

General Municipal Law (GML) 239 Planning and Zoning Action Referral Form

Tompkins County Department of Planning and Sustainability



Questions?

Please contact [Scott Doyle](#)

Tompkins County Planning Department

607-274-5560

City, Town, or Village *

Town

Municipality *

Ulysses

Municipality Address *

10 Elm Street

Salutation *

Mr.

Municipal Contact First Name *

John

Municipal Contact - Last Name *

Zepko

Title of Municipal Contact *

Planner

Municipal Contact Email *

zepko@ulysses.ny.us

Confirm Municipal Contact Email *

zepko@ulysses.ny.us

Project Name *

Lakeshore and Conservation Zoning district amendments

Project Proposal Information

Please fill out this form. At the end of the form please upload any additional materials for review

Applicant Name

NA

Landowner's Name

NA

Address

NA

How to find the Parcel ID - Click on the down arrow at the right for directions.



You can find the Tax Parcel Number with the following link - <https://geo.tompkins-co.org/html/?viewer=nrmobile> - you may need to enable the parcel layer by clicking on the layer field at the Layers tab at the bottom right hand corner of the screen and clicking the PARCELS checkbox. Then zoom in on the map.

Home Map Tools

Home Initial View Full Extent Bookmarks Previous Extent Next Extent Identify Print

Navigation Find Data

Layers

- TCWetlands2012
- Operational Layers
 - Natural Resources
 - Address
 - PARCELS
 - Water Resources
 - Flood Zones
 - Trails
 - All Trails
 - Contours
 - Building
 - Grid - 2ft Contours
- Environmental Areas
 - Unique Natual Areas
 - Important Bird Areas
 - Natural Features Focus...

Home Layers WKID: 4326 Lat/Long ▲ Lat: 42.494 Lon: 76.6288

Tax Parcel Number

NA

Municipality Meeting Date

Meeting Packet Distribution Date

Public Hearing Date

8/11/2020

Project Details

How does the proposed project qualify for 239 review (check all that apply)?

Please check which State Law requirement(s) apply to referred action' it is within 500 feet of:

- A municipal boundary;
- The boundary of an existing or proposed County or State park or any other recreation area;
- The right-of-way of any existing or proposed county or state road;
- The existing or proposed right-of-way of any stream or drainage channel owned by the county;
- The existing or proposed boundary of any county/state owned land with public buildings; or
- The boundary of a farm operation located within an agricultural district.

Please submit all materials that your municipality requires for a complete application, including a completed environmental assessment form and any supplemental information that the municipal board will consider in its review, to the Tompkins County Planning Department no later than 30 days prior to the board meeting date. For larger or more complex projects preliminary information, such as sketch plans, may be submitted as early in the review process as possible to allow for preliminary comments on likely County recommendations. Providing this information earlier in the project development process may allow us to provide preliminary comments to municipalities as they complete submission materials

Please check appropriate box of action being referred (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Zoning Ordinance or Local Law | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Area Variance/Sign Variance | <input type="checkbox"/> Other authorization or local law |

Additional Information:

Is site currently served by public water?

- Yes No

Is site currently served by public sewer?

- Yes No

of Proposed Housing Units?

NA

of Proposed Parking Spaces?

NA

Amount of Proposed Building Square Footage?

NA

Is any of the proposal located within the 100-yr floodplain?

- Yes No

Is any of the proposal located within 100' of an intermittent or perennial stream or wetland?

- Yes No

Is any of the proposal within a Unique Natural Area (UNA)?

- Yes No

The Tompkins County Natural Resource Inventory - <https://geo.tompkins-co.org/html/?viewer=nrimobile> - can assist with identifying UNAs and other natural features on the property.

Additional Project Notes

Additional Notes on Proposed Project

The Town is considering changes to the maximum allowable building footprint in the Lakeshore and Conservation Zones. The max footprint in those zones is currently 2,000 sf ; this was a piece of the newly adopted 2019 code. The Town Board is considering an amendment to this that increases the max allowable building footprint in those two zones (LS and CZ) to 3,500 sf, as well as a new definition of "building footprint" which was not included in the previously adopted zoning.

In addition to increasing the maximum allowable building footprint, the Town is also considering additional requirements for stormwater management in steep slope overlay areas and unique natural areas, in both the Lakeshore and Conservation Zones. Projects in those sensitive regions who are subject to site plan review will be subject to performance standards for stormwater management and erosion and sediment control.

Please use this section to upload any additional documentation.

[Please upload full application materials here](#)

072020_LS_CZ_Zoning Law Redline.pdf

3.45MB