

Town of Ulysses, NY

Regulations and Local Laws

Building Permits are required to build single, or two-family residences, multi-family residences, and commercial buildings. An application and complete set of plans stamped by a licensed New York State architect or engineer are required to obtain a building permit. Accessory buildings, residential additions, and remodeling may not require certified plans but may still require a Building Permit. Accessory buildings under 144 sq. ft. do not require a Building Permit, but must meet the requirements of the Ulysses Zoning Ordinance. A Site Plan is required for all new buildings and additions. Site Plan Review may be required by the Planning Board. All building shall be conducted under the [NYS Building Code \(Article 18\)](#). New construction must include a plot plan.

[Board of Zoning Appeals](#)

Fire Inspections- fire inspections are required on multifamily residences at least once every 2 years. For public assemblies, inspections are required every year.

Operating Permits- a special operating permit is required to conduct any of the following activities.

- Manufacturing, storing or handling hazardous materials in quantities exceeding those in NYS Fire Code.
- Conducting a hazardous process or activity.
- Use of pyrotechnic devices in assemblies
- Use of a public assembly of over 100 people within a building

See [Section 10 of Local Law #1 2007](#) for details.

[Special Events Law \(Local Law #1 of 2010\)](#) - For commercial events or gatherings lasting more than eight hours with more than 50 vehicles. Events may or may not involve camping.

[Stormwater Law](#) (Local Law #3 of 2007)