



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 28, 2026
MEETING DATE: August 4, 2026
SUBJECT: Caward Final Site Plan Review

PROJECT NUMBER: SPR2606-01
PROJECT ADDRESS: 1282 Taughannock Blvd
PARCEL NUMBER: 27.-4-7
ZONING: CZ: Conservation Zone, Maplewood Glen and Lake Slopes UNA and Hudson and Dunkirk soils (20 to 45 percent slopes) slope overlay

INTRODUCTION

The applicant and property owner, Bruce Caward, proposes to install a new pre-built shed on the property. Per the Code of the Town of Ulysses [\(CTU\) 212-52](#) accessory buildings are permitted in the CZ zone but require site plan review when within a unique natural area (UNA) and/or a slope overlay area, pursuant to the provisions listed under CTU 212-19.

PROCESS

The Board conducted sketch plan review on [July 7, 2026](#), requested additional information, and determined a public hearing was not required for final site plan review. During this meeting, the Board will conduct final site plan review, 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; [submitted application materials](#); the [additional materials submitted as requested](#); and re-review the [06.30.2026 memo](#) for the [July 7th meeting](#) as needed.