TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: April 27, 2026
MEETING DATE: May 5, 2026
SUBJECT: Kearl Site Plan Amendment, Final Site Plan Review & Public Hearing
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.

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 subsequently submitted additional material for the Board's review. The Board met on April 21, 2025 to continue their review of the proposal and scheduled a public hearing for May 5, 2026. 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 original submitted application materials, the additional materials recently submitted, and re-review the 02.23.2024 memo for the March 5th meeting, the 03.12.2024 memo for the March 19th meeting, and the 04.13.2026 memo for the April 21st meeting as needed.