

**Town of Ulysses
Planning Board
Final Special Meeting Minutes
May 28, 2019**

Approved: December 17, 2019

Call to Order: 7:02 pm

Present: Chair Katelin Olson, Rebecca Schneider, John Wertis, Mo Klein, Planner John Zepko, and Clerk Maria C. Barry. **Excused:** Steve Manley

Agenda Review, Minutes Review (May 7, 21, 28): Mr. Wertis MADE the MOTION and Mr. Klein SECONDED the MOTION to approve the May 7th minutes; the motion passed with Ms. Schneider abstaining.

Mr. Klein MADE the MOTION and Ms. Schneider SECONDED the MOTION to approve minutes for the May 14th meeting. The motion passed unanimously.

Ms. Schneider MADE the MOTION and Mr. Klein SECONDED the MOTION to approve minutes from the May 21st meeting with the following amendment concerning building footprints: Pg. 64: "Members said the maximum footprints for buildings . . . are too large and recommend a 2,000 square feet maximum for residential buildings." The motion passed with John Wertis abstaining.

Business

The meeting was called to continue drafting a response to the Board. Mr. Zepko addressed the Board urging them focus on the Town Board's request to look at the code overall and answer the two questions about subdivision: whether delayed implementation of Section 212-29.1, Subdivisions of Parent Tracts, will be detrimental, and, is the subdivision section an appropriate land preservation technique. He added that getting bogged down in the details of language will not help them accomplish their goal.

Board members concentrated the night's discussion on the two questions and ended by drafting the following statement:

In response to the request from the Ulysses Town Board, the Planning Board is overall pleased that many of the draft update elements to the current zoning are excellent and help improve the site-review process. We believe the two-acre, 400-ft of road frontage provision will help meet the goals of protecting farmland and open space. However, we are concerned that the 70-30 limitation on subdivision of parent tracts is problematic in that it could have the unintended consequences of increasing costs and decreasing affordability of residential development.

We believe accelerating the development of a district overlay for the Taughannock Creek watershed will allow for the creation of appropriate development strategies that could be better tailored to achieve the goals of open space protection, similar to what is now in the Conservation District.

Mr. Klein MADE and Ms. Schneider SECONDED the motion to adjourn. Meeting adjourned at 8:41 p.m.

Respectfully submitted by Maria C. Barry, June 13, 2019.

