



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Town Board
FROM: Niels Tygesen, Planner
DATE: June 20, 2024
MEETING DATE: June 25, 2024
SUBJECT: Zoning Code Amendment to Development District 8 (DD8), Public Hearing

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 (see [Itemization and Rationale of Proposed Amendments to the Zoning Code Pertaining to DD8](#) and [proposed draft code amendment](#)). The Planning Board reviewed the proposed site plan amendment for the lean-to and passed [Resolution 2024-010](#) which recommends the Town Board amend the zoning code for DD8. Subsequent to the Town Board's June 11th meeting, the Planning Board reviewed and supported the proposed draft code amendment during their [June 18th meeting](#) ([Memo from Planning Board to Town Board, 06.18.2024](#)).

PROCESS

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 one of the following four outcomes for the code amendment: take no action; deny the amendment; approve the amendment as drafted; or approve the amendment as further amended. Should the Town Board approve the amendment either as drafted or with further amendments, the Planning Board will be required to conduct final site plan review.

PLANNING STAFF RECOMMENDATION

Planning staff recommend the Town Board approve the zoning code amendment as drafted.

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](#); and the [05.22.2024 memo](#) for the Town Board's [June 11th 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](#).