

**Town of Ulysses**  
**Planning Board Meeting**  
**FINAL Meeting Minutes (via Zoom)**  
**April 7, 2020**

**Approved:** April 21, 2020

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

**Present:** Chair Linda Liddle, Mo Klein, Rebecca Schneider, Rodney Bent, Michael Boggs, Town Board Liaison Rich Goldman and Town Planner John Zepko. Jonathan Ferrari was excused.

**Agenda Review:** None

**Minutes Review:** Moved to next meeting.

**Privilege of the Floor:** None

**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 CS zones (Section 212-47.N and Section 212-54-I, respectively) is 2,000 sq.ft.**

The Board had settled on a 3,000 sq.-ft. maximum in the Lakeshore zone at the March meeting, so discussion continued about a number for the Conservation zone.

Conversation focused on the how and why of the Board's recommendations. Members agreed that a 3,000 sq.-ft. maximum footprint works for the Lakeshore Zone because building is already constrained by the smaller lot sizes, which average 1.8 acres. Also, Mr. Zepko pointed out, most development on the lake is re-development: residents tear down and build on an old footprint. Lot sizes in the Conservation Zone average around five acres, making it easier for someone to build a bigger home that is more harmful to the Conservation eco-system.

Mr. Klein threw out the number 4,000 sq.ft. as a limit. Members thought that number did not go low enough, yet a 3,000 sq.-ft. maximum footprint would mean a one-level home – which many older residents want to build – would be too small. After some discussion, members reached a compromise of 3,500. Ms. Schneider suggested the following:

We recommend a maximum footprint of 3,500 sq.ft. for the Conservation Zone. We have identified this number because it meets the goals of the Conservation Zone of keeping green space and avoiding invasive structures and provides sufficient space for older citizens who want to live on one level.

Conversation then turned to the question of making the maximum footprints and rationales for those numbers in the two zones consistent. Would 3,500 sq.ft. result in excessively large structures on the lake, but mean not enough space for people to build in the Conservation Zone?

Near the end of the hour, members agreed on the 3,500 sq.ft.-maximum footprint for the Lakeshore Zone. They agreed that the setbacks and other restrictions on lakeshore building would protect the area even with the higher footprint; members did, however, want to make the rationale for the new number as strong as what they are recommending for the Conservation Zone.

Mrs. Liddle closed the meeting with a recommendation to make the maximum square-footage for both zones the same, and to consider rationale for the change in the LS zone at the next meeting on the 21<sup>st</sup>.

Meeting adjourned at 8:04 p.m.

*Respectfully submitted by Maria C. Barry, April 23, 2020.*