

SPECIAL TOWN BOARD MEETING

Zoning Update- Joint meeting of Town Board and ZUSC

Town of Ulysses

September 26, 2018

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

The meeting was held at the Town Hall at 10 Elm St.

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

ATTENDANCE:

TOWN OFFICIALS PRESENT:

Supervisor- Liz Thomas

Board members- John Hertzler, Rich Goldman, Nancy Zahler

Town Clerk- Carissa Parlato

Environmental Planner- John Zepko

ZONING UPDATE STEERING COMMITTEE (ZUSC) MEMBERS:

John Wertis (Planning Board representative), Sue Ritter, Roxanne Marino (CSAC representative), Bob Howarth (BZA representative), CJ Randall (consultant), John Gates (Ag Committee representative), Rod Hawkes

ABSENT:

Town Board/ZUSC member- Michael Boggs, Diane Hillmann (Jacksonville representative)

OTHERS PRESENT:

Michelle Couwenhoven

CALL TO ORDER:

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

ZONING DRAFT DISCUSSION:

Ms. Thomas thanked the group for their time and effort on the zoning update thus far.

Ms. Zahler apologized for the town board's announcement of rejecting the 80/20 plan for subdivisions at the public information session.

Mr. Hertzler inquired about the references to land preservation in the Comprehensive Plan. Ms. Randall and Ms. Thomas replied.

Mr. Gates stated that the current zoning is adequate and landowners don't want to be told that they can't develop their property.

Mr. Howarth noted that the BZA unanimously supports the 80/20 plan.

Mr. Wertis shared that the Planning Board supports keeping the current ag rules.

Mr. Gates suggested that putting regulations on roads may be a way to curb development. Mr. Zepko disagreed.

The group discussed minor, major, and simple subdivisions.

Ms. Thomas distributed handouts depicting various options for subdivisions and asked what each person could live with.

See answers as follows:

	80/20	70/30	/15 without max lot size	/10 without max lot size	/15 with max lot size	/10 with max lot size	Comments	
Liz	ok	ok	ok	ok	ok	ok	max lot size of 2-5 acres.	
Rod	ok	ok	NO	NO	ok	ok	max lot size of 2 acres	
Roxanne	Preferred	maybe	NO	NO	ok	ok		
Sue	ok	maybe	NO	NO	ok	ok	max lot size of 2-3 acres	
John W for PB	NO	NO	NO	NO	NO	NO		
John W personally	NO	NO	NO	NO	NO	if were /7	max lot size 3-5 A	
John H.	NO	maybe	na	na	na	na		
Bob	Preferred	maybe	NO	NO	ok if 3A max	ok if 2A max		
Rich	NO	maybe	maybe	maybe	maybe	maybe	if max lot size were big, he could support one of the /x options	
CJ	maybe	maybe	NO	NO	ok	ok	administration is easier with the /x options	
John G - for Ag Comm	NO	NO	NO	NO	NO	NO		
John G - personally	NO	NO	NO	NO	ok	ok	2 acre max	
Nancy	NO	maybe	NO	NO	ok	ok	2-3 acre max. Wants a residence allowed on an ag lot.	
John Z	concerned	concerned	/x options easier to administer					smaller max lot size if town considers primary use of zone as

Ms. Zahler brought up a few other issues to address.

Ms. Thomas requested that the group hold another meeting to finish up.

ADJOURN:

Ms. Thomas made a motion to adjourn at 9:13pm, seconded by Mr. Hertzler.

Respectfully submitted by Carissa Parlato on 10/2/18.