



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** May 29, 2025  
**MEETING DATE:** June 3, 2025  
**SUBJECT:** Maguire Change of Use, Site Plan  
Review and Public Hearing

**PROJECT NUMBER:** SPR2503-01  
**PROJECT ADDRESS:** 319 Pennsylvania Avenue  
**PARCEL NUMBER:** 12.-2-9.4  
**ZONING:** R: Residential Zone

### INTRODUCTION

The applicant, Paula Maguire, proposes a change of use of an existing building from a church to a community center. The Board previously conducted sketch plan review on [May 6, 2025](#) and scheduled a public hearing for June 3, 2025 to consider the final site plan.

### PROCESS

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 [applicant's submission materials](#); and re-review the [04.18.2025 memo](#) for the [May 6<sup>th</sup> meeting](#) as needed.