Call to order: 7:05

Present: David Blake, Katelin Olson, Jonathan Ferrari, John Wertis, Steven Manley, Town Board Liaison Rich Goldman, and Michael Boggs. Not present: Rebecca Schneider.

Agenda Review, Minutes Review (August 21 and September 4): After one name correction, both sets of minutes were approved unanimously.

Privilege of the floor: None.

New Business

85 Maplewood Road, Tax Parcel Number 29.-1.-7.2.-6. Comments to the Board of Zoning Appeal (BZA) regarding an appeal by Mairead O’Sullivan and Arthur Landi for area variances under section 212-54, Lot area and yard requirements of the Town of Ulysses Zoning Law, for the purpose of constructing a 16ft x 16ft structure.

Ernie Bales, architect and representative for Mr. Landi and Ms. O’Sullivan, showed the Board preliminary plans for a carport that had been presented to the BZA. Mr. Bales questioned the Board as to their concerns and what additional information he should provide.

Mr. Zepko noted that there is no requirement to obtain a building permit for structures under 144 square feet as long as they are zoning compliant. Board members asked questions about plans for storm water, setbacks, and erosion control. Mr. Bales pointed out plans for a rain garden and other landscaping features. Mr. Ferrari suggested that a revised plan should demonstrate that the retaining wall is appropriate. Mr. Bales thanked the Board for their time.

Special Use and Site Plan Review, Smart Start, 1966 State Route 96, Parcel B, Tax Parcel Number 20.-3-.21. The applicant is applying for a Special Permit (212-18) and Site Plan Review (212-19) for the construction of a preschool and nursery space at the above mentioned property. The proposed building is approximately 80ft x 80ft in size on an approximately 4.86-acre parcel in an A1-Agricultural District Zone.

Board members listed issues to be addressed by Smart Start:
• parking – Ulysses’s code does not have any requirements for parking at a childcare center so applicant needs to specify how many employees will be parking and where that space will be;
• septic plans; and
• existence of drainage tiles under proposed site.

Mr. Blake MADE the MOTION and Mr. Wertis SECONDED the MOTION to request a sketch plan and Review from the applicant. A public hearing on the request will be scheduled for October 6th, 2018.

The motion passed unanimously.

Discussion

Discussion started with a review of a plan Mr. Zepko had overseen – and shared with Board members – in the town of Malta, NY. In general, Board members liked Malta’s approach to subdivision but noted it didn’t have any zoning for agricultural lands; that is because, Mr. Zepko replied, Malta doesn’t have any agricultural land. Conversation continued about what to recommend to the Town Board/ZUSC as the best way to allow development and preserve agricultural land.

Members settled on recommending the current zoning – a minimum of two acres, with 400 feet of road frontage – as still a good way to curb development. As one member was not present, the Board scheduled a meeting for Monday, September 23rd to write a resolution to send to the Town Board before the joint Town Board/ZUSC meeting (scheduled for Wednesday, September 26th).

Conversation then turned to the proposal to extend the Conservation Zone. If approved, the Conservation Zone would end at Dubois Road.

Board members mentioned some concerns such as access to water and erosion, but decided that, faced with a lack of good information about the need for more water access and erosion control, they would not support the extension.

Discussion wrapped up; Mr. Blake MADE the MOTION and Mr. Wertis SECONDED the MOTION to adjourn. Meeting adjourned at 8:55 p.m.

Respectfully submitted by Maria C. Barry, September 24, 2018.