

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Thursday, 05/04/2017**

Approved: May 25, 2017

Call to Order: 7:03 p.m.

Present: Vice Chair Michael Boggs and Committee members Rod Hawkes, Darby Kiley, Sue Ritter, and George Tselekis. CJ Randall of Randall + West.

Liz Thomas was absent.

Agenda Review; Minutes Review (04/06/2017 and 04/17/2017)

Ms. Kiley said she would email the Committee stakeholder comments received in regard to the ag zoning draft. How would the Committee like to address these comments? she asked. After a discussion, the Committee reached a consensus to hold its next meeting on Thursday, May 25, which members would dedicate to reviewing comments they received on the ag zoning draft. Further, each participating stakeholder group would be asked to attend the Committee's Thursday, June 1 meeting, with each group allotted both a 10-minute comment period and a 10-minute question period. The Committee agreed with Mr. Hawkes's suggestion that each chairperson should speak on their group's behalf. The Committee also scheduled a meeting on Thursday, June 22, to review design guidelines for the Jacksonville Hamlet zoning draft.

Ms. Kiley said she filed for an extension with NYSERDA for the Town's ongoing zoning work. The new deadline for the ag and Jacksonville zoning documents is second quarter 2018.

Mr. Tselekis MADE the MOTION to accept the April 6, 2017 meeting minutes, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried, 5-0.

Mr. Tselekis MADE the MOTION to accept the April 17, 2017 meeting minutes, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried.

Jacksonville pre-draft zoning – continued discussion

The duration of the Committee's meeting was dedicated to various aspects of Randall + West's draft, notably septic system requirements and setbacks. On the subject of septic systems, Mr. Boggs said he would like to see the pre-draft defer to the Health Department's requirements. Referencing the 6,000 square-foot minimum lot size, he felt the only way to have such a small, buildable lot is by having a community septic system, a sewer district or – as Ms. Randall added – an engineered system. The document should then refer back to the Health Department requirements, he said. Ms. Randall felt language could be added to the document to accomplish this.

Mr. Boggs also proposed an adjustment to the proposed minimum side yard setback (Section 212-87). He suggested 15 feet instead of 5 feet in the Hamlet neighborhood. The front yard setback of 10 feet was also considered. The Committee ultimately considered the following adjustments: increasing the minimum side yard setback to either 10 or 15 feet; increasing the minimum lot width from 50 to 75 feet and upping the minimum front yard setback to an undetermined length greater than 10 feet. Ms. Randall proposed running an analysis and getting back to the Committee with data.

Moving on to other parts of the document, Ms. Randall referenced the special permits section, which has been removed entirely from the draft. She suggested striking Section 212-140 on drive-throughs and asked for the Committee's input. Currently, drive-through windows are allowed at banks. Drive-throughs for restaurants had previously been added, but Ms. Randall said she assumed it would be removed, since it creates car dining.

Mr. Boggs requested to review the old Jacksonville zoning document from 1978.

As for parking, consultants have recommended removing parking requirements, and the Committee reached consensus agreement on this point.

Looking ahead to future meetings, Ms. Kiley said she would notify all stakeholder groups about the June 1 meeting. If stakeholders are unable to attend, perhaps they could participate in the Committee's June 22 meeting.

Ms. Ritter MADE the MOTION to adjourn the meeting, and Mr. Hawkes SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 8:50 p.m.

Respectfully submitted by Louis A. DiPietro II on May 16, 2017.