



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: November 25, 2025
MEETING DATE: December 2, 2025
SUBJECT: Reilly Detached Garage Sketch Plan Review

PROJECT NUMBER: SPR2510-01
PROJECT ADDRESS: 1671 Taughannock Blvd
PARCEL NUMBER: 16.-1-1
ZONING: LS: Lake Shore Zone, Slope Overlay
Ro (Rock Outcrop)

INTRODUCTION

The applicant and owner, William Reilly, proposes to construct a new detached garage/accessory building approximately 30' x 54', with associated grading. Per the Code of the Town of Ulysses ([CTU 212-43.A](#), Single-family residences and their accessory buildings, are permitted in the LS zone, but require site plan review when within a slope overlay area, pursuant to the provisions listed under [CTU 212-19](#).

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 not subject to SEQR per [6 CRR-NY 617.5.c.12](#), and is exempt from 239 review per the [Inter-Governmental Agreement with Tompkins County](#).

REQUEST TO THE PLANNING BOARD

Review the information in this memo, 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.