

**SPECIAL TOWN BOARD MEETING
TOWN OF TULLY TOWN HALL
5833 MEETINGHOUSE RD
TULLY NEW YORK**

Members Present: Supervisor John Masters
Councilor John Snavlin
Councilor Frank Speziale
Councilor David Meixell
Councilor Christopher Chapman

Town Clerk Susan Vaccaro, RMC

Others present: Town Attorney Robert S. DeMore, and several residents (see sign-in sheet)

4:00PM

Supervisor Masters declared the town board meeting open and led in the Pledge of Allegiance.

Town Attorney Robert DeMore advised that he had met with the citizens committee that was formed to revise the zoning laws in conjunction with the updated Comprehensive Plan. This meeting today is to go through and discuss the changes and answer any questions that the town board members may have going forward. Then at some point it will go to County Planning for their review. We'll go through the SEQR process further down. There will be public hearings with comments from the public. So it's a long process. This meeting today is Phase 1, the Town of Tully Zoning Law Updates, and is mostly concerned with commercial properties. The Comprehensive Plan listed a number of priority action items one of which was to update zoning districts and use regulations to accommodate the communities' desired types and locations of commercial and industrial establishments.

The Town applied for and was awarded a NYS DOS Smart Growth Grant for zoning updates. The aforementioned committee was established to review the existing regulations.

Mr. DeMore directed the board members to the handout which is a draft of proposed local law no. 1 of 2024 which would eventually be filed with the state once the whole process has been completed. Under Section 280-6.A, a new zoning district was added called a planned unit development, a PUD. Mr. DeMore explained to the board members what that is after which there was some discussion with questions and comments by board members.

Next, Bob went through Section 280-6.D Use districts, specifically read number 6 regarding a Business B-1 district. The next one changed was number 7 pertaining to Industry Districts. Bob also went through parts of Section 280-11.C which involved special authorizations by the planning board. There was a question regarding where the Industrial District is in Tully, and brief discussion ensued. Bob continued to read through the subsections of 280-11.C pertaining to drive-in businesses, gas service stations, warehouses and automotive repair shops.

Section 280-11.1, the Planned Unit Development Process and Procedures, there was discussion as to a PUD which "can be an effective tool . . . encouraging development in ways that support community goals . . . as outlined in the Comprehensive Plan."

Lastly, Bob briefly mentioned the Schedule of Land Uses and just indicated that PUD (Planned Use Development) was added to that schedule.

Mr. DeMore indicated that he would send a copy of the proposed local law to the engineer for review and changes. Supervisor Masters asked if, after that revised draft comes out, we could put out copies of that for review by the public. Mr. DeMore agreed.

Close of Meeting

Supervisor Masters announced that the meeting was officially over at 4:35pm.

Respectfully submitted,

Susan Vaccaro, RMC
Town Clerk