agricultural Educational and Recreational Events and Institutions” section. Members deliberated on entertainment activities, like weddings, and whether such activities on farms should be subject to Town oversight, either through site plan review or special permit. Ultimately, Ms. Randall was directed to craft language in the document that gives the Town ability to review larger-scale, formal events under site plan review, but not so much oversight to encumber the activity.

Definitions of Animal Waste Storage, Cottage Industry and Hunting were deemed as sufficient, needing few edits. For Lodges, Mr. Hawkes suggested, and the Committee ultimately agreed, to simplify the language that Lodges are to be limited to “one guest per 5 acres of the parcel on which the lodge is located.”

Following a brief discussion of solar, the Committee moved on to definitions of Silviculture and Timber Harvest. Ms. Randall clarified that silviculture is drastically different from timber harvesting, which involves clear cutting trees for commercial purposes. Ms. Kiley suggested adding Christmas tree harvesting under “Agriculture” in the Permitted Uses section. The Committee reached a consensus to readdress timber harvesting at a later time.

On-farm labor housing was discussed before moving on to Permitted Accessory Uses and Elder Cottages. Ms. Thomas noted the zoning law currently requires elder cottages to be deconstructed once the resident no longer lives on-site. That requirement is burdensome, she said, and it seems more logical to simply have the elder cottage count as one of the two residences permitted on individual lots. Ms. Kiley said she favored retaining Elder Cottages as a temporary use. Ms. Zahler and Mr. Hawkes both agreed.

The Committee was in general agreement about the sections “Uses Allowed by Special Permit” and “Lot Area and Lot Requirements”, as written. Considerable time was then given to the Number of Subdivisions section (212-29.1). Ms. Randall expressed concern regarding the administrative challenge of tracking development rights among subdivided properties. All property sales give buyers a bundle of rights, including development rights, she said. It will be an administrative challenge to track subdivisions and corresponding development rights, she said, and, further, there does not appear to be any benefit to the Town. Ms. Kiley said tracking subdivisions would not be all that different from what she does now.

Ms. Randall also dedicated time to addressing additional options, like Transfer of Development Rights (TDRs) and Purchase of Development Rights (PDRs). She proposed drafting an alternative to owner-assigned development rights, to be discussed at the Committee’s next meeting on November 14. An updated version of the zoning draft would be forthcoming to the Committee by November 4, she said.

Ms. Zahler MADE the MOTION to adjourn the meeting, and Ms. Ritter SECONDED the MOTION. The vote was unanimously carried.

Meeting adjourned at 9:38 p.m.

Respectfully submitted by Louis A. DiPietro II on November 16, 2016.