



# TOWN OF ULYSSES

## PLANNING BOARD

### Planning Board Resolution No. 2025-007

**A Resolution Recommending Approval With Modification of the Proposed Rezone Located at 2012 Trumansburg Road, Tax Parcel 20.-3-1**

WHEREAS, the Planning Board finds the following:

1. An application was filed by Crissy Karns, on behalf of the property owner, Chad Doolittle, to rezone subject property located at 2012 Trumansburg Road, tax parcel 20.-3-1; and
2. The Planning Board was requested by Town Board Resolution 2025-51 to review the rezone application and provide recommendations to the Town Board; and
3. The Town of Ulysses adopted its first Comprehensive Plan in 1999 and conducted a comprehensive review and periodic update of the Plan in 2009; and
4. The Land Use designation of the subject site is listed as 'Agricultural Priority Area' on the Town's Future Land Use Plan (FLUP) associated with the Comprehensive Plan; and
5. The Town of Ulysses adopted its first Zoning Map in 1960 and conducted a Town-wide rezone in 2019; and
6. The current zoning of the subject site is 'Development District 3: Bar/Restaurant/Trailers' established in 1979; and
7. The request is to rezone the subject site from DD3 to R: Residential on the west half of the property fronting Halseyville Road in order to construct three detached dwelling units, and to B1: Business on the east half of the property fronting Trumansburg Road in order to construct and indoor recreational facility; and
8. The Planning Board met on March 4, 2025, March 18, 2025, and April 1, 2025 to hear the applicant's presentation, and has reviewed a map entitled "Proposed Rezone Site Plan Showing Lands of Doris R. Marion Located At No. 2012 Trumansburg Road Town of Ulysses, Tomkins County, New York" and other application materials; and
9. There is a need for additional housing units in the community. There is a town-wide shortage of homes, particularly affordable homes that could be more available on smaller lot sizes such as what the R zone can provide. The subject site was developed with two single-wide manufactured homes that have been derelict for years and are now uninhabitable. The applicant proposes to demolish the two units and construct three

detached dwelling units which will increase the housing stock for the Town. There is also a need for recreational areas in the community including indoor field spaces for soccer, football, and other sports. Town recreational programs for year-round practice for all ages has been lacking for years. Trumansburg school facilities are shared but there is inadequate gym space at the school and elsewhere locally to support needed youth and adult recreation programs in the community. In addition to the manufactured homes, the subject site was developed with a building used as a bar and restaurant that has also been derelict for years and is in hazardous condition. The applicant proposes to demolish the structure and construct an indoor recreational facility that could be used for physical activity, including sports and fitness programs, and for social engagement by local youth and residents year-round; and

10. The proposed location is desirable for both a rezone and the proposed projects. The subject site is well suited with its proximity to the village's concentrated populated area, existing services, public transportation, and planned municipal water to provide desired housing and recreational activities for the community. The subject property has long been derelict, and it appears the current DD3 regulations have made it difficult and undesirable for investors to redevelop the site with the limited available permitted uses. The west half of the property is desirable for providing much needed additional dwelling units and would complement existing homes along Halseyville Road. The current DD3 regulations permit only one manufactured home on the site. The primary purpose of the A/R: Agricultural/Rural zone is to preserve farming and agricultural lands in the Town, and its development regulations require large lots with large lot widths. The proposed R zone is more desirable than the DD3 or A/R zones as its development regulations pertaining to lot size are not as restrictive as the A/R zone, and it allows more housing opportunities than the DD3 zone. Additionally, the property is not located within Ag District 2, and because of past development on and near the subject site, the land is not desirable for agricultural use and therefore is more desirable to be rezoned R versus A/R. The east half of the property is desirable for providing non-residential development due to the history of the developed site, proximity to Trumansburg Road, and proximity to other existing business in the immediate vicinity. The proposed recreational facility is in a desirable location with almost equal distance separation from the center of the village and Jacksonville, and mostly direct commute options for community members in several areas of Town with access from Trumansburg Road, Agard Road, and Halseyville Road; and
11. The proposed housing on the east side of the subject site would be a compatible land use with the existing character of the neighborhood on Halseyville Road. There are a number of existing dwelling units in the immediate vicinity, both to the north on Trumansburg Road and on Halseyville Rd. Other properties in the vicinity are currently zoned R; to the immediate north (2037, 2039 & 2041 Trumansburg Road) and to the south (7057, 7076, 7079, and 7090 Halseyville Road, and 4346 and 5004 Cold Springs Road). With only three residential lots proposed, the R zone would allow greater flexibility in siting the lots and the developer could be asked to limit the overall area disturbed by construction which would help mitigate potential impact on the future quality of the Halseville Road neighborhood.

The proposed recreational use on the east side of the subject site could be compatible with the existing character of the neighborhood on Trumansburg Road depending on building and site design. There are numerous existing businesses along Trumansburg Road from the village to Jacksonville. Properties in the immediate vicinity currently developed with business use are Flo-Tech (across Halseyville Road to the northwest and zoned DD9), Stover Lumber (adjacent property to the south and partially zoned B1), and Smart Start to the south of Stover Lumber. Rezoning the eastern half of the property from DD3 to an existing codified zone with established development regulations and review processes that could facilitate the applicant's proposal would help mitigate potential impact on the future quality of the Trumansburg Road neighborhood; and

12. The applicant has proposed to demolish two existing unsafe manufactured homes, and has reduced the original proposed number of dwelling units along Halseyville Road to three. Development would be compliant with R zone regulations for lot coverage, building setbacks, heights, etc., and a rezone from DD3 to R would help protect critical environmentally sensitive areas with regulated buffer requirements which would additionally help mitigate possible detrimental effects of the uses on the entire area and on adjacent property. The proposal is still in conceptual development for the eastern half along Trumansburg Road and has not progressed enough at this point to ascertain all potential detrimental effects of the uses of the proposed rezone on the entire area and on adjacent property. However, the applicant has proposed to demolish the existing unsafe structure that was used as a bar and restaurant and has proposed to construct the recreational facility in a large open space at the south of the site. A rezone from DD3 to an existing codified zone with established development regulations and review processes that could facilitate the applicant's proposal would help mitigate possible detrimental effects of the proposed recreational use on the entire area and on adjacent property; and
13. The applicant has proposed to develop both the dwelling units and the recreational facility on portions of the site with relatively low topographic change or impact from pre-existing development. The developments are also proposed to be sited outside a FEMA designated floodzone to the south with associated stream and wetlands and their associated buffers, and will be outside a State and Locally designated wetland and its associated buffers to the north. Because the site is impacted by a State designated wetland, a Jurisdictional Determination with site review and analysis will be required by DEC prior to development. The applicant has not proposed to preserve existing trees, and it is anticipated that the proposed development will require grading and removal of existing vegetation. It appears the proposed development will result in land disturbance equal to or greater than one acre, or will disturb less than one acre but is part of a larger common plan of development. A stormwater pollution prevention plan, compliant with State and Local laws, will be required which should reduce potential for soil erosion and sedimentation; and
14. The proposal is compatible with goals of the Comp Plan, but it is not entirely without conflict. Policy Number 2 states in part, "the preservation of the landscape must be

balanced by thoughtful residential and commercial growth focused around targeted development nodes... the Town will support development patterns that conserve its unique natural resources, and strive to enhance land values within the Town". The proposed rezone and development is near both the village center and Jacksonville, and is proposed to preserve the stream and wetland landscape. The redevelopment of a dilapidated development district with several residential dwelling units and a recreational facility would enhance the neighborhood and should enhance land values; and

Objective 2.2.A states in part, "promote redevelopment and reuse of existing vacant buildings [in 'Transitional Commercial' and 'Office and Technology Mixed Use' land use designated areas on the FLUP] for types of development the Town seeks to encourage". DD3 was created in 1979, long before the 1999 and 2009 Comp plans and subsequent 2019 zoning code and map update. Though the 2009 Comp Plan designated the subject area as 'Agricultural Priority', it is incongruous with the known developed history of the site and the surrounding area. The subject site has been out of ag use since 1979 and as stated previously, is not in an agricultural district. Objective 4.1 states, "maintain and expand park and recreation facilities for the continued use and enjoyment of residents and visitors of the Town of Ulysses", and as stated previously, increased housing is a need in the community. The intent of 'Agricultural Priority' designated lands is to promote land uses that include parks and outdoor recreation, and low-density residential development. Redevelopment of the site to replace the existing vacant buildings with new residential dwelling units and a recreational facility would fill current deficiencies and will promote development the Town has sought to encourage; and

Objective 2.6.C states in part, "allow a limited amount of road-frontage development in the Agricultural Priority Area of the FLUP as appropriate to conserve valuable farmland". As noted above, the site has not been in agricultural use since the 70s. The proposed development would create up to two new road-front home lots and replace one pre-existing road-front home lot on Halseyville Road, and would replace one pre-existing non-agricultural road-frontage development on Trumansburg Road; and

Objective 3.3.B states in sum, "inventory properties designated commercial on the FLUP that are available and desirable for redevelopment and reach out to appropriate development interests to encourage location in Ulysses". The objective is nested under Policy Number 3 which states in sum, "the Town will balance the needs of residents with the benefits afforded by practical economic development, and acknowledges the potential for new industries in the Town that are consistent with the ideals and principles of the community". Though the subject site is not designated as commercial on the FLUP, it has been zoned commercial for over 45 years. The subject site is in need of redevelopment and the applicant has reached out to the Town with a goal to increase needed housing and to locate a new recreational facility in Ulysses; and

Objective 4.3.C states in sum, "explore the feasibility of creating a community center within the Town that could provide facilities for youth programs, senior programs, meeting space, and community recreational facilities including a playground and sports fields". The

proposal for the east half of the lot would help achieve this objective in part; and

However, though the overall proposal appears to be compatible with goals of the Comp Plan, the request to rezone the eastern half of the lot to B1 does not appear to be supported by the FLUP. Because the Comp Plan failed to address compatible zoning designations with the land use designations of the FLUP, an analysis of the intent of the Land Use Designations compared to the intent of the zoning designations is needed. The intent of the B1 zone is “to provide opportunities for neighborhood-scale retail commercial development in appropriate locations in the Town of Ulysses to serve the needs of local residents, and to provide the Town with the ability to assert reasonable controls over commercial development consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities and an increased tax base”. As previously noted, the intent of lands designated ‘Agricultural Priority’ is the protection and continuation of agricultural practices, residential development sensitive to ag lands, and to also support park and recreational uses. It appears the land use designation would support the R zone, and given that a majority of parcels currently zoned R are designated as ‘Agricultural Priority’ there is overwhelming precedent. The R zone lists ‘public and private community parks’ as a permitted use in the R zone with a special use permit and site plan review which would facilitate the proposal for an indoor recreational facility. The applicant has not, at this time, provided a thorough analysis of the need to rezone the eastern half of the lot to B1 versus R for the proposed recreational use; and

15. Neither “open space” nor specifically “common open space” has been defined by the zoning code. The amount, if any, or location of, “common open space” is undetermined at this point and no general statement by the owner for such a space is currently in the plan. As noted previously, portions of the land to the north and south are impacted by streams and wetlands and would be unusable for development and could provide areas of common open space; and
16. The overall project proposal will be phased. First will be demolition of all existing structures and a major subdivision to split the existing parcel into four separate parcels. Development of the residential dwelling units along Halseyville Road would be the first construction phase which is anticipated to take one to two years. The profit from the sales would then help fund the last phase which is development of the indoor recreational facility along Trumansburg Road, which is anticipated to take three to four years. The sketch plan is highly conceptual at this point and does not provide complete design analysis normally associated with site plan reviews. It is anticipated that should the site be rezoned to facilitate the proposal, more thorough analysis will be conducted with both the proposed major subdivision and subsequent site plan review for the recreational facility; and
17. The applicant is an experienced builder and developer and based on discussions, including a PowerPoint presentation that indicates the applicant has a vision of the physical manifestation, it appears he has an awareness of the scope of what it will take to make the project successful, both physically and financially. However, the zoning code is silent on

what is required for evidentiary support, and the applicant has not provided a pro forma financial statement or plan, nor has the applicant provided a project portfolio that documents developments successfully constructed and operational similar to what is requested.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

1. The applicant's proposal to redevelop the subject site with three residential dwelling units and a recreational facility will help address two much-needed shortages in the community, will greatly improve the aesthetic quality of the surrounding neighborhood and greater community, and should be supported by the Town Board; and
2. The applicant's proposal to rezone the site would help ensure greater public health, safety, and welfare for the community, and would promote a greater long-term interest for the community, over what is currently provided for in the existing zoning regulations and should be supported by the Town Board. However, insufficient information has been provided at this time to indicate that a rezone to B1 over R is warranted.

For the findings and reasons set forth above, the Planning Board recommends the Town Board approve the proposed rezone located at 2012 Trumansburg Road, Tax Parcel 20.-3-1 subject to the following modification:

**Modification of Approval:**

Rezone the subject site in its entirety from Development District 3: Bar/Restaurant/Trailers to R: Residential. Alternatively, the Planning Board recommend the Town Board amend the Future Land Use Map for the eastern half of the lot to a land use designation that correlates to the B1 zone, and rezone the lot as requested by the applicant.

Karl Klankowski  
Planning Board Chair

1 APRIL 2025  
Date

**Ayes:** Gragg, Klankowski, Liddle, McDonald

**Nays:** Bernnard

**Absent:** None

**Abstain:** Klein