



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2025-016

A Resolution of Final Site Plan Approval for the Culler Chase Renovation and Addition to Existing Accessory Structure, Located at 123 Maplewood Road, Town of Ulysses, Tax Parcel 28.-1-17

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for site plan approval for the renovation and addition to an existing accessory structure submitted by Ryan James, on behalf of the property owners, Jonathan Culler & Cynthia Chase, for property located at 123 Maplewood Road, Town of Ulysses, Tax Parcel 28.-1-17; and
2. The subject lot is zoned LS: Lakeshore Zone, within the Maplewood Glen and Lake Slopes Unique Natural Area, and within the Steep Slope HsD3: Hudson silty clay loam, 12 to 20 percent slopes, eroded; and
3. The request is for site plan approval; 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 residence on an approved lot" 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. The Board of Zoning Appeals granted all required area variances for the proposal after conducting a public hearing on September 17, 2025; and
7. Notice of the public meeting was posted on the Town's Public Notice Board, was posted on the Town's webpage, and was mailed to property owners within a 500-foot radius of the subject property; and
8. The Planning Board on October 21, 2025, has reviewed and accepted as adequate a site plan map entitled "Proposed Site Plan, Parcel 28.-1-17", prepared by Brotherton Construction LLC dated September 5, 2025, and other application materials; and
9. 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
10. 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

11. The project is designed so as to be harmonious with the surrounding area and should not interfere with the development, use, and enjoyment of adjacent property; and
12. The project will ensure safe and efficient access for all site users; and
13. The project should not negatively impact neighboring properties from any undue disturbance, such as may be caused by excessive or unreasonable noise, glare, vapors, smoke, fumes, dust, or odors.

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.



Planning Board Chair

22 OCT. 2025
Date

Ayes: Gragg, Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: None

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.