

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Monday, 09/18/2017**

Approved: September 21, 2017

Call to Order: 7:03 p.m.

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

Public in Attendance: Roxanne Marino, Jamie Swinnerton, Stephanie Heslop.

Agenda Review; Minutes Review (07/24/2017, 08/21/2017)

Ms. Thomas informed the Committee of George Tselekis's resignation from both the Committee and the Town's Board of Zoning Appeals. The Town Board recently passed a resolution acknowledging Mr. Tselekis's nearly 30 years of service with the BZA. For now, the Steering Committee will operate with five members, with the Town Board ultimately making the decision on whether the Committee remains at five members or adds a replacement for Mr. Tselekis. Ms. Thomas also noted that the most recent Ag zoning draft appears to not reflect all of the Committee's recommended changes from the previous meeting.

Mr. Boggs MADE the MOTION to accept the amended July 24, 2017 meeting minutes, and Ms. Ritter SECONDED the MOTION. The motion was unanimously carried.

After a short discussion regarding deliberations from the Committee's August meeting, Ms. Thomas MADE the MOTION to accept the August 21, 2017 meeting minutes, and Ms. Ritter SECONDED the MOTION. The motion was unanimously carried.

Privilege of the Floor: No one addressed the Committee at this time.

Discussion on Ag Zoning

Ms. Thomas reintroduced her suggestion for a 1,000 square-foot limit on outdoor displays within the Agriculture-related Commerce section, which, as written, prohibited outright any outdoor displays or storage of products. The Committee reached a consensus to adopt similar language used in the section for "Farm Operation, Accessory Commerce": that outdoor display or storage of products is "limited to 1,000 square feet."

Mr. Boggs proposed duplicating language from the "Lawn/Landscaping Service" and adding it as a stand-alone item under "Agriculture-Related Commerce." Consensus was reached to add the following sentence to "Agriculture-Related Commerce": "The accumulation of trash, debris, garbage or other waste or junk or scrap material is not permitted."

Ms. Thomas MADE the MOTION to adopt the changes within Ag-Related Commerce, and Mr. Boggs SECONDED the MOTION. The motion was unanimously carried.

Ms. Thomas brought up the idea to use 15 as the divisor to determine number of subdivisions. She suggested proposing this for discussion with stakeholders at the Committee's September 21 meeting.

Discussion of Draft Jacksonville Zoning

The Steering Committee first reviewed the Hamlet Draft Zones map and discussed hamlet areas to remove from the "Hamlet Neighborhood" designation and add to "Agriculture". Three parcels on the northeast side of Cold Springs Road and Route 96 and four parcels furthest west on Swamp College Road were re-designated as "Agriculture". Consensus was reached on these changes. Hamlet sidewalks and potential funding options were discussed.

Next, the Committee reviewed the Hamlet zoning document. Mr. Boggs brought the discussion to section 212-81 (Lot area and yard requirements), and suggested upping the minimum side yard setback to 15 feet from 5. Ten feet was proposed as a compromise, and Committee members reached a consensus to change the side yard setback to 10 feet. In that same section, Ms. Ritter asked about the maximum building height of 32, feeling it was too low, and said she would be curious if Randall + West had suggested any changes.

Ms. Thomas expressed concerns about drive-thrus, finding them counter-productive to the goal of making a walkable Hamlet. Mr. Hawkes felt prohibiting drive-thrus could restrict the viability of some businesses, like a coffee place. Mr. Boggs proposed, and the Committee reached a consensus, to inquire about drive-thrus with community members during a future meeting.

During a review of Hamlet design standards, Mr. Hawkes felt the header for "Non-Historic Buildings" could be clearer. The Committee opted to finish its review of design guidelines at its October 5 meeting. Discussion of the Office/Technology Mixed Use location and uses was also delayed until October 5.

Next meeting – September 21 with committee/board representatives

Ms. Thomas said Town Counsel was considered as the facilitator for the stakeholder meeting, but she is unavailable. David West of Randall + West will be on-hand. Ms. Thomas suggested one Committee member lead the discussion and begin with a presentation outlining goals – adhere to the Comprehensive Plan, preserve land, reduce sprawl, and consider flexibility of landowner rights – and laying out problem areas, like minimum and maximum lot sizes. Afterward, stakeholder groups would then weigh in. It will be important to find out how close – or far – the Committee is with the proposed document, Mr. Boggs said. The next logical step would be to look at where the Committee and stakeholder groups agree, Ms. Thomas offered, adding that the Committee needs to explain why it chose to retain certain parameters within the document, despite advice and suggestions from stakeholder groups. Mr. Hawkes suggested Ms. Thomas lead the conversation and encouraged her to keep the meeting focused and brief.

Privilege of the Floor

Ms. Heslop said she likes the Hamlet design guidelines but requested clarity on site plan review. She added she would like to see sidewalks and a reduction in the Hamlet speed limit. Ms. Thomas said the Town can request a speed limit change from the State Department of Transportation, but those requests are often denied.

Ms. Marino liked Ms. Thomas's idea for meeting procedure on September 21. She requested the Committee send out a copy of the Ag zoning document prior to the Thursday meeting.

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

Meeting adjourned at 9:14 p.m.

Respectfully submitted by Louis A. DiPietro II on September 18, 2017.