Rezoning for Development Districts Process Overview §212-20 – T. Ulysses Zoning

The purpose of a Development District is to give flexibility to this chapter in order to accommodate such developments as would be beneficial to the community, but which are not now permitted in the established zoning district where the proposed project is located. These Development Districts must not be contrary to the Ulysses Comprehensive Plan.

Town Board review of request



Sketch Plan Conference



Planning Board



Town Board

Rezoning actions are at the discretion of the Town Board.
Should the Town Board decide that the proposed request for rezoning merits consideration, the Board shall direct the applicant to proceed with a sketch plan conference.

The purpose of this conference is to generally and informally review the proposed project, to advise the applicant as to the general process and the application requirements, and to coordinate the rezoning between the Town and Planning Boards.

The Planning Board will review the proposed rezoning for compliance with the Ulysses Comprehensive Plan and adopt a resolution recommending approval, approval with modifications, or disapproval of the proposed Development District

Town Board shall hold a public hearing and conduct environmental review under the State Environmental Quality Review, after which it may, approve the proposed rezoning request, disapprove the proposed change, or approve with modifications.