

PUBLIC HEARING

LOCAL LAW TO AMEND THE ZONING LAW PERTAINING TO DEVELOPMENT DISTRICT 8, MOORE'S
MARINE

Town of Ulysses

May 22, 2018

Audio of the minutes are available on the website at ulysses.ny.us.

The meeting was held at the Ulysses Town Hall at 10 Elm Street, Trumansburg.

ATTENDANCE:

PRESENT:

Supervisor- Liz Thomas
Board members- John Hertzler, Nancy Zahler & Michael Boggs
Clerk- Carissa Parlato
Bookkeeper- Nina Thompson

ABSENT:

Rich Goldman

OTHERS PRESENT:

Kim & Bryon Moore, Dave Kerness, Don Smith

OPENING THE PUBLIC HEARING:

Ms. Thomas opened the public hearing at 7p.m. She introduced the other town staff and board members in attendance.

SUPERVISOR'S NARRATIVE:

The subject of this public hearing is the proposed Local Law to amend the Town of Ulysses Zoning Law. Specifically the amendment includes:

- Amendments in the Ulysses Zoning Code to Development Districts 8 in Chapter 212-118. District 8 is known as Moore's Outdoor Sales and Service located on 3052 Dubois Road.
- Changes to District 8 (Moore's) consists of certain changes to the DD language as recommended by the Planning Board and the Town Board.

Copies of the proposed zoning law change are available at the back of the room.

The date of this public hearing was set by resolution of the Town Board on May 8, 2018 and a notice of this hearing was published in the Ithaca Journal on May 11, 2018. Notice of the Public Hearing was mailed on 7/23/2014 to the Counties of Tompkins, Seneca, and Schuyler; the Village of Trumansburg; the Towns of Enfield, Ithaca, Lansing, Covert, and Hector; and the NYS Parks Finger Lakes Region;

The County 239 review was received on Feb 15, 2018 and determined there were no negative inter-community or county-wide impacts.

The purpose of this public hearing is to afford the general public an opportunity to make statements and comments about the proposed amendments to the Town of Ulysses Zoning Law. The hearing will remain open until all members of the public who are present at the hearing have been given an opportunity to make statements or comments on the proposed amendments. A public hearing is not a question and answer session. The Town Board is primarily here to listen to comments from the public, not to debate or comment on the subject.

Comments presented at this hearing will be taken into consideration by the Town Board when it considers action on the proposed Local Law. The Town Board may take action on this proposed Local Law tonight based on comments from the public.

Speakers should try to limit their comments to no more than 5 minutes.

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I request, but do not require, that each speaker state your name and address. If you are appearing as a representative of an organization or governmental entity, please identify the organization or entity and state its address.

Next I will address some administrative matters by noting the presence of the following documents:

1. The Public Hearing Notice(s) that appeared in the Ithaca Journal on 5/11/2018.
2. Affidavit of Publication in the Ithaca Journal.
3. The proposed Local Law.

I would now ask speakers to raise a hand should they like to speak.

PUBLIC COMMENTS:

(see appendix)

CLOSING THE HEARING:

Hearing no comments, Ms. Thomas made a motion to close the hearing at 7:10pm, seconded by Ms. Zahler and passed unanimously.

APPENDIX:

CITIZEN COMMENTS:

Mr. Kerness is a customer and spoke in support of the Moore's business.

Mr. Smith also spoke in support of the Moore's, saying that they are an asset to the community.

Dear Carissa,

Peter Glanville and I (owners of 3060 Dubois Road) are not able to attend the public hearing on May 22, 2018. However, we do want to share our comments so our voices may be represented.

When we first learned of all the proposed changes to the Moore's boat shop, we were concerned. Already, the pear orchard turned parking lot at the north end of their property had negatively impacted the livability and investment of our house. Our realtor estimated that our house value decreased by \$10,000 though this is not reflected in our current assessment.

We are also concerned with the viability of the Moore's business. The business was there when we bought the house; the Moore's have been wonderful and respectful neighbors for well over a decade; and we want to see family-owned businesses thrive in our community.

We met with the Moore's to discuss what each of us needed to thrive and we have reached an amicable understanding and agreement. The Moore's need the boat storage area (the parking lot mentioned above) and we need to have a visible barrier to maintain our investment.

- We have agreed upon a green barrier (fast growing trees) to be installed at the Moore's expense at the eastern boarder of our property, effectively providing natural screening between our house and the boat storage area.

- The previously required stockade fence on the north border of the Moore's is not ideal for either of us and we'd like that fence requirement removed.

- We also are in support of the Moore's having the option to present a plan for a new building on their property. To provide the Moore's with the opportunity to present a plan and go through official application and review processes seems quite reasonable. A new building would mean less boats outside and that is a win-win.

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Peter and I fully and completely support the proposed changes to the Moore's development district No 8. As neighbors in a small community, we want to support family-owned businesses and maintain our investment property. We feel the proposed changes accomplish both of these.

Respectfully submitted,
Reba McCutcheon and Peter Glanville
Owners of 3060 Dubois Rd

Respectfully submitted by Carissa Parlato on 6/1/18.