



# TOWN OF ULYSSES

## PLANNING BOARD

### PLANNING BOARD MEMO

**TO:** Town Board  
**FROM:** Planning Board  
**DATE:** March 17, 2026  
**SUBJECT:** TBRES2026-062, Planning Board Comments Related to the Establishment of an ODA over 1195 Taughannock Boulevard

1. **Background:**

The Planning Board met on January 8, 2026 to consider the referred request from the Town Board (TBRES2025-165) to establish an Open Development Area (ODA) at 1195 Taughannock Boulevard (parcel 30.-3-8) and passed Resolution 2026-003 recommending the Town Board establish the ODA with conditions. The Planning Board subsequently met on March 17, 2026 to consider the request from the Town Board (TBRES2026-062) to review the complete action, including a draft of Part 1 of the Short Environmental Assessment Form (SEAF), and provide comments to the extent not already provided.

2. **Comments and Recommendation:**

The Planning Board unanimously agreed the Town Board should accept Part 1 of the SEAF as drafted. The Planning Board further recommends the Town Board consider including all parcels, developed with a principal dwelling unit, that utilize the shared easement access drive be included in the ODA.

Karl Klankowski  
Planning Board Chair