

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Thursday, 10/05/2017**

Approved: October 19, 2017

Call to Order: 7:03 p.m.

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

Public in Attendance: Roxanne Marino

Agenda Review; Minutes Review (09/21/2017)

Mr. Hawkes MADE the MOTION to accept the September 21, 2017 meeting minutes, and Mr. Boggs SECONDED the MOTION. The motion was unanimously carried, 5-0.

Discussion on draft ag/rural zoning

Ms. Thomas said the Steering Committee would need to hold a public meeting on the zoning updates by the end of the year to be eligible for NYSERDA grant funds. It would be preferable to have a draft of the Ag zoning to the Town Board as soon as possible. Ms. Randall would present to the Town Board on progress made thus far for both the Ag and Jacksonville zoning drafts.

After a discussion, the Committee reached a consensus to hold a public meeting and presentation on the zoning updates on Thursday, November 30.

Based on the Committee's previous meeting with stakeholder groups, Ms. Thomas laid out zoning areas that received general agreement: 2-acre minimum lot sizes; minimum road frontage of 200 feet; 1-acre minimum lot sizes and 150 feet of road frontage for cluster developments, and yes to private roads. A discussion ensued regarding whether or not to retain a 2-acre minimum lot size, with the Committee ultimately deciding in favor of a 2-acre minimum.

Elsewhere, Committee members discussed and reached consensus on the following changes within the Ag/Rural zoning document: minimum road frontage of 200 feet; lot depth minimum changed from 150 to 200 feet, upon the recommendation of Ms. Kiley, who felt 200 feet better aligned with the 200 feet of minimum road frontage requirement.

Discussion turned to the divisor, the dividing number to help determine number of allowable subdivided lots. Referring to Chaw Chang's recommendation to use site plan review to limit subdivisions, Ms. Randall strongly advised against using site plan review for 1- or 2-family homes. It would complicate the building process to the degree that it could be challenged legally.

In effect, every applicant for a single-family home would have to come before the Planning Board, and applicants would spend much time and money preparing necessary documents. If you are concerned about the number of lots being built, you can limit number of subdivisions, limit the size of lots or support large minimum lot sizes. Those are your options, she said. There is no other way to have a rule of uniformity.

Ms. Thomas said she is not in favor of the site plan review method that the Ag Committee recommended. She proposed using 15 as the divisor instead of 10. Ms. Ritter, Mr. Hawkes and Ms. Kiley all expressed their support for 15.

Mr. Hawkes initially proposed increasing the front-yard setback to 75 feet from 50 feet, but ultimately the Committee opted to retain 50 feet.

A long discussion ensued on maximum lot sizes as well as hypothetical scenarios concerning lots of various acreage. Ms. Randall noted the apparent contradiction within a tentative provision in the zoning draft that would allow subdivided agricultural lots to become parent lots – with the option for further subdividing – after 25 years.

Ms. Kiley MADE the MOTION to add a 4-acre maximum lot size for residential subdivisions, and Mr. Hawkes SECONDED the MOTION.

The Committee considered a number of parcel-size scenarios.

The vote was as follows:

Ms. Thomas	NAY
Mr. Boggs	AYE
Mr. Hawkes	AYE
Ms. Kiley	AYE
Ms. Ritter	AYE

Result: Motion carried.

Ms. Thomas said she voted no because she believes in offering more flexibility.

The Committee continued their discussion of zoning parameters. Ms. Thomas suggested allowing one subdivision for parcels between, say, 5 and 10 acres, while any larger acreage would be subject to the 15 divisor.

Discussion on Jacksonville Design Guidelines

Several minor changes were offered and made. The question of building height in the Hamlet center was broached, with Ms. Randall saying 36 feet is typically the maximum building height. The Hamlet maximum is currently 32 feet. Ms. Randall was advised to add direct, prominent language to the draft that states the design guidelines do not apply to single-family homes.

The Committee spent 15 minutes discussing Town watersheds and setbacks from streams.

Ms. Thomas said the Committee still needs to review the office/mixed-use area in Town and consider recommendations to the Planning Board regarding development districts. Future meetings were discussed and scheduled for October 19, November 9 and November 16.

Privilege of the Floor

A community member expressed her concern with GMOs and would like to see them regulated locally. GMOs are causing illness and are outlawed in other countries.

Ms. Marino shared a draft zoning ordinance from a Pennsylvania municipality that could help inform Randall + West's work.

A resident of Jacksonville touched on on-street parking and had questions concerning road width and sidewalks.

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

Meeting adjourned at 9:33 p.m.

Respectfully submitted by Louis A. DiPietro II on October 5, 2017.