

DRAFT- TOWN BOARD MEETING

Town of Ulysses

April 28, 2026

The meeting was held in person at the Town Hall at 10 Elm St., Trumansburg NY as well as via Zoom videoconference. Notice of Town Board meetings are posted on the Town's website and Clerk's board.

Video recordings of meetings are available on Youtube at <https://www.youtube.com/channel/UCWVIs--q9CpHlxdk9YxZyPw>.

CALL TO ORDER:

Ms. Olson called the meeting to order at 7:04pm.

ATTENDANCE:

TOWN OFFICIALS:

In person-

Supervisor- Katelin Olson

Board members- Steve Manley, Liz Weatherby, Michael Boggs

Town Clerk- Carissa Parlato

Roxanne Marino (Conservation & Sustainability Advisory Committee (CSAC); Comp Plan Steering Committee (CPSC))

OTHERS:

In person-

Duane Shoen (Insero Advisors), Andy Sciarabba, Vivien Rose

Via Zoom-

Michael, Roxanne, Maureen Foley

APPROVAL OF AGENDA:

Ms. Olson requested to remove the highway resolutions as Mr. Stewart was unable to attend.

Mr. Boggs moved to approve the agenda as amended. This was seconded by Mr. Manley and passed unanimously.

PRIVILEGE OF THE FLOOR:

(none)

PRESENTATION: Annual Audit, Duane Shoen, Insero:

Mr. Shoen presented draft findings, noting that the town is in good financial shape.

The board discussed.

OLD BUSINESS:

Ms. Olson said that the property pre-dates building codes and in order for them to get a building permit, they need to be designated as Open Development Areas (ODAs). Ms. Olson spoke with the fire chief, who said that the driveway is not fit for emergency vehicles.

SEQR DETERMINATION FOR 1191 TAUGHANNOCK BLVD

RESOLUTION #84 OF 2026: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE

FOR ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA AT 1191 TAUGHANNOCK

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 "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, the Town Board has conducted an uncoordinated review of the Proposed Action in accordance with SEQRA, including review of the Short Environmental Assessment Form (the "SEAF") Parts 1 and Part 2; 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 (see Appendix) 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 has evaluated the potential environmental impacts of the Proposed Action using the criteria set forth in Part 2 of the SEAF, and determined that each question should be answered no or small impact;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses, based upon the review and findings above, hereby determines that the Proposed Action is an Unlisted Action and will not result in any significant adverse environmental impacts, and a Negative Declaration of Environmental Significance is hereby issued in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to sign the SEQRA Negative Declaration and to take all steps necessary to file and distribute this determination as required by law; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Olson Seconded: Weatherby

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date Adopted: 4/28/26

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

RESOLUTION #85 OF 2026: ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA (ODA) AT 1191 TAUGHANNOCK BLVD

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 as follows:

- 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

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 shall 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.

Moved: Olson Seconded: Manley

Olson aye
 Boggs aye
 Manley aye
 Weatherby aye

Vote: 4-0
 Date Adopted: 4/28/26

SEQR FOR OPEN DEVELOPMENT AREA CONSIDERATION AT 1195 TAUGHANNOCK

RESOLUTION # 86 OF 2026: DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE FOR ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA AT 1195 TAUGHANNOCK

WHEREAS, Scott Weissmann on behalf of Carol S. Weissmann submitted an application to the Town of Ulysses to establish an Open Development Area on/over 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, the Town Board has conducted an uncoordinated review of the Proposed Action in accordance with SEQRA, including review of the Short Environmental Assessment Form (the "SEAF") Parts 1 and Part 2; 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 has evaluated the potential environmental impacts of the Proposed Action using the criteria set forth in Part 2 of the SEAF, and determined that each question should be answered no or small impact;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses, based upon the review and findings above, hereby determines that the Proposed Action is an Unlisted Action and will not result in any significant adverse environmental impacts, and a Negative Declaration of Environmental Significance is hereby issued in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to sign the SEQRA Negative Declaration and to take all steps necessary to file and distribute this determination as required by law; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Olson Seconded: Weatherby

- Olson aye
- Boggs aye
- Manley aye
- Weatherby aye

Vote: 4-0

Date Adopted: 4/28/26

ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA AT 1195 TAUGHANNOCK BLVD.

RESOLUTION #87 OF 2026: ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA AT 1195 TAUGHANNOCK BLVD.

WHEREAS, Scott Weissmann on behalf of Carol S. Weissmann submitted an application to the Town of Ulysses to establish an Open Development Area on/over property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8 (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

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 shall 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.

Moved: Olson Seconded: Manley

| | |
|-----------|-----|
| Olson | aye |
| Boggs | aye |
| Manley | aye |
| Weatherby | aye |

Vote: 4-0

Date Adopted: 4/28/26

NEW BUSINESS:

2025 ANNUAL FINANCIAL REVIEW

Ms. Taetzsch presented her report, noted that the town is financially healthy, and highlighting the following:

- Adopted vs. actual fund balance
- Summary of reserve balances
- Analysis of revenues & expenditures

DEFINITIONS OF DATA CENTERS, ETC (*UPDATE*)

Ms. Olson said that feedback has been received from the Planning Board and BZA on the draft definitions. The Planning Board had no comments but the BZA had concerns that the definitions were too general and may not allow uses that the town would actually want.

CITIZEN PRUNERS' CONTRACT WITH CORNELL COOPERATIVE EXTENSION

RESOLUTION #88 OF 2026: CITIZEN PRUNERS' CONTRACT WITH CORNELL COOPERATIVE EXTENSION

RESOLVED, that the Ulysses Town Board approves the Citizen Pruners' Contract with Cornell Cooperative Extension, and authorizes the Town Supervisor to sign.

Moved: Olson Seconded: Weatherby

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date Adopted: 4/28/26

UPCOMING EVENTS

May 2 – TruUly Earth Care Day & Jacksonville Comm. Assoc. Clean Up

May 12 – Regular Town Board Meeting & Public Hearing, 7pm @ Town Hall

May 26 – Regular Town Board Meeting, 7pm @ Town Hall

APPROVAL OF MINUTES:

RESOLUTION #89 of 2026: APPROVAL OF MINUTES

RESOLVED, that the Ulysses Town Board approves the meeting minutes as presented from the April 11 and April 14, 2026 meetings.

Moved: Olson Seconded: Manley

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date Adopted: 4/28/26

BOARD NOTIFICATIONS:

Ms. Olson noted that after a long vacancy she has appointed Katherine Stewart as Town Historian.

PRIVILEGE OF THE FLOOR (3-min limit per person)

Ms. Rose introduced herself and read a resolution requesting that the Town designate July 2-11, 2026 "Celebrating 250 Years of Freedom Days".

ADJOURN:

Mr. Manley made a motion to adjourn at 8:53pm. This was seconded by Mr. Boggs and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk, 5/5/26

APPENDIX:

Included:

ODA comments from interested parties

Ms. Rose's resolution request

Fw: RE Town of Ulysses Town Board Resolutions 2026-055 and 2026-062 for New Open Development Area, 1191 and 1195 Taughannock Blvd Respectively

From Carissa Parlato <clerk@townofulyssesny.gov>

Date Tue 5/5/2026 1:46 PM

To Carissa Parlato <clerk@townofulyssesny.gov>

From: Daniel Scherer <firechief@trumansburg-ny.gov>

Sent: Tuesday, April 14, 2026 1:30 PM

To: Niels Tygesen <planner@townofulyssesny.gov>

Cc: Katelin Olson <supervisor@townofulyssesny.gov>; Carissa Parlato <clerk@townofulyssesny.gov>

Subject: Re: RE Town of Ulysses Town Board Resolutions 2026-055 and 2026-062 for New Open Development Area, 1191 and 1195 Taughannock Blvd Respectively

To Whom It May Concern,

Per town planner Niels Tygesen's request, I have investigated the addresses of 1191 and 1195 Taughannock Blvd., and offer the following comments/concerns from a fire protection perspective:

Accessibility is very limited to both of the above locations. The driveway(s) to this area of structures falls significantly short of the structures themselves. Therefore in the event of a fire, fire apparatus must operate from some distance away. This will ultimately slow the fire attack, and present several operational challenges for fire personnel, such as equipment deployment, communications, and physical exertion demands. The driveway itself is also too small for a full-sized fire engine, therefore the responding apparatus will be the mini-pumper, which has hose, pump, and ladder limitations. This is all assuming it's accessible at all- winter lake road conditions are also a factor. Foot access via stairs (observed at 1191) for personnel is difficult given the age and configuration of the stairs, presenting an additional challenge to rescue/EMS groups needing to remove a victim/patient from these locations.

Complicating the picture is access to volumes of water. Water availability at these locations is poor, given the fire department's current capabilities. Any tanker shuttle or relay will be very difficult given the road lengths, sizes, and pitch. Hydrant use isn't an option, as this area of our district is un-hydranted. The lake could serve as an ample source of water, however the fire department's portable pump/drafting equipment is slow to deploy and cannot produce the needed gallons per minute to fight a well-involved structure fire. Mutual aid from Lansing and Ithaca via fire boat would be needed to meet the water requirements of a fire attack, however response times (20-30 min), water-craft availability, and operational logistics are all real factors that would affect incident outcome.

In summary, this is a very difficult location for the fire department to operate at. I believe the village EMS department would echo this, especially in terms of patient accessibility.

These comments represent the position of the fire chief and of the Trumansburg Fire Department at large. I'm available for any follow-up and/or clarification needed on the above, please don't hesitate to reach out.

Sincerely,

Dan Scherer
Fire Chief - Trumansburg Fire Department
607-697-3020

From: Niels Tygesen <planner@townofulyssesny.gov>
Sent: Tuesday, April 14, 2026 10:59 AM
To: Daniel Scherer <firechief@trumansburg-ny.gov>
Cc: supervisor <supervisor@townofulyssesny.gov>; Carissa Parlato <clerk@townofulyssesny.gov>
Subject: RE Town of Ulysses Town Board Resolutions 2026-055 and 2026-062 for New Open Development Area, 1191 and 1195 Taughannock Blvd Respectively

Good Morning Dan,

Per our phone conversation this morning, please send an email to Town Supervisor (Katelin Olson) and cc Town Clerk (Carissa Parlato) with written comments for Town Board projects related to establishment of Open Development Areas for 1191 and 1195 Taughannock Blvd as originally sent to Matt Taylor, namely the comments you conveyed in our phone conversation and any other suggested improvements to the subject sites including but not limited to grading, surface construction of the access road, vegetative clearing, 911 signage, environmental assessment forms, etc.

As their meeting starts at 7:00 tonight, if you could please send comments as soon as possible that would be much appreciated.

Thank you,



Niels Tygesen

Planner

Building, Code, Planning, & Zoning Department

607.387.5767 x222 | 10 Elm Street, Trumansburg, NY 14886

townofulyssesny.gov | [Facebook](#) | [MS Teams](#)



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella
DEPUTY COMMISSIONER
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompkinscountyny.gov/planning

March 26, 2026

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

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

Proposed Action: Open Development Area located at 1191 Taughannock Boulevard

Dear Supervisor Olson:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP
Commissioner of Planning and Sustainability

Niels Tygesen

From: Katelin Olson
Sent: Tuesday, March 31, 2026 7:15 AM
To: Town of Ulysses Permits; Niels Tygesen
Subject: Fw: 1191 Taughannock Blvd.

fyi

Katelin Olson, Ulysses Town Supervisor
Co-Chair Tompkins County Council of Government
Vice Chair Three Falls LDC

From: Derek Osborne <dosborne@tompkins-co.org>
Sent: Tuesday, March 17, 2026 9:24:42 AM
To: Carissa Parlato <clerk@townofulyssesny.gov>; Katelin Olson <supervisor@townofulyssesny.gov>
Subject: 1191 Taughannock Blvd.

Good morning,

I reviewed the documents regarding the request from the property owners at 1191 Taughannock Boulevard to create an Open Development Area pursuant to the Consolidated Laws of New York, Chapter 62, Article 16, Section 280-A.

I do not have any issues or concerns related to the request at this time.

Thank you,

Derek R. Osborne
Sheriff of Tompkins County, N.Y.
(607) 257-1345
<https://www.tompkinscountyny.gov>



This email and any attachments may contain confidential information. If you are not the intended recipient, please notify the sender and delete the message immediately.

Niels Tygesen

From: Joel Fey <ems@trumansburg-ny.gov>
Sent: Monday, March 23, 2026 9:32 AM
To: Niels Tygesen
Subject: Re: Town of Ulysses Town Board Resolution 2026-055 for New Open Development Area, 1191 Taughannock Boulevard

Neil,

I have no comments from the EMS Department.

Thanks,



Joel James Fey

*Chief of Emergency Medical Services
Village of Trumansburg EMS*

NYS EMT-Paramedic

(607) 280-5166 | EMS@trumansburg-ny.gov

*74 West Main Street, Trumansburg, NY
14886*



Please click the link below to schedule a virtual meeting with me.

 [Book time to meet with me](#)

CONFIDENTIALITY NOTICE:

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From: Niels Tygesen <planner@townofulyssesny.gov>

Sent: Monday, March 16, 2026 1:23 PM

To: Joel Fey <ems@trumansburg-ny.gov>

Subject: RE: Town of Ulysses Town Board Resolution 2026-055 for New Open Development Area, 1191 Taughannock Boulevard

Good Afternoon,

The Town Board also received a similar request from property owners of 1195 Taughannock Boulevard to create an ODA and passed Resolution [2026-062](#) requesting your agency review and provide comment.

As the 1195 property takes access off the same easement as the 1191 property, hoping that any comment(s) to the TB could be provided in the same review.



Niels Tygesen

Planner

Building, Code, Planning, & Zoning Department

607.387.5767 x222 | 10 Elm Street, Trumansburg, NY 14886

townofulyssesny.gov | [Facebook](#) | [MS Teams](#)

From: Niels Tygesen

Sent: Thursday, March 5, 2026 1:40 PM

To: EMS@Trumansburg-ny.gov

Cc: Katelin Olson <supervisor@townofulyssesny.gov>; Carissa Parlato <clerk@townofulyssesny.gov>; Mark Washburn <code@townofulyssesny.gov>; Lori Asperschlager <lori@townofulyssesny.gov>

Subject: Town of Ulysses Town Board Resolution 2026-055 for New Open Development Area, 1191 Taughannock Boulevard

Greetings,

The Town Board received a request from property owners of 1191 Taughannock Boulevard to create an Open Development Area pursuant to the Consolidated Laws of New York Chapter 62 Article 16 Section 280-A.

The Town Board initially identified 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.

Please see attached PDF of letter with the proposed complete action for review and comment at your earliest convenience.



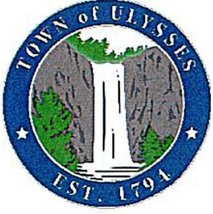
Niels Tygesen

Planner

Building, Code, Planning, & Zoning Department

607.387.5767 x222 | 10 Elm Street, Trumansburg, NY 14886

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TOWN OF ULYSSES

PLANNING BOARD

PLANNING BOARD MEMO

TO: Town Board
FROM: Planning Board
DATE: March 17, 2026
SUBJECT: TBRES2026-055, Planning Board Comments Related to ODA Designation Process at 1191 Taughanock Boulevard

1. Background:

The Planning Board met on December 2, 2025 to consider the referred request from the Town Board (TBRES2025-153) to establish an Open Development Area (ODA) at 1191 Taughanock Boulevard (parcel 30.-3-9) and passed Resolution 2025-019 recommending the Town Board establish the ODA with conditions. The Planning Board subsequently met on March 17, 2026 to consider the request from the Town Board (TBRES2026-055) to review the complete action, including a draft of Part 1 of the Short Environmental Assessment Form (SEAF), and provide comments to the extent not already provided.

2. Comments and Recommendation:

The Planning Board unanimously agreed the Town Board should accept Part 1 of the SEAF as drafted. The Planning Board further recommends the Town Board consider including all parcels, developed with a principal dwelling unit, that utilize the shared easement access drive be included in the ODA.

Karl Klankowski
Karl Klankowski
Planning Board Chair



TOWN OF ULYSSES

PLANNING BOARD

PLANNING BOARD MEMO

TO: Town Board
FROM: Planning Board
DATE: March 17, 2026
SUBJECT: TBRES2026-062, Planning Board Comments Related to the Establishment of an ODA over 1195 Taughannock Boulevard

1. **Background:**

The Planning Board met on January 8, 2026 to consider the referred request from the Town Board (TBRES2025-165) to establish an Open Development Area (ODA) at 1195 Taughannock Boulevard (parcel 30.-3-8) and passed Resolution 2026-003 recommending the Town Board establish the ODA with conditions. The Planning Board subsequently met on March 17, 2026 to consider the request from the Town Board (TBRES2026-062) to review the complete action, including a draft of Part 1 of the Short Environmental Assessment Form (SEAF), and provide comments to the extent not already provided.

2. **Comments and Recommendation:**

The Planning Board unanimously agreed the Town Board should accept Part 1 of the SEAF as drafted. The Planning Board further recommends the Town Board consider including all parcels, developed with a principal dwelling unit, that utilize the shared easement access drive be included in the ODA.

Karl Klankowski
Planning Board Chair



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella
DEPUTY COMMISSIONER
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompskinscountyny.gov/planning

March 26, 2026

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

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

Proposed Action: Open Development Area located at 1195 Taughannock Boulevard

Dear Supervisor Olson:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP
Commissioner of Planning and Sustainability