

RESOLUTION # OF 2026: ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA

WHEREAS, Maureen Foley and Jason Brenner submitted an application to the Town of Ulysses to establish an Open Development Area on/over their property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9 (the "Property") (the application hereinafter referred to as the "Proposed Action"); and

WHEREAS, access from Taughannock Boulevard to the Property is via a right of way across the lands of adjacent property owners; and

WHEREAS, the Property has an existing residential structure on it; and

WHEREAS, the Town Board referred the Proposed Action for comment to the Town Planning Board, Tompkins County Department of Planning and Sustainability, the Trumansburg Fire Department and Emergency Medical Services Department, and Tompkins County Sheriff's office; and

WHEREAS, the Town Board received comments regarding the Proposed Action on the indicated dates as follows, all of which are hereby incorporated by reference:

Town Planning Board - _____
Tompkins County Department of Planning and Sustainability - _____
Trumansburg Fire Department - _____
Trumansburg Emergency Medical Services Department - _____
Tompkins County Sheriff's Office - _____; and

WHEREAS, the Town Board evaluated the potential environmental impacts of the Proposed Action, classified it as an Unlisted Action, determined that it will not result in any significant adverse environmental impacts, and issued a Negative Declaration of Environmental Significance at its meeting of even date herewith; and

WHEREAS, based upon recommendations and comments from the above listed departments and agencies, the Town Board finds it in the best interests of the Town of Ulysses to establish an Open Development Area as requested by the applicants;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses adopts and incorporates all comments received from the above listed departments and agencies; and be it further

RESOLVED, that the Town Board hereby establishes an open development area for the property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9, subject to the following conditions:

- a. There will be no future subdivision of the Property unless the Planning Board makes a determination that the access is sufficient for any future parcels;
- b. The right of way granting access to the parcels shall remain in place;

- c. The driveway to the parcel will have at least a 20 foot wide entrance and consist of asphalt, another hard surface or gravel that is sufficient to support the passage and weight of a 30 ton emergency vehicle;
- d. Any land disturbance within the open development area is subject to site plan approval by the Planning Board;
- e. Prior to site plan approval and/or the issuance of any building permit, the fire department and ambulance service providing coverage to the Property shall be consulted as to whether the then presently maintained conditions of the right of way and driveway continue to provide suitable emergency service access. In the event the fire department and/or ambulance service fail to respond to such request within thirty days of the request being made, site plan approval and/or the building permit, as applicable, may be issued. In the event the fire department and/or ambulance service respond within such thirty days that the right of way and/or driveway, as applicable, are not suitable, then the Planning Board or building department, as applicable, shall condition the site plan approval or building permit on the property owner first bringing the right of way access and driveway into suitable condition for the passage and support of a 30 ton emergency vehicle, as certified by an engineer licensed by the State of New York;
- f. All future deeds and easements for all parcels within this open development area shall contain the following provision: “This conveyance is made and accepted subject to the open development area conditions approved by the Town Board of the Town of Ulysses on _____.”
- g. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk’s office. All future deeds and easements as referenced above shall also reference the instrument number of this resolution.

Moved: Seconded:

Olson

Boggs

Knipe

Manley

Weatherby

Vote:

Date Adopted:

RESOLUTION # _____ OF 2026: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE FOR ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA

WHEREAS, Maureen Foley and Jason Brenner submitted an application to the Town of Ulysses to establish an Open Development Area on/over their property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9 (the “Proposed Action”); and

WHEREAS, based upon a review of submitted materials, the Town Planner and Attorney for the Town have recommended classification of the Proposed Action as an Unlisted Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617; and

WHEREAS, the Town Board has conducted an uncoordinated review of the Proposed Action in accordance with SEQRA, including review of the Short Environmental Assessment Form (the “SEAF”) Parts 1 and Part 2; and

WHEREAS, the Town Board referred the Proposed Action for comment to the Town Planning Board, Tompkins County Department of Planning and Sustainability, the Trumansburg Fire Department and Emergency Medical Services Department, and Tompkins County Sheriff’s office; and

WHEREAS, the Town Board received comments regarding the Proposed Action on the indicated dates as follows:

- Town Planning Board - _____
- Tompkins County Department of Planning and Sustainability - _____
- Trumansburg Fire Department - _____
- Trumansburg Emergency Medical Services Department - _____
- Tompkins County Sheriff’s Office - _____; and

WHEREAS, the Town Board has evaluated the potential environmental impacts of the Proposed Action using the criteria set forth in Part 2 of the SEAF, and determined that each question should be answered no or small impact;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses, based upon the review and findings above, hereby determines that the Proposed Action is an Unlisted Action and will not result in any significant adverse environmental impacts, and a Negative Declaration of Environmental Significance is hereby issued in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to sign the SEQRA Negative Declaration and to take all steps necessary to file and distribute this determination as required by law; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved:

Seconded:

Olson
Boggs
Knipe
Manley
Weatherby

Vote:

Date Adopted:

DRAFT

RESOLUTION# OF 2026: ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA

WHEREAS, Scott Weissmann on behalf of Carol S. Weissmann submitted an application to the Town of Ulysses to establish an Open Development Area on/over property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8 (the “Property”) (the application hereinafter referred to as the “Proposed Action”); and

WHEREAS, access from Taughannock Boulevard to the Property is via a right of way across the lands of adjacent property owners; and

WHEREAS, the Property has an existing residential structure on it; and

WHEREAS, the Town Board referred the Proposed Action for comment to the Town Planning Board, Tompkins County Department of Planning and Sustainability, the Trumansburg Fire Department and Emergency Medical Services Department, and Tompkins County Sheriff’s office; and

WHEREAS, the Town Board received comments regarding the Proposed Action on the indicated dates as follows, all of which are hereby incorporated by reference:

Town Planning Board - _____
Tompkins County Department of Planning and Sustainability - _____
Trumansburg Fire Department - _____
Trumansburg Emergency Medical Services Department - _____
Tompkins County Sheriff’s Office - _____; and

WHEREAS, the Town Board evaluated the potential environmental impacts of the Proposed Action, classified it as an Unlisted Action, determined that it will not result in any significant adverse environmental impacts, and issued a Negative Declaration of Environmental Significance at its meeting of even date herewith; and

WHEREAS, based upon recommendations and comments from the above listed departments and agencies, the Town Board finds it in the best interests of the Town of Ulysses to establish an Open Development Area as requested by the applicants;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses adopts and incorporates all comments received from the above listed departments and agencies; and be it further

RESOLVED, that the Town Board hereby establishes an open development area for the property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8, subject to the following conditions:

- a. There will be no future subdivision of the Property unless the Planning Board makes a determination that the access is sufficient for any future parcels;
- b. The right of way granting access to the parcels shall remain in place;

- c. The driveway to the parcel will have at least a 20 foot wide entrance and consist of asphalt, another hard surface or gravel that is sufficient to support the passage and weight of a 30 ton emergency vehicle;
- d. Any land disturbance within the open development area is subject to site plan approval by the Planning Board;
- e. Prior to site plan approval and/or the issuance of any building permit, the fire department and ambulance service providing coverage to the Property shall be consulted as to whether the then presently maintained conditions of the right of way and driveway continue to provide suitable emergency service access. In the event the fire department and/or ambulance service fail to respond to such request within thirty days of the request being made, site plan approval and/or the building permit, as applicable, may be issued. In the event the fire department and/or ambulance service respond within such thirty days that the right of way and/or driveway, as applicable, are not suitable, then the Planning Board or building department, as applicable, shall condition the site plan approval or building permit on the property owner first bringing the right of way access and driveway into suitable condition for the passage and support of a 30 ton emergency vehicle, as certified by an engineer licensed by the State of New York;
- f. All future deeds and easements for all parcels within this open development area shall contain the following provision: “This conveyance is made and accepted subject to the open development area conditions approved by the Town Board of the Town of Ulysses on _____.”
- g. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk’s office. All future deeds and easements as referenced above shall also reference the instrument number of this resolution.

Moved: Seconded:

Olson

Boggs

Knipe

Manley

Weatherby

Vote:

Date Adopted:

**RESOLUTION # OF 2026: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE
FOR ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA**

WHEREAS, Scott Weissmann on behalf of Carol S. Weissmann submitted an application to the Town of Ulysses to establish an Open Development Area on/over property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8 (the “Proposed Action”); and

WHEREAS, based upon a review of submitted materials, the Town Planner and Attorney for the Town have recommended classification of the Proposed Action as an Unlisted Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”), Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617; and

WHEREAS, the Town Board has conducted an uncoordinated review of the Proposed Action in accordance with SEQRA, including review of the Short Environmental Assessment Form (the “SEAF”) Parts 1 and Part 2; and

WHEREAS, the Town Board referred the Proposed Action for comment to the Town Planning Board, Tompkins County Department of Planning and Sustainability, the Trumansburg Fire Department and Emergency Medical Services Department, and Tompkins County Sheriff’s office; and

WHEREAS, the Town Board received comments regarding the Proposed Action on the indicated dates as follows:

- Town Planning Board - _____
- Tompkins County Department of Planning and Sustainability - _____
- Trumansburg Fire Department - _____
- Trumansburg Emergency Medical Services Department - _____
- Tompkins County Sheriff’s Office - _____; and

WHEREAS, the Town Board has evaluated the potential environmental impacts of the Proposed Action using the criteria set forth in Part 2 of the SEAF, and determined that each question should be answered no or small impact;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses, based upon the review and findings above, hereby determines that the Proposed Action is an Unlisted Action and will not result in any significant adverse environmental impacts, and a Negative Declaration of Environmental Significance is hereby issued in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to sign the SEQRA Negative Declaration and to take all steps necessary to file and distribute this determination as required by law; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved:

Seconded:

Olson
Boggs
Knipe
Manley
Weatherby

Vote:

Date Adopted:

DRAFT