

**TOWN OF ULYSSES  
PLANNING BOARD  
MINUTES  
Tuesday, 11/3/2015  
7:00 p.m.**

**Approved: 11/17/15**

**Present:** Chairman John Wertis; board members Pete Angie, David Blake, David Diaz, Rebecca Schneider, and board alternate Lisa Anderson; Environmental Planner Darby Kiley; and Town Board Liaison Rich Goldman.

**Call to Order:** 7 p.m.

**Agenda Review; Minutes Review (October 20, 2015)**

Ms. Kiley circulated the latest Open Development Area draft ordinance proposal and said she had spoken with Town Attorney Mariette Geldenhuys on a number of matters related to it. She advised board members to review the proposal and be prepared to discuss it at a future meeting.

In regard to the October 20, 2015 draft meeting minutes, Mr. Wertis pointed to Mr. Goldman's comment that a town letter from the BZA was a matter to be handled by the BZA and not the Town Planning Board. Mr. Wertis felt that there has been an issue in the past about communication between the Town Board of Zoning Appeals and the Planning Board. Even though the letter, which advised neighbors of a proposed subdivision, had originated from a BZA action, the matter still affects the Town, he said. Mr. Wertis felt the Planning Board could make suggestions on how the BZA action item is communicated with the public. Mr. Goldman and Mr. Blake noted the Planning Board has already established a plan to begin meeting independently with the BZA to better improve communications between the two boards.

Mr. Blake MADE the MOTION to approve the October 20, 2015 meeting minutes, and Ms. Schneider SECONDED the MOTION. The vote was as follows:

Mr. Wertis	AYE
Mr. Angie	AYE
Mr. Blake	AYE
Mr. Diaz	ABSTAINED
Ms. Schneider	AYE

**Result:** Meeting minutes approved

**Introduction to and exposition about Ag Districts and the relationship between NYS Ag and Markets to Town Zoning Law**

Mr. Wertis said the purpose of the evening's meeting is to review a presentation from NYS Department of Agriculture and Markets on Ag Districts and Town Zoning Law. The presentation

will be considered as a training session for the present board members. Mr. Wertis said he was initially uncomfortable with conducting a training session as part of a regularly scheduled meeting, but the Town Supervisor approved of the idea. Two weeks ago, representatives of Cornell Cooperative Extension gave a talk on Town Ag districts, since the districts were up for review. The meeting was not well attended by the public or Town officials, and the information was not over-stimulating, he said. For tonight, the Board would review a Powerpoint presentation made by Bob Somers, a field man for State Ag and Markets. Mr. Wertis advised that the presentation has a bit of a slant in that it implies how lucky towns are to have Ag districts.

The next 50 minutes were dedicated to the presentation, and additional material was provided relating to (1) procedures and documents required of the Town, (2) mapping comparison of County ag districts, (3) presentation on the process and (4) documents used to apply for and calculate ag assessments, and examples of how the ag district law has affected specific zoning issues in the Town of Ulysses. Mr. Wertis urged board members to ask questions, and any questions left unanswered would be documented for further review. Those included:

How are soil maps updated?

How does a property owner prove that they have updated their soils?

### **Town Board Liaison Report**

Mr. Goldman gave a brief report, urging the board to get out and vote since elections for two uncontested Town Board seats were being held that day.

Ms. Schneider MADE the MOTION to adjourn the meeting, and Mr. Angie SECONDED the MOTION. The motion was unanimously approved.

Meeting adjourned at 8:16 p.m.

Respectfully submitted by Louis A. DiPietro on November 8, 2015