



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Town Board
FROM: Niels Tygesen, Planner
DATE: July 3, 2024
MEETING DATE: July 9, 2024
SUBJECT: Zoning Code Amendment to Development District 8 (DD8), Public Hearing Continued

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, during its [June 11th meeting](#), scheduled a public hearing for June 25, 2024 for a proposed code amendment to the Code of the Town of Ulysses ([CTU](#)) [212-118.H](#). If approved, the amendment would note the date of the code amendment, would clarify process for future amendments to this section of code, would update language of the code and reduce redundancies, would grant sole authority to the Planning Board to conduct site plan review vs. the Town Board through code amendments, and would direct approved site plan amendments to be recorded.

PROCESS

The Town Board opened the public hearing during its [June 25th meeting](#), and continued the hearing to its July 9th meeting pending GML 239 comments from Tompkins County. Subsequently, the [County submitted their comments on June 28](#) that states they have determined the proposed action will have no significant county-wide or inter-community impact.

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. The Board must complete SEQR and issue a determination prior to acting on the code amendment.

REQUEST TO THE TOWN BOARD

Review the information in this memo, 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](#), the [04.25.2024 memo](#) for the Planning Board's [May 7, 2024 meeting](#); the [05.22.2024 memo](#) for the Town Board's [June 11th meeting](#), and the [06.20.2024 memo](#) for the [June 25th meeting](#) as needed; review [Planning Board Resolution 2024-010](#) and [Planning Board 06.18.2024 memo to the Town Board](#); review the [proposed drafted code amendment](#); review the [drafted SEQR documents](#); and [review the drafted resolution](#).