

**Summary of Changes**  
**Article XXI: Land Subdivision Regulations**  
**Town of Ulysses**  
**November 30, 2017**

**What's not changing?**

- ✓ Simple subdivision is still allowed with Zoning Officer / Town Planner approval. Simple subdivision allows a land owner to split a single lot or move a parcel boundary without planning board review if there are no new roads or public utility extensions and no additional subdivisions have been made in the last 3 years. There are additional review criteria to guide the placement of new lots and preserve ag land.
- ✓ Minor subdivisions are still allowed, though there are additional review criteria to guide the placement of new lots and preserve ag land.
- ✓ Major subdivisions are still allowed, though there are significant additional review criteria to guide the placement of new lots and preserve ag land.

**What is changing?**

- ✓ Added guidance and standards for the Planning Board to use in subdivision review.
- ✓ Major Subdivisions (subdivision of more than 3 lots) require cluster subdivision planning, which is based on a resource analysis. Any new large developments must start with identification of valuable open space, views, and natural features before laying out the development. This inventory and evaluation of natural, historic, and cultural resources on a property identifies what should be protected, provides the basis for the maximum density calculation, and determines locations for new development.

On the following page are illustrations of the four-step resource analysis process, created by the Natural Lands Trust available at:

<http://www.greenerprospects.com/PDFs/growinggreener.pdf>.

- ✓ Density bonuses are allowed during the cluster subdivision process if landowners preserve most of the parcel as working farmland; or, preserve most of the parcel as permanent open space area; or, allow public access to a significant recreational area. The Land Subdivision Regulations also provide criteria for how the preservation and ownership of that open space area is structured.

**Prepared by planning consultants Randall + West on behalf of Town of Ulysses Zoning Update Steering Committee meeting.**

**Please direct all comments and questions to Town of Ulysses Planner Darby Kiley at [kiley@ulysses.ny.us](mailto:kiley@ulysses.ny.us) or 607-387-5767 x 222 by January 11, 2018.**

## Cluster Subdivision Planning Process



Step 1: Delineate prime soils, natural, historic, and cultural resources, stormwater and wastewater locations and potential development area



Step 2: Locate House Sites



Step 3: Aligning Streets and Trails



Step 4: Drawing the lot lines