



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: October 11, 2023
MEETING DATE: October 17, 2023
SUBJECT: Van Noble Smokehouse Sketch
Plan/Sketch Plat Review

PROJECT NUMBERS: SPR2309-01/MNSUB2309-01
PROJECT ADDRESS: 2012 Trumansburg Road
PARCEL NUMBER: 20.-3-1
ZONING: DD3: Development District 3,
Bar/Restaurant/Trailers

INTRODUCTION

Devon Van Noble proposes to construct a new building approximately in the same footprint as the existing building located on-site for use as a restaurant. The development standards for the subject site's zoning, DD3, created May 8, 1979, is listed in the Code of the Town of Ulysses ([CTU 212-118.C](#)), and permits restaurant uses. The applicant has also proposed a minor subdivision to create a new lot, approximately 2.9 acres, and retain an existing mobile home on the new lot. Portions of the site are impacted by a perennial stream and its associated buffer, local wetlands and their associated buffers, and is within a FEMA designated flood zone ([see environmental sensitive areas maps](#)).

PROCESS

During this sketch plan/sketch plat review, the Board should review the proposal in respect to the current development regulations listed under [CTU 212-118.C](#) and the land division requirements listed in [CTU 212-140 - 140.2](#), [212-142 – 142.1](#), and [212-142.10](#). If the Board determines any portion of the requested proposal will require a zoning code amendment, the Town Board, per [CTU 212-12](#), may amend the code. If the Board determines a zoning code amendment is not warranted, the Board should also review [state law pertaining to site plan review](#), state law ([Consolidated Laws of New York 62.16.276](#) and [277](#)) pertaining to subdivision review, local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required for the site plan review, and determine the public notice procedure. The proposal was submitted to Tompkins County for 239 Review, and both the minor subdivision and the proposed development are considered unlisted actions under SEQR. For the subdivision, the Board should review the goals, objectives, and recommendations set forth in the [Route 96 Corridor Management Study, Volumes 1 through 4](#).

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the [submitted application materials](#); determine whether or not a zoning code amendment is warranted; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations; determine whether a public hearing will be required for the site plan review; determine which of the following public notice procedures will be required if a public hearing will not be required for the site plan review: posting of the subject site and/or notice to property owners within 500' of the subject property; and discuss timelines for a public hearing for the subdivision.