

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Monday, 08/21/2017**

Approved: September 18, 2017

Call to Order: 7:00 p.m.

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

Public in Attendance: Roxanne Marino

Agenda Review; Minutes Review (07/24/2017)

July 24, 2017 meeting minutes were not yet available.

Privilege of the Floor:

Speaking as a resident, Ms. Marino read a prepared statement and said she was surprised and dismayed that ZUSC's most recent ag zoning draft is little different from the February draft, despite having taken comments and suggestions from each Town stakeholder group. Most all of those comments have been ignored, she said. Specifically, parameters on lot area and subdivision on parent tracts are nearly identical to what was initially proposed. This has been a poor process; all four stakeholder groups did not support the current proposal, which, as written, would allow for further development and sets the stage for more conflict between the ag community and residential property owners. She requested any ZUSC draft be submitted to the Town Board for a full review before it is released to the public.

Discussion on Draft Ag/Rural zoning

The Committee began by discussing note C of Section 212-29.1 (Limitations on subdivision on parent tracts) before moving on to accessory dwellings. While Ms. Thomas cited the need for affordable housing as a reason to permit accessory dwellings, Ms. Ritter saw a potential issue in having two dwellings on a single parcel. Her concern was more a matter of density and resale – who would buy a property with two houses located on it? Language was considered that would describe a secondary unit as subservient to the parent house. Ultimately, new language was not adopted, and the Committee moved on.

In the Farm Operation Accessory Commerce section, Ms. Thomas suggested having no outdoor display of equipment. Mr. West asked if there were a square-footage threshold that would be allowable for outdoor display of equipment, say, 5,000 square feet or 1,000? Consensus was reached among Committee members to establish a limit of 1,000 square feet of maximum space allowed for outdoor storage of farm equipment. A similar cap was suggested for the Agriculture-

related Commerce and Lawn/Landscaping sections, but ultimately both sections were left unchanged.

Mr. Hawkes referenced note J (Farm Breweries, Farm Cideries,...) within section 212-27 (Uses allowed by site plan approval) and called the words “site-produced” and “primarily” problematic. After a discussion, members reached consensus to strike “and wineries” from note J.

Elsewhere, Ms. Thomas suggested, and ZUSC ultimately reached a consensus, to strike everything but “golf courses” from note K in section 212-28 (Uses allowed by special permit).

Discussion then turned to lot area and yard requirements. Ms. Thomas said ZUSC is trying to both restrict subdivisions but allow flexibility so people can subdivide off the road. Talks are still ongoing with Town Counsel concerning private roads because, if allowed, more development could take place off the main roadway and possibly lead landowners to access and develop undesirable land. She thought perhaps 10 as the divider for subdivisions was too lenient and offered 15 for consideration. This spurred a discussion on subdivisions. Mr. Tselekis said he would prefer seeing the current proposal and 10 as a divider. The idea was pitched to bring in stakeholder liaisons and have them offer suggestions for subdivisions. Perhaps ZUSC could consider maximum lot sizes and 15 as a divider, Ms. Thomas said. She also proposed inviting stakeholder liaisons to a future meeting to discuss lot sizes and subdivisions. A presentation or written summary of ZUSC’s work thus far would be helpful, too, she said. ZUSC members were in consensus agreement to invite stakeholders.

Mr. West said he would make the proposed changes and send an edited copy of the ag document to the liaison groups.

Upcoming meeting dates were tentatively scheduled: Monday, September 18; Thursday, September 21; Thursday, October 19, and Thursday, November 9. Thursday, October 5, was offered as a possible meeting date between ZUSC and liaisons.

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

Meeting adjourned at 9:25 p.m.

Respectfully submitted by Louis A. DiPietro II on September 11, 2017.