



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-002

A Resolution of Final Site Plan Approval of the Browning Single Detached Dwelling Unit Renovation Located at 33 Maplewood Road, Town of Ulysses, Tax Parcel 29.-1-28

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for final site plan review submitted by Craig Modisher, on behalf of property owners, Peter and Ursula Browning, for property located 33 Maplewood Road, Town of Ulysses, Tax Parcel 29.-1-28; and
2. The subject lot is zoned LS: Lakeshore zone and located within the Maplewood Glen and Lake Slopes UNA, and the HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes) Slope Overlay; and
3. The proposal is for a complete renovation of an existing building, the new home will be 3 stories high (2 new stories on top of an existing 1st story foundation and floor walls), and associated site work; and
4. The action is a Type II action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR), Section 5.c.11 "construction or expansion of a single-family... including provision of necessary utility connections... and the installation, maintenance or upgrade of a drinking water well or a septic system or both" and requires no further review; and
5. The action does not require 239 review, per the Inter-Governmental Agreement made with Tompkins County 24 November 2003; and
6. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, was posted on the subject property, and was mailed to property owners within a 500-foot radius of the subject property; and
7. The Planning Board on January 6, 2026, has reviewed and accepted as adequate a site plan map entitled "Topographic Map, No. 33 Maplewood Road, Town of Ulysses, Tompkins County, New York", prepared by T.G. Miller P.C., dated October 4, 2016, and other application materials; and
8. The Planning Board considered the review criteria listed in The Code of the Town of Ulysses, Chapter 212 Zoning, Section 19.E.2 against the proposed site plan as applicable; and

9. The Planning Board has determined that the applicant is in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
10. The project is sited and designed so as to be harmonious with the surrounding area and not interfere with the development, use, and enjoyment of adjacent property; and
11. The project will ensure safe and efficient access for all site users, including pedestrians, cyclists, transit passengers, the mobility impaired, and motor vehicles, as applicable; and
12. The project will provide for the adequate protection of significant natural, cultural, heritage, and scenic assets on or near the site.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Site Plan Approval for the proposed site plan as described above, and as shown on the site plan noted above subject to the following condition:

Condition of Approval:

1. Temporary erosion and sedimentation control measures for construction activity must be operational prior to commencement of any work.

Karl a. Klankowski
Planning Board Chair

8 JANUARY 2026
Date

Ayes: Klankowski, Klein, McDonald

Nays: None

Absent: Liddle

Abstain: None

Information for Applicant

1. This approval shall expire within 18 months from the date of this decision unless a building permit has been obtained by the applicant, or if the applicant fails to comply with the conditions of this approval.