



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: March 27, 2025
MEETING DATE: April 1, 2025
SUBJECT: Rezone for Development District 3

PROJECT NUMBER: REZ2412-01
PROJECT ADDRESS: 2012 Trumansburg Road
PARCEL NUMBER: 20.-3-1
ZONING: Development District No. 3:
Bar/Restaurant/Trailers

INTRODUCTION

The applicant, Crissy Karns, on behalf of the property owner, Chad Doolittle, applied for a rezone of the subject site to amend the zoning of the western portion of the lot from DD3 to A/R: Agricultural/Rural or R: Residential, and to amend the zoning of the eastern portion of the lot from DD3 to B1: Business. The overall project proposal for the site would be phased; the first phase would be the rezone action, the second and third phase would be a subdivision of the western portion of the existing lot in order to construct single residential dwelling units that would help fund the fourth phase which would be to construct an indoor sports complex on the eastern portion of the existing lot. If approved, the action would also require an amendment to the Code of the Town of Ulysses ([CTU](#)) [212-118](#).

PROCESS

The Planning Board previously discussed the proposal on [March 4, 2025](#) and on [March 18, 2025](#). At this meeting the Board will discuss a resolution for recommendation to the Town Board.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, re-review the [02.21.2025 memo](#) for the [March 4th meeting](#) and the [03.14.2025 memo](#) for the [March 18th meeting](#) as needed, deliberate comments and recommendations to the Town Board, and consider additional materials that may be needed by the Board from the applicant, staff, and/or Legal to facilitate its deliberations if any.