



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** March 5, 2026  
**MEETING DATE:** March 17, 2026  
**SUBJECT:** Town Board Request for Comments on Environmental Assessment on Draft ODA for 1191 Taughannock Blvd

**PROJECT NUMBER:** TBRES2026-055  
**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, [requested the Town Board establish an Open Development Area \(ODA\)](#) for the subject parcel to obtain needed construction permits.

### PROCESS

The Town Board met on [November 12, 2025](#) to hear the request and passed [Town Board Resolution 2025-153](#) referring the request to the Planning Board for advice and recommendation. The Planning Board met on [December 2, 2025](#) to consider the request and passed [Resolution 2025-019](#) recommending the Town Board establish the ODA with conditions. The Town Board subsequently met on [February 10, 2026](#) to review the Planning Board's recommendation and passed [Resolution 2026-055](#) initially identifying the proposed action as an Unlisted Action under NY State's Environmental Quality Review Act, and identified the Planning Board as an agency to be circulated the proposed complete action with SEAF Part 1 for review and comment.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, Town Board resolution 2026-055, [Letter to the Planning Board including SEAF Part 1](#), and deliberate if the Board will provide any comment to the Town Board.