

**Town of Ulysses
Planning Board
Final Special Meeting Minutes
May 7, 2019**

Approved: May 28, 2019

Call to Order: 7 p.m.

Present: Chair Katelin Olson, Mo Klein, John Wertis, Jonathan Ferrari, Steve Manley, Town Board Liaison Michael Boggs

Business

At their April 23rd meeting, the Ulysses Town Board passed a resolution requesting the Planning Board review the subdivisions section of the new Draft Town of Ulysses Zoning Law to answer two questions: will delaying implementation of the zoning have a detrimental effect and does it do enough to preserve open space.

Planning Board members met for an hour-and-a-half and developed the following list of issues to be addressed:

In the Definitions section, a more informative definition of “structure.” Ms. Olson noted that the current definition doesn’t give enough guidance in enforcing zoning law.

Explain why no building permit is required for a residential accessory building of 144 square feet or less.

Provide a clear definition of what constitutes a “significant tree.” Mr. Klein noted that protecting certain resources – environmental, cultural, and historic – means having the data to justify their environmental, cultural and historic significance.

Definition of the word corridor as it refers to protecting certain animals;

Clear definition of resource analysis as it applies to subdivision procedures. Ms. Olson said she would clarify what constitutes a resource analysis with the Town Planner. Mr. Wertis expressed concern that hiring someone to do a resource analysis would be cost prohibitive. Mr. Klein wanted clarification on who exactly would be doing such an analysis – architect, developer?

A clear definition of cluster.

Look more closely at density bonuses – are they necessary and do they achieve goal of protecting open space.

Provide more detail on proposal to arrange lots to protect resources. Ms. Olson noted again that the Town needs to know exactly what resources they have. She also said the Board should have impartial, legal descriptions of resources as otherwise, what constitutes protection becomes arbitrary depending on who is on the Planning Board at the time.

Prioritize the “lands with conservation value” that are in the Resource Analysis section.

Provide a time-frame more specific than “perpetual” as it applies to preserving open space.

Provide more detail on the practice of putting land under an easement or in a trust as a way to protect it – is such a practice truly effective, is it the best practice for Ulysses.

The Board voted to meet Tuesday, May 14th to continue discussion and review of the zoning document.

Meeting adjourned at 8:30 p.m.

Respectfully submitted by Maria C. Barry, May 13, 2019.