



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: March 31, 2026
MEETING DATE: April 7, 2026

SUBJECT: Open Development Areas
PROJECT NUMBER: ZCA2601-01
PROJECT SITE: Town-wide

INTRODUCTION

The Town Board has received requests from property owners to establish open development areas (ODA) for their properties in order for the Town's Building Official to be able to issue construction permits as required per the Consolidated Laws of New York ([CLNY](#)) [62.16.280-A](#).

PROCESS

The Town Board met on [January 27, 2026](#) to deliberate recommendations by Town Legal on the creation of a local law to in part establish criteria for making decisions related to ODAs, and passed [Resolution 2026-050](#) requesting the Planning Board provide recommendations of criteria and documentation that should be considered. The Planning Board met on [February 17, 2026](#) to consider the request, and continued discussions on [March 3, 2026](#) and [March 17, 2026](#).

REQUEST TO THE PLANNING BOARD

Review the information in this memo and re-review the [02.10.2026 memo](#) for the [February 17th meeting](#) and the minutes for the [03.03.2026 meeting](#) and the [03.17.2026 meeting](#) as needed.