



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Town Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** February 6, 2025  
**MEETING DATE:** February 11, 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](#)).

### REZONE AND ZONING CODE AMENDMENT AUTHORITY AND PROCESS

Under the [Consolidated Laws of New York \(CLNY\) 62.16.265](#), the Town Board may amend the zoning code and map subsequent to a public hearing. [CTU 1-7](#) states the Code of the Town of Ulysses may be amended as the Town Board deems desirable. And [CTU 212-12](#) states the regulations and boundaries set forth in the zoning code may be amended, supplemented, changed or repealed by the Town Board pursuant to local law.

Per [CTU 212-20.C](#), the initial step for rezone requests is for the Town Board to review the preliminary materials submitted by the applicant and determine whether the proposal 'merits further consideration'. If the Town Board determines the request merits further consideration, the proposal will be referred to the Planning Board for further review and recommendation. The Planning Board is not required to conduct a public hearing as part of the process but is authorized to do so. Once the Planning Board has issued their recommendation, the proposal will come before the Town Board for final consideration.

Per [New York Codes, Rules, and Regulations Title 6, Part 617 \(SEQR\)](#), the proposed work is considered an Unlisted Action which the Town Board will act as Lead Agency. The proposal was referred to Tompkins County Planning Department per the requirements of [CLNY 24.12-C.239-L, M, and N](#).

### PLANNING STAFF RECOMMENDATIONS

Planning staff recommend the Town Board decide the proposal merits further consideration and refer the proposal to the Planning Board for further review.

### REQUEST TO THE TOWN BOARD

Review the information in this memo, the [applicant's submittal items](#), and consider additional materials that may be needed by the Board from the applicant, staff, and/or Legal to facilitate its deliberations.