

**Town of Ulysses
Planning Board Meeting
Final Special Meeting Minutes
May 14, 2019**

Approved: May 28, 2019

Call to Order: 7 p.m.

Present: Chair Katelin Olson, Rebecca Schneider, John Wertis, Mo Klein, Jonathan Ferrari, Steve Manley

Business

Board members continued review and discussion of the Draft Zoning document.

On page 1, in Declaration of Policy: Delete the words “form” and “bulk” as descriptors of a building. Both are vague as a way to measure a building and cannot be regulated, like height and area.

Page 5: Get rationale for deleting the condition “No building permit shall be required for any residential accessory building 144 . . .” Discussion included asking if every building needs to be permitted or would such a requirement be too much zoning.

Page 13: Require including storm water plans and proposed septic locations at the site plan review stage. Members would like such plans a standard part of all building proposals in Ulysses.

Page 16-17: Mr. Ferrari suggested adding other sustainable requirements like solar orientation, providing bike racks, to the criteria for a site plan review. He noted that the document should definitely include the Low Impact Development (LID) practices as used by EPA.

Members found the criteria “harmonious with the surrounding area” another vague descriptor that cannot be measured or enforced. Ms. Olson said the document should include guidelines to what are “significant natural, cultural, heritage, and scenic” assets. Without such information the acceptance or denial of a sketch plan is not arbitrary or dependent on who is on the Planning Board at the time.

Mr. Ferrari suggested using the wording “meets goal of comprehensive plan,” as that is what the Board is actually trying to do.

Pg. 18-19: Ms. Schneider asked that the Board request the location of drainage tiles, if available, in any building proposal. Ms. Schneider noted that New York is behind other states in getting rid of drainage tiles – which have now been found to cause water pollution – and that now is a good time for Ulysses chance to take preventative action and get drainage tiles out of the land around our homes.

Pg. 26: Change the description of building height to say the average of all four elevations as that is how architects and builders actually determine the height of a building, not Mr. Ferrari noted, what is now in the Zoning Document.

Pg. 31: There appear to be two definitions of farm operation.

Pg. 32: Provide updated terms in the list of home operations, i.e., dress-maker.

Pg. 47: Several Board members asked why so many accessory dwellings are allowed when supposedly, noted Ms. Schneider, people would like fewer buildings, not more. Ms. Olson recommended restricting the foot-print of buildings.

Pg. 49: Again, why take out the 144-ft minimum for accessory buildings?

Pg. 50 (Section 212-29): the topic of subdivisions generated much discussion. Currently, there are three proposals for voting on the subdivision section:

- a) Accept the current proposal, including the 70/30 method of allowing land to be subdivided and developed.
- b) Approve all changes but delay implementation a year.
- c) Accept everything in the current zoning draft, except for the 70/30 proposal.

Meeting adjourned at 9:00 pm.

Respectfully submitted by Maria C. Barry May 17, 2019