AMENDMENT OF CONDITIONS REGARDING AN OPEN DEVELOPMENT AREA (ODA) AT 1191 TAUGHANNOCK BLVD

RESOLUTION # OF 2026:

WHEREAS, the Town Board of the Town of Ulysses at its meeting on April 28, 2026 established an Open Development Area on/over the property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9 (the "Property"), being that land conveyed by John Gould and Nancy Gould to Jason Brenner and Maureen Foley by Warranty Deed dated June 23, 2022 and recorded in the Tompkins County Clerk's Office on July 19, 2022 as Instrument Number 2022-08143; and

WHEREAS, potential areas of ambiguity in the phrasing of conditions within the resolution establishing said ODA were identified; and

WHEREAS, the Town Board now desires to clarify such conditions by rescinding its prior approval and again establishing said ODA over the Property;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses re-affirms its negative declaration as set forth in its Resolution #___ of 2026 concerning environmental review of the Proposed Action; and be it further

RESOLVED, that the Town Board rescinds its Resolution # ___ of 2026; and be it further

RESOLVED, that the Town Board hereby re-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 must remain in place;
c. Prior to site plan approval and/or the issuance of any building permit that, in either case, increases residential living space, 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 provide suitable emergency service access or that suitable lake access for such services is available. 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 emergency services access is 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;
d. 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 conditions approved by the Town Board of the Town of Ulysses on May 5, 2026."

e. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk's office. All future deed and easement transfers as referenced above shall also reference the instrument number of this resolution; and be it further