

**Town of Ulysses
Planning Board Meeting (via Zoom)
FINAL Meeting Minutes
March 2, 2021**

Approved: March 16, 2021

Call to order: 7:01 p.m.

Present: Chair Linda Liddle, Rodney Bent, Morris Kline, John Wertis, Pete Angie, Town Board Representative Rich Goldman, and Town Planner Jonathan Zepko.

Members of the Public Present: Eric Shatt and Deva Maas.

Agenda Review: Ms. Liddle requested a discussion of flag lots be added to the end of the meeting; the Agenda was approved with that change.

Minutes Review: Minutes from the February 2nd meeting were approved unanimously.

Privilege of the floor: None.

Business:

Sketch Plan for Commercial Site Plan: Eric Shatt proposes to construct a Farm Cidery at 4491 Reynolds Road, Tax Map # 24.-4-9.112. The property is approximately 18.9 acres in size and is located in the AR – Agricultural/Rural Zone. The proposal is to construct a 30' x 52' structure to in which a Farm Cidery operation will be operated.

Mr. Shatt, co-owner – with his wife Deva Maas – of Redbyrd Cidery, explained that he is looking to consolidate Redbyrd's operations in Hector and Ulysses to the Ulysses property only – where he and his family currently live and farm. He said that the facility will be used for milling and pressing apples and for fermenting, bottling, aging and storing cider, and storing vegetables they grow on-site.

Board members asked about the possibility of a retail operation and how waste-water is handled. Mr. Shatt told the Board he has no plans to ever run a store or stand. In describing the tanks he uses for waste, he added "the only thing that goes into (our) holding tank is rinse water. We feed fiber to sheep. We're certified bio-dynamic, so we don't use phosphate or nitrogen-based nutrient products. Rinse water is mostly yeast and not much else." Water may be used to irrigate the orchard when necessary.

Further discussion focused on setbacks from the road and the neighboring parcel and placement of the new building. After questions were asked and answered, plans were made for Mr. Zepko to meet with Mr. Shatt at the new property to identify setback requirements on the

building site. The Board asked for a new site-drawing showing those setbacks. Mr. Zepko informed Board members that a 239 Review by the County was required and not yet completed. The Board decided to vote at the next meeting when all the required information is complete and available. Site review was tabled until the March 16th meeting.

Discussion then turned to the subject of flag lots: the Town's definition of flag lot allows it to be used to get around road-frontage minimums. Mr. Wertis asked for more time to prepare an explanation of the issue; the Board agreed to move the topic to the next meeting.

Meeting adjourned at 7:48 PM.

Respectfully submitted by Maria C. Barry, March 29, 2021.