



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Town Board
FROM: Niels Tygesen, Planner
DATE: May 22, 2024
MEETING DATE: June 11, 2024
SUBJECT: Zoning Code Amendment to Development District 8 (DD8)

PROJECT NUMBER: ZCA2404-01
PROJECT ADDRESS: 3052 Dubois Road
PARCEL NUMBER: 32.-2-8.22
ZONING: DD8: Development District 8, Boat Sales, Service, and Storage

INTRODUCTION

The Town Board heard a request from Bryon Moore on [April 9, 2024](#) to amend the zoning code in order to construct a new lean-to on the subject property. The Board found that the request warranted further consideration and referred the proposal to the Planning Board for review and to provide the Town Board with a recommendation, [Town Board Resolution 73 of 2024](#). The Planning Board considered the request on [April 16, 2024](#), requested additional information from the applicant, and continued their review on [May 7, 2024](#). After deliberating the request and submitted materials, the Planning Board determined they would not schedule a separate public hearing, approved the applicants [site sketch plan and underground drain diversion trench detail dated 04.30.2024](#), and passed [Resolution 2024-010](#) which recommends the Town Board amend the zoning code for DD8, Code of the Town of Ulysses ([CTU 212-118.H](#)).

PROCESS

Under the [Consolidated Laws of New York 62.16.265](#), the Town Board may amend the zoning code subsequent to a public hearing. [CTU 1-7](#) states the Code of the Town of Ulysses may be amended as the Town Board deems desirable. And [CTU 212-12](#) states the zoning code regulations may be amended by the Town Board pursuant to local law. The action is considered an unlisted action under SEQR per [Title 6 of the Codes, Rules, and Regulations of New York](#) which the Town Board will act as Lead Agency.

PLANNING STAFF RECOMMENDATIONS

Planning staff recommend the Town Board amend the zoning code for DD8 in order to facilitate the applicant's proposal to construct the lean-to. Staff also recommend the Town Board amend the code for DD8 to enable the Planning Board with the authority to review and approve any future request that would fundamentally be an amendment to an approved site plan versus requiring a zoning code amendment.

REQUEST TO THE TOWN BOARD

Review the information in this memo and the [03.15.2024 memo](#) for the Town Board's [April 9th meeting](#), the [04.10.2024 memo](#) for the Planning Board's [April 16th meeting](#), and the [04.25.2024 memo](#) for the Planning Board's [May 7, 2024 meeting](#) as needed; review Planning Board Resolution 2024-010; review the [proposed drafted code amendment](#); review the [drafted SEQR documents](#); review the [drafted resolutions](#); and consider additional materials that may be needed by the Board from the applicant, staff, and/or Legal to facilitate its deliberations.