

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Monday, 07/24/2017**

Approved: September 18, 2017

Call to Order: 7:02 p.m.

Present: Chair Liz Thomas, and Committee members Michael Boggs, Rod Hawkes, Darby Kiley, and Sue Ritter; CJ Randall and David West of Randall + West.

George Tselekis was excused.

Public in Attendance: none

Agenda Review; Minutes Review (06/22/2017; 07/06/2017)

An amendment was offered to the June 22, 2017 meeting minutes.

Mr. Hawkes MADE the MOTION to accept the amended June 22, 2017 and July 6, 2017 meeting minutes, and Mr. Boggs SECONDED the MOTION. The motion was unanimously carried, 4-0.

Privilege of the Floor: No comments

Ms. Thomas expressed her hope that the Committee could complete the Ag Zoning draft tonight. She outlined her questions regarding the draft, beginning with the differences between Ag Commerce and Ag-related Commerce. Perhaps the Ag Commerce section can pull in a reference to the Farm Operation definition. Ms. Kiley proposed retitling “Agricultural Commerce” to “Farm Operation Commerce – Accessory Use”.

Ms. Ritter arrived at 7:07 p.m.

Manure management and CAFOs were then discussed. Under the current draft, CAFOs are allowed under special permit. Among topics covered: a 2007 Town Board decision on CAFOs, Ag and Markets law, and case law from 2012 that found special permits for CAFOs to be unreasonable. Ms. Thomas noted the inconsistency in having CAFOs under the special permitting section and animal waste storage facilities under site plan review. The special permitting process is more stringent than site plan review, Ms. Randall offered. Mr. Hawkes felt CAFOs should remain in the special permit section.

Discussion topics shifted to road frontage, the entire zoning rewrite project’s schedule of completion, and subdivisions. Mr. Boggs said roughly 70 percent of the NYSERDA funds for the Town zoning rewrites has been spent already. Is the project 70 percent complete? Ms.

Randall said she feels the Committee is in good shape regarding the grant funding. Ms. Thomas said there is additional Town money allocated in case the project exceeds available grant funds.

At this time, Mr. West circulated three different illustrations, each showing how different sized parcels would be subdivided under current zoning and under proposals put forth by the Steering Committee and participating stakeholders. The illustration also included a sketch cluster design. The first sample was for a 218-acre lot. Under the current zoning, that 218 acre lot could be subdivided into roughly 80 residential lots. The ZUSC proposal would allow for 22 residential lots. The Conservation and Sustainability Advisory Committee's sliding scale proposal would allow for just four residential lots, which Mr. West characterized as extremely restrictive. Steering Committee members further discussed subdivisions and parent parcels while also reviewing Mr. West's second and third samples, showing a 60.2-acre parcel and 64.4-acre parcel, respectively.

Members then stated their favored proposal to consider for the latest draft of the zoning rewrite. Ms. Thomas said Mr. Tselekis preferred the ZUSC proposal. Mr. Hawkes, too, favored the ZUSC proposal, while Mr. Boggs said he favors the ZUSC proposal but would like to see larger minimum lots of 2-acres and a minimum of 400 feet of road frontage. Ms. Thomas said she likes the ZUSC proposal but is in favor of allowing 1-acre minimum lot sizes and offering a cluster bonus. Ms. Ritter noted that there is no guidance on what the maximum lot size should be. Ms. Kiley agreed, adding that she likes a 1-acre minimum but would prefer some way to set a maximum lot size.

Ms. Thomas MADE the MOTION to include within the latest ag zoning draft 1-acre minimum lot sizes, minimum 150-feet of road frontage and a clustering bonus. Mr. Hawkes SECONDED the MOTION. Both Mr. Boggs and Ms. Ritter said they would vote no. The motion was ultimately tabled.

The Committee then discussed who would next receive the draft document, the public or the Town Board? Secondly, would the Committee release both the Ag and Hamlet documents simultaneously or separately? Ms. Ritter suggested releasing both documents once they are completed.

At 8:45 p.m., the Committee's attention turned to the Jacksonville Hamlet zoning document, with Mr. West reviewing design guidelines. Requested changes were offered to the section, including: adding a definition of design guidelines to the Introduction; retitling the section as "Commercial Design Guidelines"; removing time limits on parking spaces; striking the language "Provide pedestrian signals and eliminate right turn..."; and further explanation – possibly with illustrations – on what bioswales are.

Committee members agreed to meet next on August 21.

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

Meeting adjourned at 9:28 p.m.

Respectfully submitted by Louis A. DiPietro II on August 27, 2017.