

Track changes [at TB 3/27/18 and PB 4/3/18](#)

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).

(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.~~

(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 in the 50 foot by 150 foot lot, as shown on 'Survey Map Showing Development District for "Moore's Marine"'~~

Comment [DK1]: Put limit on sales. Clarify only used boats, not a new boat showroom retail space. See area for sales designated below.

Comment [DK2]: Town Board concern not w number boats, but with visual screening of storage area as viewed from neighboring property. (See more notes below)

Comment [DK3]: 3/27 TB decided to keep "new buildings" PB had recommended deleting in prior draft.

Comment [DK4]: 3/27 TB decided to change language to exclude Sundays and to insert "associated with boat repair." Not for PB discussi

4/3 – PB consider addition of "Customer maintenance/activity on personal boats shall be restricted to posted business hours of operation."

For discussion - What about drop off and pick up outside of business hours? How to regulate and enforce?

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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 boats waiting ready to be picked up and/or serviced will be permitted~~ may be placed on the 25 foot by 100 foot lot on the north side of the building, on the 50 foot by 150 foot lot on the south side of the building, on the 25 foot by 50 foot lot on the east side of the building, and on the 150 foot by 175 foot lot located 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 50 foot by 150 foot lot on the south side of the building, and the 150 foot by 175 foot lot located 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 on the 50 foot by 150 foot lot 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 and maintained on the shared property boundary with 3060 Dubois Rd (Tax Parcel 32.-2-10) north side of the building along the boundary line of the Development District.
- (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. Sign illumination shall follow sign standards in §212-122.~~
- (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 east in a downward direction so as not to constitute a hazard to drivers and an annoyance to neighbors.~~
- (l) ~~Ten pine trees are to be planted along the southerly boundary line of the Development District.~~
- (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 gallon ~~two 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.
- (o) ~~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.~~

Comment [DK5]: Revise if these dimensions need to be changed to meet visual/view issues.
FOR DISCUSSION - Moores recommend taking actual dimensions and just reference site plan.

Comment [DK6]: DK SUGGESTION: Separate out boat storage and new section on used boat sale location.

Comment [DK7]: 3/27 TB and Moore's agree inserting language about a 6 ft fence on the property line on the north and east boundaries with 3060 Dubois Rd.
Here is suggested language.

Comment [DK8]: 3/27 TB requests that PB work on - maybe reduce hours that sign is lit to only during open hours. Work on compromise. Town board leaning against illumination.

Comment [DK9]: 3/27 TB decision to change from 1,000 to 300 gallons. No PB action needed.

Comment [DK10]: 3/27 Per TB reinstatement "no new buildings" suggested deleting this clause

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- (l) A vegetated buffer 100 feet wide shall be maintained on the eastern boundary of the Development District.
- (m) 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.
- (n) No edible plants shall be grown for human consumption without first testing the soil for contaminants.

Comment [DK11]: 4/3 PB member concern – customer work on boats?