

**Town of Ulysses**  
**Planning Board Meeting**  
**FINAL Meeting Minutes**  
**February 18, 2020**

**Approved:** April 21, 2020

**Call to Order:** 7:00 p.m.

**Agenda Review; Minutes review (December 23, 2019):** A typo was corrected and the minutes were unanimously approved.

**Privilege of the Floor:** Resident Krys Cail spoke about improving protections of land in the conservation and steep slope zones, saying she would like to see a more consistent and proactive approach.

**Business: Referral from the Town Board to make recommendations in amending the maximum allowable building footprint of the Lake Shore and Conservation zoning districts. The current maximum allowable building footprint in the LS and CZ zones (Section 212-47. N. and Section 212-54.I., respectively) is 2,000 square feet.**

Board members focused discussion around the following question: Is there a number larger than 2,000 sq.ft. (current maximum allowable building footprint) that can still protect land in the Lake Shore and Conservation Zoning districts?

Conversation expanded to considering if protections are best achieved by requiring building proposals meet specific criteria put into the zoning or by going undergoing a thorough site-review process.

Mr. Ferrari spoke to the value of using performance criteria – such as requesting strong sediment and erosion control plans in site review – instead of restrictive criteria – height limits, lot coverage limits, etc. – to improve protections. Mr. Bent agreed, noting the importance of not putting undue burden on people wanting to build in these zones. Mr. Zepko noted the importance of not putting undue burden on people in Ulysses’ Planning Department.

Board members considered the option of a maximum footprint of 5,000 sq.ft. Site plan review requirements for sensitive natural areas would allow the limiting of footprints in the Lake Shore and Conservation Zone districts

As discussion wound down Ms. Liddle proposed the following: include the words “performance criteria” in zoning for the Lake Shore and Conservation zones, and set a limit of 3,000 sq.ft. and leave open the limit for the Lake Shore and Conservation zones, respectively. She then made a motion to table the discussion until the next meeting; motion was passed unanimously.

MOTION was MADE by Mr. Klein and SECONDED by Mr. Ferrari. Ms. Liddle then MADE a MOTION, SECONDED by Mr. Ferrari, nominating Mr. Bent for an alternate chairperson position. Both motions passed unanimously.

Meeting adjourned at 8:06 p.m. *Respectfully submitted by Maria C. Barry, February 24, 2020.*

