

Article XIX Development Districts

§ 212-116 Purpose.

The purpose of the Development District is to give flexibility to this chapter in order to accommodate such developments which would be beneficial to the community but which are not now permitted in any established zoning district. These developments must not be contrary to the Ulysses Comprehensive Plan or this chapter.

§ 212-117 Establishment.

Any Development District established after the adoption of this chapter shall be established in accordance with the procedures set forth in Article III, § 212-20.

§ 212-118 Existing development districts.

NOTE: The following Development Districts were established prior to the adoption of this chapter and shall remain in effect as set forth below.

H. Development District No. 8: Boat sales, service, and storage Moore's Outboard Sales and Service (formerly Development District No. 19, created July 18, 1991, amended _____ (DATE)).

(1) Allowed uses. The purposes for which the district may be used are as follows:

(a) Sales and service of small marine motors, used boats, and accessories.

(b) Storage of boats.

(2) District area and boundaries.

BEGINNING at an iron pin set near the easterly road line of Dubois Road 30 feet north of center line of creek culvert which defines the southwest border to Tax Parcel 32-2-8.22 and continuing northerly 184 feet along the center line of Dubois Road to an iron pin along the easterly road line of Dubois Road; then continuing 220 feet easterly and perpendicular to Dubois Road to an iron pin; then continuing 125 feet northerly and parallel to Dubois Road to an iron pin; running thence 380 feet easterly and perpendicular to Dubois Road to an iron pin, then continuing 309 feet southerly and parallel to Dubois Road to an iron pin; and thence returning 600 feet westerly and perpendicular to Dubois Road to the iron pin marking the point and place of beginning; conveying 3.14 acres.

(3) District specifications.

(a) The existing building is to be used for business. No new buildings are allowed. Well and septic systems are to be installed maintained according to Tompkins County Health Department requirements.

(b) Business hours shall be limited to between 8:30 a.m. and 5:30 p.m., Monday through Friday; 8:30 a.m. to 3:00 p.m. Saturday; and 9:00 a.m. to 12:00 noon on Sunday. Most repairs will be done during weekdays; repairs after 5:00 p.m. will be done inside the building. No mechanical sound associated with boat repair shall emanate from the property before 8:00 a.m. or after 8:00 p.m. Monday through Saturday, nor on Sundays and federal holidays.

Track changes – recommendations from PB 05/01/2018- with highlighted changes

- (c) ~~Customer parking for up to six cars will be located in front of the building. Parking lot area is to be 40 feet deep by 50 feet wide and centered in front of the building. Maintain parking between the front of the building and highway right of way, and on the south side of building, as shown on 'Survey Map Showing Development District for "Moore's Marine" Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York' by TG Miller P.C. revised 1/22/18. The owners of the land on which the Development District is located shall file the map in the Tompkins County Clerk's office no later than 30 days after adoption of this local law.~~
- (d) ~~Storage for 15 boats to 20 bBoats waiting ready to be picked up and/or serviced will be permitted shall be stored -on the north side of the building, on the south side of the building, on the on the east side of the building, and on the lower lot/east side of the building, as shown on approved site plan on 'Survey Map Showing Development District for "Moore's Marine" Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York' by TG Miller P.C. revised 1/22/18, which is incorporated herein by reference and made a part hereof.~~
- (e) ~~Outside storage of boats shall be permitted on the south side of the building, and on the lower lot/east side of building, as shown on approved site plan on 'Survey Map Showing Development District for "Moore's Marine" Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York' by TG Miller P.C. revised 1/22/18, which is incorporated herein by reference and made a part hereof. Storage of 10 boats to 15 boats is permitted within the building. Up to five boats may be stored outside over the winter.~~
- (f) ~~Used boat sales shall be permitted only on the south side of the building, as shown on approved site plan on 'Survey Map Showing Development District for "Moore's Marine" Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York' by TG Miller P.C. revised 1/22/18, which is incorporated herein by reference and made a part hereof.~~
- (g) ~~A stockade fence up to six feet in height shall be installed on the north side of the building along the boundary line of the Development District. Vegetated buffer shall be installed and maintained on the property boundaries with 3060 Dubois Rd (Tax Parcel Number 32.-2-10) and 3072 Dubois Rd (Tax Parcel Number 32.-2-8.21). Landscape plan for the vegetated buffer shall be reviewed and approved by the Planning Board and filed with the Town.~~
- (h) ~~Improvements to buildings and grounds: roof to be painted, trim to be painted, a~~Area around building to be kept clean with no outside storage other than boats with or without motors and trailers.
- (i) ~~Signs: One freestanding sign not to exceed 18 square feet. For sign(s) attached to the building, the cumulative square footage shall not to exceed 64 square feet one lighted sign with plastic face on front of the building, not to exceed three feet by five feet in size. Signs required by New York State are not included in the area calculation. No illuminated signs shall be permitted.~~
- (j) ~~Exterior building lights, sign and security lights are permitted, subject to the provisions of Article XX, § 212-123. One pair of floodlights on each side of building shall be allowed. Lighting is to be cast in a downward direction so as not to constitute a hazard to drivers and an annoyance to neighbors.~~
- (o) ~~Ten pine trees are to be planted along the southerly boundary line of the Development District.~~

Track changes – recommendations from PB 05/01/2018- with highlighted changes

- ~~(j) All existing floor drains within the building shall be core-filled with appropriate concrete material, and all existing drains exiting the building shall be removed.~~
- (k) Used gear lubricants and motor oils shall be stored in a tank or tanks not to exceed 300 gallonstwo-hundred-fifty-gallon tank, which shall be pumped when full by an authorized handler of petroleum waste material. There shall be no liquid or solid waste disposed of on the property other than that authorized by the Tompkins County Health Department.
- (l) **The construction of any other buildings within the Development District shall be considered an additional and further use for which an application must be made to the Town Board pursuant to Article III, § 212-20.**
- ~~(m) A vegetated buffer 100 feet wide shall be maintained on the eastern boundary of the Development District.~~
- ~~(n) Engine/boat maintenance and repair involving lubricants, oils, or other hazardous materials shall be performed over a permanent or portable impermeable surface with sufficient capacity to collect the maximum volume of liquids used during the maintenance/repair work. Spills shall be cleaned up according to best management practices.~~
- ~~(o) No edible plants shall be grown for human consumption without first testing the soil for contaminants.~~