



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: April 27, 2026
MEETING DATE: May 5, 2026
SUBJECT: Foley Brenner Site Improvements
Final Site Plan Review & Public
Hearing

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 are expected to deliberate the matter during their [April 28, 2026 meeting](#). The Planning Board met on [April 21, 2025](#) to continue their review of the proposal and scheduled a [public hearing for May 5, 2026](#). During this meeting, the Board will conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations.

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](#) and the [04.15.2026 memo](#) for the [April 21st meeting](#) as needed.