

**Town of Ulysses**  
**Planning Board Meeting (via Zoom)**  
**Final Meeting Minutes**  
**April 21, 2020**

**Approved:** May 5, 2020

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

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

**Members of the Public Present:** David Kooperman, Denise Kooperman

**Agenda Review:** None

**Minutes Review (February 18, March 5, April 7):** Members corrected the omission of a motion in the February minutes, as well as a typo or two in the March and April minutes. Minutes for all meetings were then approved unanimously.

**Privilege of the Floor:** None

Ms. Liddle stated for the record the rules for public participation in remotely conducted meetings:

First, bear with us, we are still getting used to this. Second, anyone wishing to speak should request permission using the raise-hand icon on the Zoom screen; the moderator will unmute your microphone. Then clearly state your name and address and speak!

**Business**

**Minor Subdivision:** David and Denise Kooperman propose to subdivide a Flag Lot at the property located at 5288 Curry Road, Town of Ulysses, Tax Parcel Number 12.-1-13.2. The property is located in the R Zone. The applicant received a variance from the Board of Zoning Appeals in December of 2019 to reduce the required frontage of the proposed flag lot to 32.83 feet of frontage, where 50 feet of frontage is required in the R zone.

**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 began the meeting by considering the following draft resolutions:

**PLANNING BOARD RESOLUTION**

**Town of Ulysses Planning Board  
Resolution # 1 of 2020**

**Resolution for amendments to Lakeshore (LS) Zone:**

**WHEREAS:**

The Town of Ulysses 2014 Comprehensive Plan calls for establishing strong zoning regulations to guide appropriately scaled development, such as size and density limits on all structures, and to protect the natural resources of the Lakeshore zone, especially as it relates to impacts on steep slopes, water quality, soils, erosion, and view sheds.

**NOW THEREFORE BE IT RESOLVED:**

In order to better achieve these goals of the Comprehensive Plan, the Planning Board recommends setting the maximum allowable building footprint to 3,500 square feet and the adoption of design guidelines for construction in the Lakeshore Zone (see attached).

**Resolution # 2 of 2020**

**Resolution for amendments to Conservation Zone (CZ):**

**WHEREAS:**

1. The Town of Ulysses 2014 Comprehensive Plan identifies the Conservation Area (approximate are of Conservation Zone) as containing many significant creeks and gorges as well as areas designated as Unique Natural Areas by the Tompkins County Environmental Management Council due the presence of plant species, geologic formations, and stands of mature forest; and
2. Insufficiently regulated development is identified as a potential threat to the environmental health of this area; and
3. The 2014 Comprehensive Plan recommends establishing strong zoning regulation to guide appropriately scaled development, such as density limitations and design guidelines.

**NOW THEREFORE BE IT RESOLVED:**

To help meet the goals of conserving green space, avoid excessive invasive structures, and to still provide sufficient space for older citizens who want to build one level structures, the Planning Board recommends setting the maximum allowable building footprint to 3,500 square feet and the adoption of design guidelines for construction in the Conservation Zone (see attached).

Conversation focused on creating a solid rationale for the new number in the Lake Shore zone. Ms. Liddle wanted to ensure performance criteria were part of the final resolution. Mr. Zepko recommended showing how the number supports goals laid out in the Town's Comprehensive Plan. Ms. Liddle then

MADE and Mr. Klein SECONDED a MOTION to have Mr. Zepko recommend specific language from the Plan and to present revised recommendations at the next meeting (May 5<sup>th</sup>). Motion passed unanimously.

Because there were not enough members to vote on the business of Denise and David Kooperman (Mr. Bent recused himself because he is the Kooperman's neighbor), Mr. Klein MADE and Ms. Liddle SECONDED a MOTION to table the application until the May meeting. Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted by Maria C. Barry