Town of Ulysses
Planning Board
Final Meeting Minutes
July 17, 2018

Call to Order: 7:00

Present: Chair David Blake, Rebecca Schneider, John Wertis, Katelin Olson, Jonathan Ferrari, Town Planner John Zepko, Town Board Liaison Rich Goldman

Not present: Steven Manley

Agenda Review; Minutes Review: Mr. Wertis MADE the MOTION and Ms. Schneider SECONDED the MOTION to approve the minutes from the July 3, 2018 meeting.

Mr. Blake made a correction to the July 3rd minutes concerning the Moore’s landscaping plan and then offered the minutes, with changes, for a vote.

The minutes were approved unanimously.

Mr. Blake introduced John Zepko, the new Town Planner for Ulysses. Mr. Zepko came from the job of Planner for Cayuga County, where he worked with 33 municipalities, all agricultural. Mr. Zepko said much of his work has focused on water quality and storm water management.

Privilege of the Floor: None

New Business:


Michael Moore, agent for owners of 4 Seasons Storage, presented a permit for a sign to be placed on the side of the 4 Seasons Storage building, located at 1607 Jacksonville Road (more well-known as the old antiques mall). Mr. Blake said that such a sign is allowed in that district and after a question from Mr. Zepko, Mr. Wertis made the MOTION and Mr. Blake SECONDED the MOTION to waive the public hearing for the permit review.

The motion passed unanimously.

Draft Zoning Update

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Discussion focused on how the Planning Board will communicate concerns about the now-completed ZUSC document that has been presented to the Town Board, especially now that the ZUSC is done meeting.

After hearing members discuss how to address different areas of concern within the proposed zoning document, Mr. Blake noted that each “of you here will have different thoughts and ideas of what needs to be addressed.” He continued, saying members should review the document “as individuals and then come back and say here’s what I found and then we can discuss it.” Mr. Blake said he would talk with Town Supervisor Liz Thomas to get copies for each member by the following week. He added that people can also view the document online.

Mr. Boggs noted that there will also be at least two public hearings on the zoning changes after the Town Board has received them.

Ms. Olson recommended, and her fellow Board members agreed, that the zoning document be approved item by item. Ms. Olson said using an item-by-item approach could address the fact that Planning Board members feel their concerns haven’t been heard. It would also be helpful as residents come forward with their concerns and will create a transparency around particularly controversial issues like the 80/20 proposal.

When several members spoke about the difficulty in disagreeing with the one part of a proposed change such as subdivision, while supporting another, like the 80/20 rule, Ms. Olson pointed out that voting item by item will allow a member to have strong reservations and still vote to get the document approved.

Mr. Goldman encouraged members to get feedback to the Town Board, saying that a statement for or against a certain issue from the Planning Board would have a lot of power; he added that he, for one, would like to hear the Planning Board’s thoughts on the 80/20 issue.

More conversation ensued on how the zoning document can be reviewed, with track changes or without, and then Mr. Blake turned the meeting to new business. Mr. Zepko said there were no new applications at the moment. After a few more questions about possible new construction in the area, Mr. Wertis MADE the MOTION and Ms. Schneider SECONDED the MOTION to adjourn. Meeting was adjourned at 8:12 pm.

Respectfully submitted by Maria C. Barry, July 27, 2018