

**TOWN OF ULYSSES
PLANNING BOARD
MINUTES
04/01/14**

APPROVED 6/17/14

Present: Chairperson Rod Hawkes, Board Members: Sarah Adams, Brian Cutler, Richard Garner, Andy Rice, Rebecca Schneider, John Wertis

Call to order:

Mr. Hawkes called the meeting to order at 7:00pm.

Agenda Review:

Mr. Hawkes asked for acceptance or changes to the agenda.

Ms. Adams stated she felt they had gotten away from the work plan; she would like to review this. Members agreed to add to the end of the agenda.

Ms. Kiley stated would like to review handouts given out for the next meeting. Members agreed to add this as well.

Minutes:

With minor revisions, the meeting minutes from 2/4, 2/18, and 3/4 were approved.

Privilege of the Floor:

No public present

OTMU

Mr. Hawkes opened the discussion and asked members for their comments on the town board's request that the PB review the Krums Corners area zoning.

Ms. Schneider stated her appreciation for pulling the minutes and history from prior work done on this project. She does not feel comfortable doing this on their own; she suggested the Town contact Bergmann and Associates for assistance.

Ms. Adams stated she feels like this is above and beyond this Board's capabilities. She feels strongly this should be done but done well; this group does not have the time or skills. Professional planner should be considered to determine options, issues, boundary lines and uses; would not like a strip mall for this area.

Mr. Wertis stated they are revisiting the mess previously looked at. He asked what the Town Board's request was. The rezoning was denied by the BZA; it has volleyed back to the PB. He suggested they inform the TB this is a bad idea and look at alternatives.

Mr. Garner stated they have some definitions/terminology that appear good for a first try. Within this mixed use area you have trucking and daycare. He is concerned with the lack of walkways, there is a dangerous intersection within this area. He felt they need more direction; see it, walk it, review possible plans. He is not convinced this group could do this.

Mr. Cutler agreed that this is too much for this Board. He stated form-based zoning might work better. He is concerned with mixed use next to daycare. They have this-this-this in the area; are we zoning to person (use) vs. the land.

Mr. Hawkes stated there is agreement of the members that this is beyond what they feel they should do without further help. The members discussed the process and how to move forward. Discussion that the residential zone and the light industrial zone are not appropriately placed; the owners in the industrial zone cannot make changes e.g. build a garage as they are non conforming lots. Building permits have been denied due to this zoning. This Board had been directed to review this previously however due to the conservation and lakeshore zone were taken off from this review. Revising this zoning is a significant change and they feel they need professional help.

The discussion as to how to proceed; the members would like to have be able to guide and influence decisions for this area but not take the lead. A response to the Town Board that this Board is not comfortable taking this on; a request the Town Board look at a short term fix to allow residents living there not have hands tied to develop their property.

The members agreed to draft a letter to send to the Town Board that the current zoning does not conform to the Comprehensive Plan; the current use is complicated and had been visited before by this Board; this Board is uncomfortable with proceeding without professional guidance to move forward. The Board recommends the Town Board address short term changes to address minimum uses.

A discussion of using an “ad hoc” subcommittee was held. The subcommittee would be PB members, other public members who would not necessarily have any other skills available. It was determined it would not be beneficial to have this type of committee.

Village Water Line

Ms. Adams stated she had attended the Saturday morning State of the Village meeting. The water line location is a done deal as far as the Village is concerned.

A discussion was held regarding the lack of information given to this Board until the end of this process. The proposal to restrict Falls Road residences from hooking on was presented. The Town would need a water district to do this. It was indicated this Board would like to get a message to the Town Board that in the future they feel they should be included in discussion.

Ms. Schneider had to leave the meeting at 8:30; she stated it was her understanding the meeting run 7:00 to 8:30. The members agreed to table the work plan.

Mr. Hawkes adjourned the meeting at 8:42pm.

Respectfully submitted,

Robin Carlisle Peck
Administrative Assistant