

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
10/01/13**

APPROVED 11/19/13

Present: Chairperson Ken Zeserson, Board Members: Sarah Adams, Brian Cutler, Rod Hawkes, Rebecca Schneider, John Wertis, Environmental Planner Darby Kiley

Excused: Stan Beames

Public: Paula Horrigan and Scott Sears

Call to order

Mr. Zeserson called the meeting to order at 7:00 pm. He noted there were members of the public in attendance; since there are new members on the Board he asked all to introduce themselves. The introductions were done.

Agenda Review

Mr. Zeserson stated he believed his Chair Report is related to why Paula and Scott are here; he stated he would incorporate the Chair Report as a response to Paula and Scott's concern.

Minutes

No minutes to review

Privilege of the Floor

Mr. Sears and Ms. Horrigan presented their concerns for two issues. First, they would like clarification on the Pennsylvania Ave. property that had been subdivided previously. There is currently court proceedings appended to their deed. The last time this was subdivided there was a boundary dispute yet the Board approved. It is his understanding that the next time this comes in it would be a 4th lot created thus categorized as a major subdivision. They would like to have the Board present this to the Town Attorney with the notation that there is a Court Filed Affidavit on the deed, and a Summons for Court dispute on this property. In addition, they have concerns regarding stormwater permits and the time it took for a Stop Order to be implemented by the Town employees.

Open Space

The members reviewed the maps in paper as well as video format. The maps were very helpful in identifying the areas they would review for open space protection. The UNA's and wetlands that are not in the Conservation Zone would need protection. Wetlands on Indian Fort Road/Mayo Rd, Iradell and Dick Parker's property have been submitted to the DEC to be included; the Town has offered to help cover legal notices/hearing costs.

The members will continue to review the map and prepare a list of what each individual felt is an open space to protect.

Signage

Ms. Adams had prepared some guidelines to review for new sign laws. Some of the items she found in other towns are the signs were restricted to speed limit signs; Dryden had some items she thought were good. She wanted to present what she had and work like to continue to work on this. The members stated their appreciation for her work and advised her they would appreciate her continuation of this.

Meeting

Mr. Cutler stated he had attended a meeting in Ithaca to discuss pocket neighborhoods; the topic was more to densify downtown Ithaca vs. rural areas. Attendees from Groton and Dryden stated that the topic did not apply to them.

Ms. Kiley stated it was more city related as they would require sewer/water systems. Clustering is difficult in rural areas; they are structuring this around the millenials who would not necessarily want their own cars, planned communities such as eco-village.

The meeting was adjourned at 8:36 pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant