

**Town of Ulysses
Planning Board
Final Meeting Minutes
May 21, 2019**

Approved: May 28, 2019

Call to Order: 7:00 pm

Present: Rebecca Schneider, Jonathan Ferrari, Mo Klein, Steven Manley, Town Planner John Zepko, Town Board Liaison Rich Goldman

Excused: Chair Katelin Olson, John Wertis

Agenda Review, Minutes Review: Review of past minutes was tabled until Ms. Olson returns.

Business

Board members continued review of the proposed zoning regulations.

Interim Chair Ms. Schneider gave a short review of the Board's questions from the May 14th review of the draft zoning document.

Mr. Zepko then spoke to remind members to focus on the two questions (will delaying implementation of the "Subdivision of Parent Tracts" be detrimental and is the Subdivision – as written – an appropriate land preservation technique) and avoid being sidetracked by other issues in the proposal.

Ms. Schneider then picked up the page-by-page review:

Pg. 57: members oppose a maximum footprint of 20,000 sq. ft. for commercial buildings in the Lakeshore Zone. Several pointed out that allowing such big buildings would harm the more fragile land in that Zone. Members decided to recommend a lower maximum that is based on the maximum lot coverage of 5%.

Pg. 64: members have concerns about the size and type of buildings that will and will not require special permits in the Conservation zone. Members said the maximum footprints for buildings (4,000 sq. ft. for residential and 6,000 sq. ft. for commercial) are too large and recommend a 2,000-sq.-ft. maximum for residential buildings.

Pg. 76: Mr. Klein requested members make a recommendation for height of buildings (original height of 36 ft. had been lowered to 32 ft.).

Pg. 77-78: members oppose requiring a special permit for some of the uses included in the Hamlet Center Zone. Ms. Schneider recommended removing uses that would generate extra and unreasonable traffic.

Members recommend using the phrase “such as” in design standards for commercial buildings in the Hamlet Center. Mr. Ferrari noted that broader language allows architects and builders more creativity in making a vibrant town center.

Members recommend Town Board review maximum square foot limits for residences and commercial buildings in this Zone.

Pg. 84-85 members recommend deleting farm operation as a permitted use in the Marina Zone.

Board members ended review for the night. They scheduled two special meetings for May 28th and 29th to finish review of the draft zoning document.

Mr. Klein MADE the MOTION and Ms. Schneider SECONDED the MOTION to adjourn; meeting adjourned at 8:59 pm.

Respectfully submitted by Maria C. Barry, May 24th, 2019.