



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** April 13, 2026  
**MEETING DATE:** April 21, 2026  
**SUBJECT:** Kearl Site Plan Amendment  
**PROJECT NUMBER:** SPR2401-02

**PROJECT ADDRESS:** 1513 Taughannock Blvd  
**PARCEL NUMBER:** 18.-1-19.8  
**ZONING:** LS: Lake Shore Zone, HpE (Howard and Palmyra soils, 25% to 35% slopes) and Ro (Rock outcrop) Steep Slope Overlay, UNA 61: Willow Creek Glen and Lake Slopes

### INTRODUCTION

The applicant and property owners, Kenneth and Patricia Kearl, applied for a site plan amendment for the subject site to permit civil work within the HpE steep slope overlay including grading, excavation, and fill of approximately 50cy, retaining walls, steps, rip-rap, gabions, and realignment of the driveway. The LS zone requires site plan approval from the Planning Board for excavation, grading, or fill greater than 10cy per the Code of the Town of Ulysses [\(CTU\) 212-48.D.3](#), and modification to previously approved site plans require Planning Board approval per [CTU 212-19.K](#).

### PROCESS

The Board conducted sketch plan review on [March 5, 2024](#), opened a public hearing for final site plan review on [March 19, 2023](#), and requested additional information. The applicant requested a stay in the review for the proposal, and is now ready to continue the review process and has submitted additional material for the Board's review. During this meeting, the Board will review the proposal and should provide comments and direction to the applicant on any additional required items to be submitted.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [original submitted application materials](#), the [additional materials recently submitted](#), and re-review the [02.23.2024 memo](#) for the [March 5<sup>th</sup> meeting](#) and the [03.12.2024 memo](#) for the [March 19<sup>th</sup> meeting](#) as needed, and give direction on re-noticing the public hearing for final site plan review.