INTRODUCTION

The applicant, Michael Barnoski, on behalf of the owner, Bridgid Beames – Namaste Montessori School, proposes to expand the existing school on site with the construction of two additional school buildings, expansion of the existing off-street parking area, and addition of a drop-off circle and bus turn around. Per the Code of the Town of Ulysses (CTU 212-106.V), public and private schools, nursery schools, and institutions of higher education are permitted in the OTMU zone, but required site plan approval pursuant to the provisions listed under CTU 212-19 for new buildings and structures.

PROCESS

During this sketch plan review, the Board should review the proposal in respect to state law pertaining to site plan 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, and determine the public notice procedure. The project is subject to 239 review per the Inter-Governmental Agreement with Tompkins County, and is considered an Unlisted Action under SEQR per 6 CRR-NY 617.

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the submitted application materials; 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, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500’ of the subject property.