Town of Ulysses  
Planning Board  
Final Meeting Minutes  
Tuesday, September 4, 2018

Approved:  September 16, 2018

Present:  Chair David Blake, John Wertis, Jonathan Ferrari, Katelin Olson, Rebecca Schneider, Alternate Steven Manley, Town Board Liaison Rich Goldman

Call to order:  7:02

Agenda Review, Minutes Review:  None.

Privilege of the floor:  None.

Discussion:

Planning Board members began the discussion by presenting the following alternatives to the 80/20 rule:

A ratio -- divide total acreage and the resulting number is the what is can be developed;

Leave zoning as it is because the minimum-lot size and 400 feet of road requirement will avoid development sprawl;

A hybrid that applies the ratio plan to one half of a property and the large-lot option (no minimum lot size) to the other.

Discussion focused on how to fine tune whatever option is chosen so that development can happen in Ulysses while still protecting open land. At the suggestion of Ms. Olson, the Board focused discussion more on creating rules for subdividing and less on writing broad zoning language. Board members talked about ideas:

- providing some kind of compensation – such as temporary conservation easements – for farmers/property owners who are required to leave large amounts of land undeveloped;

- clustering lots and houses on less land; and

- more restrictions in conservancy zone (wetlands, steep slopes, Taughannock Creek);

and concerns:

- too many requirements may make building in Ulysses un-affordable; and
too many regulations will overwhelm zoning department

Board members eventually decided to research and support a “yield” plan – build as allowed by zoning and subtract the constrained land, which equals the yield; keep half of the yield undeveloped. Mr. Zepko told the Board he helped implement such a plan in Malta, New York, and found that it did preserve open space and kept costs down.

No resolutions were reached and Ms. Schneider MADE the MOTION and Mr. Ferrari SECONDED the MOTION to adjourn at 8:45 p.m.

Respectfully submitted by Maria C. Barry, September 25, 2018