



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: April 15, 2026
MEETING DATE: April 21, 2026
SUBJECT: Foley Brenner Site Improvements
Sketch Plan Review Continued

PROJECT NUMBER: SPR2511-02
PROJECT ADDRESS: 1191 Taughannock Blvd
PARCEL NUMBER: 30.-3-9
ZONING: LS: Lake Shore Zone, Slope Overlay
HzE (Hudson and Dunkirk soils, 20
to 45 percent slopes)

INTRODUCTION

The applicant and property owners, Maureen Foley and Jason Brenner, propose site improvements including grading, replacement of existing stairs, and stormwater infrastructure and landscaping.

PROCESS

The Planning Board previously disused the project during the [12.02.2025 meeting](#). The proposal requires the establishment of an Open Development Area by the Town Board who were set to deliberate the matter during their [meeting on 04.14.2026](#) but postponed the discussion to their [04.28.2026 meeting](#). During this continued sketch plan review, the Board should provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted application materials](#); re-review the [11.25.2026 memo](#) for the [December 2nd meeting](#) as needed; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.