

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
02/05/13**

Approved 3/5/13

Present: Acting Chairperson Rod Hawkes, Members- Sarah Adams, Stan Beames, Rebecca Schneider, John Wertis, Environmental Planner Darby Kiley

Excused: Peter Fry, Ken Zeserson

Mr. Hawkes called the meeting to order at 7:00 pm. There were no changes to the agenda. The meeting minutes from December 4, 2012 were reviewed. Mr. Wertis had corrections on page 3 – that the Ag Plan document had “not” been prepared by the committee, and that Bergmann Associates generated “large sections of the plan.” With those corrections, Mr. Wertis made the Motion to approve the December 4, 2012 minutes, Mr. Beames seconded the motion, and the vote was taken:

Ms. Adams – AYE
Mr. Beames – AYE
Ms. Schneider – AYE
Mr. Wertis – AYE
Mr. Hawkes – Abstained

The meeting minutes from January 15, 2013 were reviewed. Mr. Wertis had corrections on page 5 – replacing the beginning of the third sentence in the final paragraph with “He is perturbed that the Supervisor . . .” Mr. Wertis made a motion to approve the minutes but they were not voted on because the majority of the members present were not at the 1/15/13 meeting. The approval will be added to the February 19th agenda.

Work Plan

The Board began a discussion of possible Planning Board work plan items for 2013. The board has never had a work plan but there is an advantage to thinking ahead of goals of why the board is here. The work plan could then be presented to the Town Board for their buy-in, which will help more projects forward.

The items that were mentioned last month (Design Guidelines, wind energy facilities, woodburning furnaces, how-to-simplify-the-zoning-law) are all related to zoning. The over-riding goal should be to bring the zoning in compliance with the Comprehensive Plan.

The Conservation and Lakeshore Districts are not done, but those are being worked on by the ad hoc committee. At this point, there are no means to protect open space and ag lands.

Ms. Adams would like to look at design guidelines for commercial activities. Currently there are no requirements for landscaping.

It would be good to get the Town Board's input and support. At the last meeting Mr. Kerness recommended forming subcommittees to work on projects and bring those back to the entire Planning Board.

Mr. Wertis added that the subdivision regulations have been discussed in the past – do we really want to have three levels of subdivision approval.

Ms. Schneider asked if there are priority areas for protection – what is the next key site, such as a UNA, buffer, or open space area that should be protected, and what are the tools to protect it. The town should be proactive and plan to do a gap analysis.

Mr. Hawkes made a MOTION, seconded by Ms. Schneider that Ms. Kiley will propose to the Town Board that the Planning Board will work on aligning the current zoning with the 2009 Comprehensive Plan.

All members in favor – motion passed.

The first step will be to review the Zoning Analysis done by Bergmann Associates.

ShurSave

This project was briefly mentioned because it will likely be on the next agenda. The draft elevation plan was discussed briefly. The board would also like to see building materials, and the plan view with different colors to distinguish different lines.

The meeting was adjourned at 7:45pm.

Respectfully submitted,
Darby Kiley