



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** May 15, 2026  
**MEETING DATE:** May 19, 2026  
**SUBJECT:** Kearl Site Plan Amendment, Final Site Plan Review & Public Hearing Continued

**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](#), requested an amended site plan, and continued the hearing to May 19, 2026. During this meeting, the Board will continue the 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](#), the [amended site plan dated 05.12.2026](#), and re-review the [02.23.2024 memo](#) for the [March 5<sup>th</sup> meeting](#), the [03.12.2024 memo](#) for the [March 19<sup>th</sup> meeting](#), the [04.13.2026 memo](#) for the [April 21<sup>st</sup> meeting](#), and the [04.27.2026 memo](#) for the [May 5<sup>th</sup> meeting](#) as needed.