

SPECIAL TOWN BOARD MEETING

Discussion of Development Districts

Town of Ulysses

March 30, 2021

Audio of the minutes are available on the website at ulysses.ny.us.

The meeting was held via videoconference on the Zoom platform.

Notice of Town Board meetings are posted on the Town's website and Clerk's board.

CALL TO ORDER:

Ms. Zahler called the meeting to order at 7pm.

ATTENDANCE:

The Town Clerk called the roll:

TOWN OFFICIALS PRESENT:

Supervisor- Nancy Zahler

Board members- Michael Boggs, Katelin Olson, Mary Bouchard, Rich Goldman

Town Clerk- Carissa Parlato

Town Planner- John Zepko

Planning Board Chair- Linda Liddle

OTHERS PRESENT:

Liz Thomas, Scott Sherwood, David Gould, John Wertis, Steven Manley

PRIVILEGE OF THE FLOOR:

Ms. Thomas (former supervisor), reminded the board of the town's current development districts, noting that many are now defunct, some for decades. She urged the board to rezone the current defunct districts to bring them into compliance with their underlying zones. She asked the board to consider what may happen if the current projects in question become development districts and then go out of business.

Mr. Sherwood inquired about the background of this discussion.

DISCUSSION INTRODUCTION:

Ms. Zahler noted that this discussion is a continuation of the 3/23 town board meeting discussion where two applicants (Sunbeam Candles & Camp Sky Tent) have requested that the town board consider creating development districts for their businesses as the current zoning does not allow their uses. She further noted that the discussion will not involve the Spruce Row development district, where Mr. Sherwood's business is located.

Ms. Zahler added that Camp Sky Tent has withdrawn their application from consideration.

MOTION TO LIFT DISCUSSION FROM TABLE:

Mr. Goldman made a motion to return to the discussion of development districts. This was seconded by Mr. Boggs and passed unanimously.

Mr. Gould noted that he has not had any luck in procuring land in areas where zoning allows his use. The seller of the property in question wants to sell the property as soon as possible.

Ms. Zahler invited board members to respond.

Ms. Olson noted that she is generally reluctant to create development districts, however, the area in question seems suited to development.

Mr. Goldman agreed but encouraged Mr. Gould to seek a parcel in the appropriate zone (Office, Technology & Mixed Use (OTMU)).

Mr. Boggs reinforced his earlier comments regarding the time and thoughtfulness that went into the zoning update. He is not in favor of creation of development districts.

Ms. Liddle thinks it would be good to re-examine the whole Route 96 corridor rather than rezone just this one.

Ms. Thomas reminded the Board that the County has done a route 96 corridor study which encouraged nodal development.

Ms. Zahler noted that this type of business seems like a good fit for Ulysses but unfortunately doesn't fit into this specific area. She reiterated Mr. Goldman's encouragement that Mr. Gould seek out property in the OTMU zone if possible.

RESOLUTION 2021-82: MOVING SUNBEAM CANDLES PROJECT TO CREATION OF A DEVELOPMENT DISTRICT

Resolved that the Ulysses Town Board move the Sunbeam Candles project to the next step in creating a development district.

Ms. Zahler	nay
Ms. Olson	nay
Mr. Boggs	nay
Mr. Goldman	nay
Ms. Bouchard	abstain (Recusal based on conflict of interest as stated on 3/23/21)

Vote: 4-0

Motion Failed.

PRIVILEGE OF THE FLOOR:

(none)

ADJOURN:

Mr. Goldman moved to adjourn the meeting at 7:40pm. This was seconded by Ms. Bouchard and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk

4/12/2021