



## TOWN OF ULYSSES

10 Elm Street, Trumansburg, NY 14886  
townofulyssesny.gov

**Town Supervisor** (607) 387-5767, Ext 232 • supervisor@townofulyssesny.gov  
**Town Clerk** (607) 387-5767, Ext 221 • clerk@townofulyssesny.gov

March 11, 2026

TBRES2026-062

Town of Ulysses  
Planning Board  
10 Elm St.  
Trumansburg, NY 14886

RE: Town of Ulysses Town Board Resolution 2026-062 for New Open Development Area  
1195 Taughannock Boulevard, Ithaca, NY, Parcel: 503689-30.-3-8

Dear Planning Board,

The Town Board received a request from property owners of the subject parcel noted above to create an Open Development Area (ODA) pursuant to the Consolidated Laws of New York Chapter 62 Article 16 Section 280-A. The Town Board reviewed the request and on December 9, 2025 passed Town Board Resolution 2025-165 referring the proposal to the Planning Board for advice and recommendation. The Planning Board reviewed the request and on January 8, 2026 passed Planning Board Resolution 2026-003 recommending the Town Board establish the ODA with a recommendation that the Town Board request your agency review the subject site and assess the access drive and provide comments and recommendations to the Town Board as to any site improvements needed including but not limited to grading, surface construction, vegetative clearing, and 911 signage. The Town Board subsequently reviewed the Planning Board's recommendations and on March 10, 2026 passed Town Board Resolution 2026-062, initially identifying the proposed action as an Unlisted Action under NY State's Environmental Quality Review Act and identified your agency to be circulated the proposed complete action for review and comment.

At your earliest convenience, please review the materials enclosed and provide comment to the Town Board as to any suggested improvements to the subject site per the Planning Board's request and on the environmental assessment. Please provide comments on official letterhead, addressed to:

Town of Ulysses  
Town Board  
ATTN: Town Supervisor Katelin Olson  
10 Elm St.  
Trumansburg, NY 14886



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Please either send your comment letter via post or via email to Town Clerk Carissa Parlato at [clerk@townofulyssesny.gov](mailto:clerk@townofulyssesny.gov) and Town Supervisor Katelin Olson at [supervisor@townofulyssesny.gov](mailto:supervisor@townofulyssesny.gov).

Sincerely,  
Niels Tygesen  
Planner

Enclosures:

Request Letter to Town Board dated 11.07.2025

Town Board Resolution 2025-165

Planning Board Resolution 2026-003

Town Board Resolution 2026-062

Draft SEQR SEAF Part 1

cc:

Katelin Olson, Town Supervisor

Carissa Parlato, Town Clerk

Mark Washburn, Code Enforcement Officer

Lori Asperschlager, Town of Ulysses BCPZ DPW Administrative Assistant

November 7, 2025

Katelin Olson  
Supervisor  
Town of Ulysses  
10 Elm Street  
Trumansburg, NY 14886

RECEIVED  
NOV 12 2025  
TOWN OF ULYSSES

RE: Open Development Area Request  
Tax Parcel 30.-3-8  
1195 Taughannock Boulevard  
Town of Ulysses  
Tompkins County

Supervisor Olson,

I am the owner of Tax Parcel 30.-3-8 located at 1195 Taughannock Boulevard (NYS Rte 89) in the Town of Ulysses. Our Neighbors at 1191 Taughannock Boulevard have been discussing a site improvement project with the Town Building, Code, Planning, & Zoning Department (the Department). Recently, the Department informed our neighbors that New York Consolidated Laws, Town Law 280-a prohibits the Town from issuing construction permits for parcels that do not contain physical road frontage and are considered landlocked parcels.

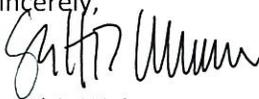
My parcel of land has no physical road frontage. Vehicular access to our property from Taughannock Boulevard is achieved by a shared access drive through Tax Parcel 30.-3-7.2.

We understand the Town may only issue permits to landlocked parcels that have been included in an Open Development Area. The Department informed our neighbor that a number of tax parcels in our neighborhood are not currently in an Open Development Area.

Accordingly, I am formally requesting the Town Board establish an Open Development Area for Tax Parcel 30.-3-8 located at 1195 Taughannock Boulevard so that I may proceed to obtain the permits necessary for any future maintenance or upgrades to our property.

I ask that my request be included as an agenda item at the November 12<sup>th</sup> Town Board meeting.

Sincerely,

  
Carol S. Weissmann *Power of Attorney*



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STATE OF NEW YORK}  
COUNTY OF TOMPKINS} SS:  
TOWN OF ULYSSES:

### REFERRING REQUEST FOR OPEN DEVELOPMENT AREA TO PLANNING BOARD

#### RESOLUTION # 165 OF 2025:

WHEREAS, Scott Weissman, on behalf of property owner Carol Weissman, have requested the Town Board establish an Open Development Area over their property designated as Tax Parcel 30.-3-8 and known as 1195 Taughannock Boulevard pursuant to NYS Town Law 280-a(4); and

WHEREAS, said law requires referral of this matter to the Town Planning Board for its advice regarding such establishment;

NOW, THEREFORE, BE IT

RESOLVED, that Mr. Weissman's request is hereby referred to the Town Planning Board for advice and recommendation.

Vote: 5-0

Date adopted: 12/9/25

*I, the undersigned Town Clerk of the Town of Ulysses, County of Tompkins, DO HEREBY CERTIFY that the above resolution is an exact copy of the same adopted by the Ulysses Town Board at a meeting on the 9th day of December, 2025.*

*IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Ulysses, New York, on this 10<sup>th</sup> day of December, 2025.*

*Carissa Parlato, Town Clerk*

{ SEAL }



# TOWN OF ULYSSES

## PLANNING BOARD

### Planning Board Resolution No. 2026-003

**A Resolution Recommending Approval of the Open Development Area Request Located at 1195 Taughannock Boulevard, Tax Parcel 30.-3-8**

WHEREAS, the Planning Board finds the following:

1. A request was submitted to the Town Board by property owner Carol Weissmann to establish an open development area for subject property located at 1195 Taughannock Boulevard, Tax Parcel 30.-3-8; and
2. Pursuant to the Consolidated Laws of New York Chapter 62 Article 16 Section 280-A, the Town Board, after considering the request on December 9, 2025, passed Town Board Resolution 2025-165 and referred the proposal to the Planning Board for advice and recommendation; and
3. The subject parcel does not directly abut Taughannock Boulevard or any other street or highway, nor a street shown on an approved plat, but has previously been developed with a single detached dwelling unit with access to Taughannock Boulevard via a private driveway across an adjacent property; and
4. The subject parcel is zoned Lake Shore Zone and is within the HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes) Slope Overlay; and
5. The request to establish an open development area is to obtain needed construction permits for any future maintenance or upgrades on the subject property; and
6. An open development area must be established for the subject parcel by the Town Board prior to issuance of construction permits per state law; and
7. The Planning Board on January 6, 2026 reviewed the request and the Town Board's referral for advice and recommendation.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

1. It would be in the long-term best interest for the public health, safety, and general welfare of the property owners, community, and Town to establish an open development area for the subject parcel in order to obtain construction permits for current and future needed site

improvements.

2. Sufficient access to the subject parcel from Taughannock Boulevard for fire trucks, ambulances, police cars and other emergency vehicles is imperative to ensure public health and safety.

For the findings and reasons set forth above, the Planning Board recommends the Town Board establish an open development area for the subject parcel located at 1195 Taughannock Boulevard, Tax Parcel 30.-3-8, subject to the following conditions:

1. Prior to the Town Board's final action, the Town Board will request the Fire Department, Police Department, and other EMS services assess the access drive and provide comments and recommendations to the Town Board as to any site improvements needed including but not limited to grading, surface construction, vegetative clearing, and 911 signage.
2. Any substantive widening or re-grading of the access drive recommended by Fire, Police, or other EMS shall be reviewed by the Town Engineer as part of site plan review by the Planning Board.

Karl A. Klankowski  
Planning Board Chair

8 JANUARY 2026  
Date

**Ayes:** Klankowski, Klein, McDonald

**Nays:** None

**Absent:** Liddle

**Abstain:** None



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STATE OF NEW YORK}  
COUNTY OF TOMPKINS} SS:  
TOWN OF ULYSSES:

### CONCERNING ENVIRONMENTAL REVIEW ABOUT THE ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA (ODA) OVER 1195 TAUGHANNOCK BOULEVARD

#### RESOLUTION #62 OF 2026:

WHEREAS, an agent for Carol S. Weissmann submitted an application to the Town of Ulysses to establish an Open Development Area on/over her property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8 (the "Proposed Action"); and

WHEREAS, based upon a review of submitted materials, the Town Planner and Attorney for the Town have recommended classification of the Proposed Action as an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617; and

WHEREAS, a Part 1 Short Environmental Assessment Form ("SEAF") must be completed relating to the Proposed Action; and

WHEREAS, the Proposed Action must be sent for comment to the Town Planning Board, Tompkins County Department of Planning and Sustainability, the Trumansburg Fire Department, Emergency Medical Services Department, and Tompkins County Sheriff's office; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses directs the Town Planner to prepare and execute on behalf of the Town a Part 1 SEAF relating to the Proposed Action; and be it further

RESOLVED, that the Town Planner is to circulate the complete action, including the Part 1 SEAF, to the above referenced departments/agencies for comments, to the extent not already provided; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to take all other steps necessary to proceed with the application in order for the Town Board to take action regarding the Proposed Action as soon as reasonably possible; and be it further

RESOLVED, that this resolution shall take effect immediately.

Vote: 4-0

Date Adopted: 3/10/26

*I, the undersigned Town Clerk of the Town of Ulysses, County of Tompkins, DO HEREBY CERTIFY that the above resolution is an exact copy of the same adopted by the Ulysses Town Board at a meeting on the 10th day of March, 2026.*

*IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Ulysses, New York, on this 11<sup>th</sup> day of March, 2026.*

*Carissa Parlato, Town Clerk*

{ SEAL }

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Open Development Area for 1191 Taughannock Boulevard			
Project Location (describe, and attach a location map): 1195 Taughannock Boulevard, Ithaca NY 14850, Parcel 503689-30.-3-8			
Brief Description of Proposed Action: The Town Board intends to establish an open development area for the subject property per the Consolidated Laws of New York Chapter 62, Article 16, Section 280-A.4.			
Name of Applicant or Sponsor: Town of Ulysses Town Board		Telephone: 607.387.5767 E-Mail: clerk@townofulyssesny.gov	
Address: 10 Elm Street			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.3 acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.3 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

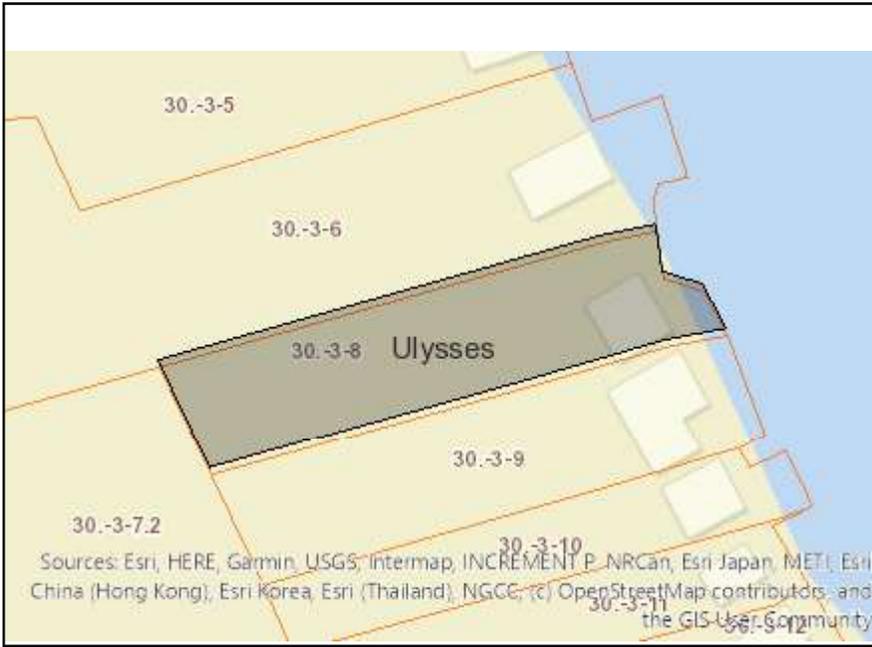
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Cayuga Lake, no alterations expected at this time. _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Town of Ulysses Town Board</u> Date: <u>03.11.2026</u>  Signature: <u><i>Katelin Olson</i></u> /For Town Supervisor Katelin Olson      Title: <u>Planner</u>		

**SUBJECT:** Open Development Area for 1195 Taughannock Boulevard, SEAF Part 1 Narrative

**PROJECT LOCATION:** 1195 Taughannock Boulevard, Ithaca NY 14850, Parcel 503689-30.-3-8

The Town of Ulysses' Town Board received a request to establish an open development area for the subject property noted above. The intent of the Town Board is to establish an open development area for the subject property per the Consolidated Laws of New York Chapter 62, Article 16, Section 280-A.4.



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No