



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-010

A Resolution of Final Site Plan Approval of the Foley Brenner Site Improvements Located at 1191 Taughannock Boulevard, Town of Ulysses, Tax Parcel 30.-3-9

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for final site plan review submitted by property owners, Maureen Foley and Jason Brenner, for property located 1191 Taughannock Boulevard, Town of Ulysses, Tax Parcel 30.-3-9; and
2. The subject lot is zoned LS: Lake Shore Zone and located within the HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes) Slope Overlay; and
3. The proposal is to conduct site improvements including grading, replacement of existing stairs, and stormwater infrastructure and landscaping; and
4. The action is a Type II action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR), Section 5.c.12 "construction of minor accessory/appurtenant residential structures" and requires no further review; and
5. The action does not require 239 review, per the Inter-Governmental Agreement made with Tompkins County 24 November 2003; and
6. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, was posted on the subject property, and was mailed to property owners within a 500-foot radius of the subject property; and
7. The Town Board passed Resolution 2026-090 designating the subject site as an Open Development area; and
8. The Planning Board on May 5, 2026, has reviewed and accepted as adequate a site plan map entitled "Stair Layout Plan", prepared by Sciarabba Engineering and Design, dated November 3, 2025, and other application materials; and
9. The Planning Board considered the review criteria listed in The Code of the Town of Ulysses, Chapter 212 Zoning, Section 19.E.2 against the proposed site plan as applicable; and
10. The Planning Board has determined that the applicant is in compliance with all other

applicable provisions of the Zoning Code and other ordinances as applicable; and

11. The project is sited and designed so as to be harmonious with the surrounding area and not interfere with the development, use, and enjoyment of adjacent property; and
12. The project will ensure safe and efficient access for all site users, including pedestrians, cyclists, transit passengers, the mobility impaired, and motor vehicles, as applicable; and
13. The project will provide for the adequate protection of significant natural, cultural, heritage, and scenic assets on or near the site.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:


The Planning Board hereby grants Site Plan Approval for the proposed site plan as described above, and as shown on the site plan noted above subject to the following conditions:

Conditions of Approval:

1. There shall be minimal disruption to the natural topography and existing vegetation on-site other than what is required for construction to the maximum extent feasible.
2. Temporary erosion and sedimentation control measures for construction activity must be operational prior to commencement of any work.



Planning Board Chair



Date

Ayes: Klankowski, Liddle, McDonald, Klein

Nays: None

Absent: None

Abstain: None

Information for Applicant

1. This approval shall expire within 18 months from the date of this decision unless a building permit has been obtained by the applicant, or if the applicant fails to comply with the conditions of this approval.