

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Thursday, 05/25/2017**

Approved: June 22, 2017

Call to Order: 7:00 p.m.

Present: Chair Liz Thomas, and Committee members Michael Boggs, Darby Kiley, Sue Ritter, and George Tselekis.

Rod Hawkes was excused.

Public in Attendance: Roxanne Marino of the Sustainability Advisory Council.

Agenda Review; Minutes Review (05/04/2017)

Ms. Ritter MADE the MOTION to accept the May 4, 2017 meeting minutes, and Mr. Boggs SECONDED the MOTION. The motion was unanimously carried.

Discussion of pre-draft Ag/Rural zoning document

The Committee began by discussing its process in reviewing the zoning document while considering comments from each participating stakeholder group. Referring to stakeholder comments, Ms. Kiley suggested making note of any areas that may need clarification and being prepared to inquire with stakeholder liaisons at the Committee's next meeting on June 1. The Committee opted to review both the zoning document by section and the Board of Zoning Appeals' proposal on density averaging. A lengthy discussion ensued regarding how the BZA's proposal – conserving 80 percent of a parent parcel at the time of subdivision on parcels of at least 14 acres – would be applied to lots of various sizes. For a 15-acre parcel, for instance, Mr. Tselekis thought conserving 8.8 acres, thus stripping it of its economic viability, seemed too much. Ms. Marino was asked how this plan originated and explained that Bob Howarth had realized, based on comments from Chaw Chang of the Ag Committee, that lacking a maximum lot size would essentially allow a property owner to subdivide multiple times. A formula-based approach seemed like a better solution.

Ms. Kiley offered her comments on the BZA's approach, noting the added layer of process for property owners looking to subdivide. For instance, if the owner of a 50-acre parcel wanted to subdivide off and sell just 2 acres, they would be subject to a deed restriction. That would be a problem for some property owners, she said. Mr. Tselekis also raised a question: under the BZA proposal, can the property owner build an ag-related structure, like a barn, on the preserved parcel?

Ms. Thomas said she favored the BZA's approach because it requires property owners to think ahead and consider how best to subdivide land. She referenced John Wertis's comments on how

some land may be considered farmland but in reality is not suitable for production and may be best for a home. She said she is willing to proceed with the BZA's proposal.

The Committee then discussed minimum lot sizes of 1, 1.5 and 2 acres. In her previous role in helping shape the current zoning, Ms. Marino explained a 1-acre minimum created the potential for issues concerning citing of water wells and septic systems, thus the reasoning behind the current 2-acre minimum. Road frontage is another concern, she added. Further discussion ensued, with Ms. Thomas suggesting the Committee consider a 1.5-acre minimum. Mr. Boggs said he liked the 2-acre minimum, given the Town's rural character and his preference for larger parcel size. Ms. Kiley noted comments from some committees that pointed to the Town's Comprehensive Plan, which discourages sequential housing development along a roadway. How does the Town meet that goal if the minimum lot size is not reduced to encourage denser, more compact housing development? She also noted current zoning allows for two houses on a single 2-acre lot.

The Committee briefly discussed the process for its next meeting with all participating stakeholders before proceeding with a review of Ag definitions, specifically Ag Buildings, Ag Commerce, Ag Education, Brewery, Cidery and Distillery, and Lodges. Among the changes discussed: Ms. Kiley said she would work through an edit of both Ag Commerce and Ag-related Commerce definitions; seek guidance on Ag and Markets regarding the definition of Ag Education, and accept suggested language from the Sustainability Advisory Committee on the definition of Brewery, Cidery or Distillery entry.

In conclusion, Ms. Kiley reported the Town has received an extension from NYSERDA on the zoning work. A zoning draft is due to the State by year's end; a final draft is due by the end of March 2018, and the Town Board will need to consider the final document by June 2018.

Ms. Kiley MADE the MOTION to adjourn, and Mr. Boggs SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 9:03 p.m.

Respectfully submitted by Louis A. DiPietro II on June 2, 2017.