



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: February 23, 2026
MEETING DATE: March 3, 2026
SUBJECT: Pritts 2 Lot Minor Subdivision,
Public Hearing and Final Plat Review

PROJECT NUMBER: MNSUB2512-01
PROJECT ADDRESS: 5230 Cold Springs Road
PARCEL NUMBER: 12.-4-19.2
ZONING: R: Residential and A/R
Agricultural/Rural

INTRODUCTION

The applicant, the Town of Ulysses, on behalf of the owners, Marvin and Allison Pritts, applied for a minor subdivision for the subject site to subdivide the existing 16.58 acre lot into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres.

PROCESS

The Planning Board previously reviewed the sketch plat and its associated area variance on [February 3, 2026](#), and provided the Board of Zoning Appeals (BZA) with a recommendation to approve the variance as requested ([PB Resolution 2026-005](#)). The BZA met on [February 18, 2026](#) to discuss the variance, conducted a public hearing, and unanimously approved [BZA Resolution 2026-003](#) granting an area variance to reduce the width of the 'pole' portion of proposed Parcel B from 50 feet to 38 feet. During this meeting, the Board will conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted sketch plat application](#); the [recent plat revision and legal descriptions](#); and re-review the [01.23.2026 memo](#) for the [February 3rd meeting](#) as needed.