

DRAFT- SPECIAL TOWN BOARD MEETING

Town of Ulysses

May 5, 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 6:32pm.

ATTENDANCE:

TOWN OFFICIALS:

In person-

Supervisor- Katelin Olson

Board members- Steve Manley, Liz Weatherby, Michael Boggs

Town Clerk- Carissa Parlato

OTHERS:

In person-

Andy Sciarabba, Maureen Foley, Linda Liddle (Planning Board member)

Via Zoom-

(no one)

Ms. Olson noted that ODAs were designated on two parcels at the 4/28 meeting. The Town Planner said that the language was such that stormwater management could trigger a driveway expansion which was not the Town Board's intention. The Attorney recommended amending the language to reflect this.

AMENDMENT OF CONDITIONS REGARDING AN OPEN DEVELOPMENT AREA (ODA) AT 1191 TAUGHANNOCK BLVD

RESOLUTION #90 OF 2026: AMENDMENT OF CONDITIONS REGARDING AN OPEN DEVELOPMENT AREA (ODA) AT 1191 TAUGHANNOCK BLVD

WHEREAS, the Town Board of the Town of Ulysses at its meeting on April 28, 2026 established an Open Development Area on/over the property known as 1191 Taughannock Boulevard, Tax Parcel No. 30.-3-9 (the "Property"), being that land conveyed by John Gould and Nancy Gould to Jason Brenner and Maureen Foley by Warranty Deed dated June 23, 2022 and recorded in the Tompkins County Clerk's Office on July 19, 2022 as Instrument Number 2022-08143; and

WHEREAS, potential areas of ambiguity in the phrasing of conditions within the resolution establishing said ODA were identified; and

WHEREAS, the Town Board now desires to clarify such conditions by rescinding its prior approval and again establishing said ODA over the Property;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses re-affirms its negative declaration as set forth in its Resolution #84 of 2026 concerning environmental review of the Proposed Action; and be it further

RESOLVED, that the Town Board rescinds its Resolution #85 of 2026; and be it further

RESOLVED, that the Town Board hereby re-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 must remain in place;
- c. Prior to site plan approval and/or the issuance of any building permit that, in either case, increases residential living space, 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 provide suitable emergency service access or that suitable lake access for such services is available. 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 emergency services access is 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. 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 conditions approved by the Town Board of the Town of Ulysses on May 5, 2026."
- e. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk's office. All future deed and easement transfers as referenced above shall also reference the instrument number of this resolution; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Olson Seconded: Boggs

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0

Date Adopted: 5/4/26

AMENDMENT OF CONDITIONS REGARDING AN OPEN DEVELOPMENT AREA (ODA) AT 1195 TAUGHANNOCK BLVD

RESOLUTION #91 OF 2026: AMENDMENT OF CONDITIONS REGARDING AN OPEN DEVELOPMENT AREA (ODA) AT 1195 TAUGHANNOCK BLVD

WHEREAS, the Town Board of the Town of Ulysses at its meeting on April 28, 2026 established an Open Development Area on/over the property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8 (the "Property"), being that land conveyed by Henry Weissmann to Carol Weissmann by Quitclaim Deed dated December 7, 1992 and recorded in the Tompkins County Clerk's Office on January 8, 1993 as Instrument Number 073599-001; and

WHEREAS, potential areas of ambiguity in the phrasing of conditions within the resolution establishing said ODA were identified; and

WHEREAS, the Town Board now desires to clarify such conditions by rescinding its prior approval and again establishing said ODA over the Property;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses re-affirms its negative declaration as set forth in its Resolution #86 of 2026 concerning environmental review of the Proposed Action; and be it further

RESOLVED, that the Town Board rescinds its Resolution #87 of 2026; and be it further

RESOLVED, that the Town Board hereby re-establishes an open development area for the property known as 1195 Taughannock Boulevard, Tax Parcel No. 30.-3-8, 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 must remain in place;
- c. Prior to site plan approval and/or the issuance of any building permit that, in either case, increases residential living space, 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 provide suitable emergency service access or that suitable lake access for such services is available. 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 emergency services access is 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. 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 conditions approved by the Town Board of the Town of Ulysses on May 5, 2026."

- e. A certified copy of this resolution shall be filed by the applicant with the Tompkins County Clerk's office. All future deed and easement transfers as referenced above shall also reference the instrument number of this resolution; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Weatherby Seconded: Boggs

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date Adopted: 5/4/26

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

(none)

ADJOURN:

Mr. Manley made a motion to adjourn at 6:41pm. This was seconded by and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk, 5/6/26

APPENDIX:

Included:

ODA comments from interested parties

Ms. Rose's resolution request