



## TOWN OF ULYSSES

10 Elm Street, Trumansburg, NY 14886  
townofulyssesny.gov

**Town Supervisor** (607) 387-5767, Ext 232 • supervisor@townofulyssesny.gov  
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STATE OF NEW YORK}  
COUNTY OF TOMPKINS} SS:  
TOWN OF ULYSSES:

### **ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA (ODA) AT 1191 TAUGHANNOCK BLVD**

#### RESOLUTION #85 OF 2026:

WHEREAS, Maureen Foley and Jason Brenner submitted an application to the Town of Ulysses to establish an Open Development Area on/over their property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9 (the "Property") (the application hereinafter referred to as the "Proposed Action"); and

WHEREAS, access from Taughannock Boulevard to the Property is via a right of way across the lands of adjacent property owners; and

WHEREAS, the Property has an existing residential structure on it; and

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

WHEREAS, the Town Board received comments regarding the Proposed Action from the following:

- Town Planning Board
- Tompkins County Department of Planning and Sustainability
- Trumansburg Fire Department
- Trumansburg Emergency Medical Services Department
- Tompkins County Sheriff's Office; and

WHEREAS, the Town Board evaluated the potential environmental impacts of the Proposed Action, classified it as an Unlisted Action, determined that it will not result in any significant adverse environmental impacts, and issued a Negative Declaration of Environmental Significance at its meeting of even date herewith; and

WHEREAS, based upon recommendations and comments from the above listed departments and agencies, the Town Board finds it in the best interests of the Town of Ulysses to establish an Open Development Area as requested by the applicants;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses adopts and incorporates all comments received from the above listed departments and agencies; and be it further



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RESOLVED, that the Town Board hereby 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 may remain in place;
- c. Prior to site plan approval and/or the issuance of any building permit, 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 continue to provide suitable emergency service access. 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 the right of way and/or driveway, as applicable, are 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. Regular maintenance, repair, and replacement of existing features shall not trigger the need to alter the existing driveway.
- e. 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 area conditions approved by the Town Board of the Town of Ulysses on April 28, 2026."
- f. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk's office. All future deeds and easements as referenced above shall also reference the instrument number of this resolution.

Vote: 4-0

Date Adopted: 4/28/26

*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 28th day of April, 2026.*

*IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Ulysses, New York, on this 29<sup>th</sup> day of April, 2026.*

*Carissa Parlato, Town Clerk*

{ SEAL }