

**TOWN OF ULYSSES
STEERING COMMITTEE FOR ZONING UPDATES
MEETING MINUTES
Wednesday, 10/26/2016**

Approved: November 3, 2016

Call to Order: 6:58 p.m.

Present: Chair Nancy Zahler, and board members Rod Hawkes, Darby Kiley, Sue Ritter, Liz Thomas, and George Tselekis. CJ Randall and David West of Randall + West.

Public in Attendance: Krys Cail of the Ag Advisory Committee.

Ms. Zahler said she forwarded along on email sent from Ms. Cail on behalf of the Ag Advisory Committee that included a resolution requesting the Steering Committee slow its process with ag zoning updates and additional information and background on types of ag uses. Members briefly discussed the policy of how to handle written comments and statements addressed to the Committee. Members reached a consensus and advised the clerk to give a brief summary of written comments as opposed to the full account. Submitted written comments would be filed along with the accepted minutes but not included within the text of the actual minutes.

Mr. Hawkes MADE the MOTION to accept the amended minutes from the October 6, 2016 meeting, and Ms. Ritter SECONDED the MOTION. The motion was carried unanimously, 6-0.

Ms. Kiley began the discussion by introducing updated parameters for the number of allowable subdivisions by parcel size. If a parent lot is subdivided with a resulting lot greater than 20 acres and used for agriculture, such a subdivision would not count against the total number of allowable subdivisions, she said. Her questions posed to the members were, how many subdivisions to allow for each parcel range, and what are the rules to guide the parameters? Referencing the zoning update document, Ms. Kiley reviewed changes, including the minimum 1-acre lot size – as well as additional language that the Health Department may require a larger lot size to accommodate septic – and lot frontage and depth. The updated document does not state a maximum lot size for fragmented parcels, she said.

Mr. Tselekis noted the Committee has yet to address distribution of remaining development rights once a lot is subdivided. For instance, if a 10-acre lot is subdivided off from 30 acres, can the 10-acre lot be subdivided again? Discussion ensued regarding parent lots and how development rights should be disbursed among the parent lot and fragment lot(s), if at all. Mr. Tselekis proposed adding language under the “Number of Subdivisions” section, stating that development rights are to be determined by the owner of the parent lot at the time of subdivision and registered with the Town.

Next, the Committee discussed yard requirements and the maximum allowable size for buildings on ag land, 20,000 square feet. Ms. Randall thought it reasonable to keep the 20,000 square foot

maximum in place. Ms. Thomas agreed. The Committee reached a consensus to retain the 20,000 square foot maximum ag building size, and also set front yard setbacks at 50 feet.

At this time, the Committee returned to the subject of ag commerce. Ms. Kiley suggested – and the Committee ultimately reached a consensus – to move a provision involving ag commerce and new construction to the “Uses allowed by Site Plan Review” section from “Allowed with Special Permit”.

“Agricultural education and recreation events and institutions” – under “Uses allowed by site plan approval” – was also discussed. Ms. Kiley noted there have been instances of neighbors complaining about weekly live bands at nearby wineries. However, several Committee members believed the language regarding events on active farms was reasonable. Ms. Randall said an event permit is an additional option for the Town. Lodges were then addressed, with the Committee agreeing to edit language in the “Lodge” definition, requiring lodges to be on parcels of at least 20 acres with one guest per five acres. The Committee agreed to further discuss draft language for “Ag Purpose”. Ms. Thomas suggested, and Committee members agreed, to remove the word “District” from the zoning document to avoid confusion.

Ms. Zahler asked if farm breweries and distilleries required site plan review, to which Ms. Kiley said they would because of new buildings and parking. Ms. Thomas said the Committee may want to revisit parking regulations for restaurants since the Town seems to require an excessive amount.

Future meetings were planned for Thursday, November 3, and Monday, November 14.

Ms. Zahler MADE the MOTION to adjourn the meeting, and Ms. Kiley SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 9:07 p.m.

Respectfully submitted by Louis A. DiPietro II on November 3, 2016.