



# TOWN OF ULYSSES

## PLANNING BOARD

### Planning Board Resolution No. 2025-019

**A Resolution Recommending Approval of the Open Development Area Request Located at 1191 Taughannock Boulevard, Tax Parcel 30.-3-9**

WHEREAS, the Planning Board finds the following:

1. A request was submitted to the Town Board by property owners Maureen Foley and Jason Brenner to establish an open development area for subject property located at 1191 Taughannock Boulevard, Tax Parcel 30.-3-9; and
2. Pursuant to the Consolidated Laws of New York Chapter 62 Article 16 Section 280-A, the Town Board, after considering the request on November 11, 2025, passed Town Board Resolution 2025-153 and referred the proposal to the Planning Board for advice and recommendation; and
3. The subject parcel does not directly abut Taughannock Boulevard or any other street or highway, nor a street shown on an approved plat, but has previously been developed with a single detached dwelling unit with access to Taughannock Boulevard via a private driveway across an adjacent property; and
4. The subject parcel is zoned Lake Shore Zone and is within the HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes) Slope Overlay; and
5. The request to establish an open development area is related to a concurrent site plan review for needed site improvements including grading, replacement of existing stairs and stormwater infrastructure, and landscaping; and
6. An open development area must be established for the subject parcel by the Town Board prior to issuance of construction permits per state law; and
7. The Planning Board on December 2, 2025, reviewed the request and sketch site plan materials prepared by Sciarabba Engineering and Design.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

1. It would be in the long-term best interest for the public health, safety, and general welfare of the property owners, community, and Town to establish an open development area for

the subject parcel in order to obtain construction permits for current and future needed site improvements.

2. Sufficient access to the subject parcel from Taughannock Boulevard for fire trucks, ambulances, police cars and other emergency vehicles is imperative to ensure public health and safety.

For the findings and reasons set forth above, the Planning Board recommends the Town Board establish an open development area for the subject parcel located at 1191 Taughannock Boulevard, Tax Parcel 30.-3-9, subject to the following conditions:

1. Prior to the Town Board's final action, the Town Board will request the Fire Department, Police Department, and other EMS services assess the access drive and provide comments and recommendations to the Town Board as to any site improvements needed including but not limited to grading, surface construction, vegetative clearing, and 911 signage.
2. Any substantive widening or re-grading of the access drive recommended by Fire, Police, or other EMS shall be reviewed by the Town Engineer as part of site plan review by the Planning Board.

Karl Klankowski  
Planning Board Chair

2 DECEMBER 2025  
Date

**Ayes:** Gragg, Klankowski, Klein, Liddle, McDonald

**Nays:** None

**Absent:** None

**Abstain:** None