



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

<b>TO:</b>	Planning Board	<b>PROJECT NUMBER:</b>	SPR2506-01
<b>FROM:</b>	Niels Tygesen, Planner	<b>PROJECT ADDRESS:</b>	99 Maplewood Road
<b>DATE:</b>	June 24, 2025	<b>PARCEL NUMBER:</b>	29.-1-1
<b>MEETING DATE:</b>	July 1, 2025	<b>ZONING:</b>	LS: Lakeshore Zone, Maplewood Glen and Lake Slopes UNA, Steep Slope HzE: Hudson and Dunkirk soils, 20 to 45 percent slopes
<b>SUBJECT:</b>	Balakrishnan Menon, Renovation and Addition to Existing Dwelling Unit, Sketch Plan Review		

### INTRODUCTION

The applicant, Christina Gonzalez, on behalf of the property owners, Jeetu & Purnima Balakrishnan, proposes a renovation and addition to an existing detached dwelling unit. Per the Code of the Town of Ulysses ([CTU 212-43.A](#)), 'single-family residences' and their accessory structures are permitted in the LS zone but require site plan review by the Planning Board when located in a steep slope or unique natural area (UNA).

### PROCESS

During this sketch plan review, the Board should review the proposal in respect to state and local laws and regulations pertaining to site plan review Consolidated Laws of New York ([CLNY 62.16.274-A](#) and [CTU 212-19](#)), provide comments and general recommendations as to any adjustment needed to satisfy the objectives of the regulations, determine whether a public hearing will be required, and determine the public notice procedure for final site plan review.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo and the [submitted application materials](#); review the site plan review provisions requirements listed in CTU 212-19; review CLNY 62.16.274-A; 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.