



SKETCH SITE PLAN APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	William Reilly				
ADDRESS	1671 Taughannock Blvd.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	585-455-4633	EMAIL	bill@jprlp.com		
OWNER	Same.				
ADDRESS					
CITY		STATE		ZIP	
PHONE		EMAIL			
PRIMARY CONTACT ☒ APPLICANT ☒ OWNER ☐ OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			
PROJECT SITE INFORMATION					
ADDRESS	1671 Taughannock Blvd.				
PARCEL NO(S)	16. -1 -1				
PROJECT INFORMATION					
PROJECT NAME	Reilly Garage				
PROJECT DESCRIPTION	Construction of an accessory building / detached garage on private residence.				
VALUATION	\$75,000				
Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.					
SIGNATURE	<i>William Reilly</i>			DATE 10/25/25	
PRINT NAME	William Reilly				
CITY, STATE	Trumansburg, NY				



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2025

William Reilly

1671 Taughannock Blvd.

Trumansburg, NY 14886

10/25/25

Town of Ulysseys

Planning and Zoning Department

Narrative Statement

RE: 1671 Taughannock Blvd. Proposed Accessory building, permit application.

The purpose of this narrative is to request a permit for construction of an accessory building, on private residential property located at 1671 Taughannock Blvd.

Consideration of the sensitive nature of the Lakeshore and steep slope zones, and natural topography characteristics were taken into account during the design phase and proposed placement on the lot. The proposed accessory building is also replacing a previously existing garage structure from the same location, that was damaged / in a previous windstorm and falling tree accident- pictures of the previous structure, as well as existing conditions of where the stabilized natural steep slopes are to be maintained are included / attached to this proposal.

This proposed location allows for proper use / access from driveway, where old structure was, and does not require any more tree removals (Previous diseased Hemlock trees had fallen down, and been removed due to safety concerns here). This location also allows for minimal grading changes, to best fit within the natural topography and drainage pattern of the existing site.

The uphill side of the foundation will be partially buried 8' +/- in bank of existing hill, to minimize overall profile, and to limit disturbance of natural stormwater flow.

While the parcel is categorized as Lake Shore Zone, the area the garage is to be located is well above lake elevation (Over 50' above), and over 150' away horizontally.

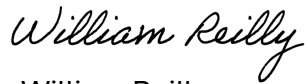
The property does contain areas of steep slopes along the lakeshore, and beside an intermittent streambank, however there will not be any construction on or around steep slopes, (30+ feet away from top of any slopes), and an existing stabilized vegetation buffer will be maintained at all times.

During construction, silt logs will be placed below disturbed excavation site, to prevent any sediment runoff from leaving the site.

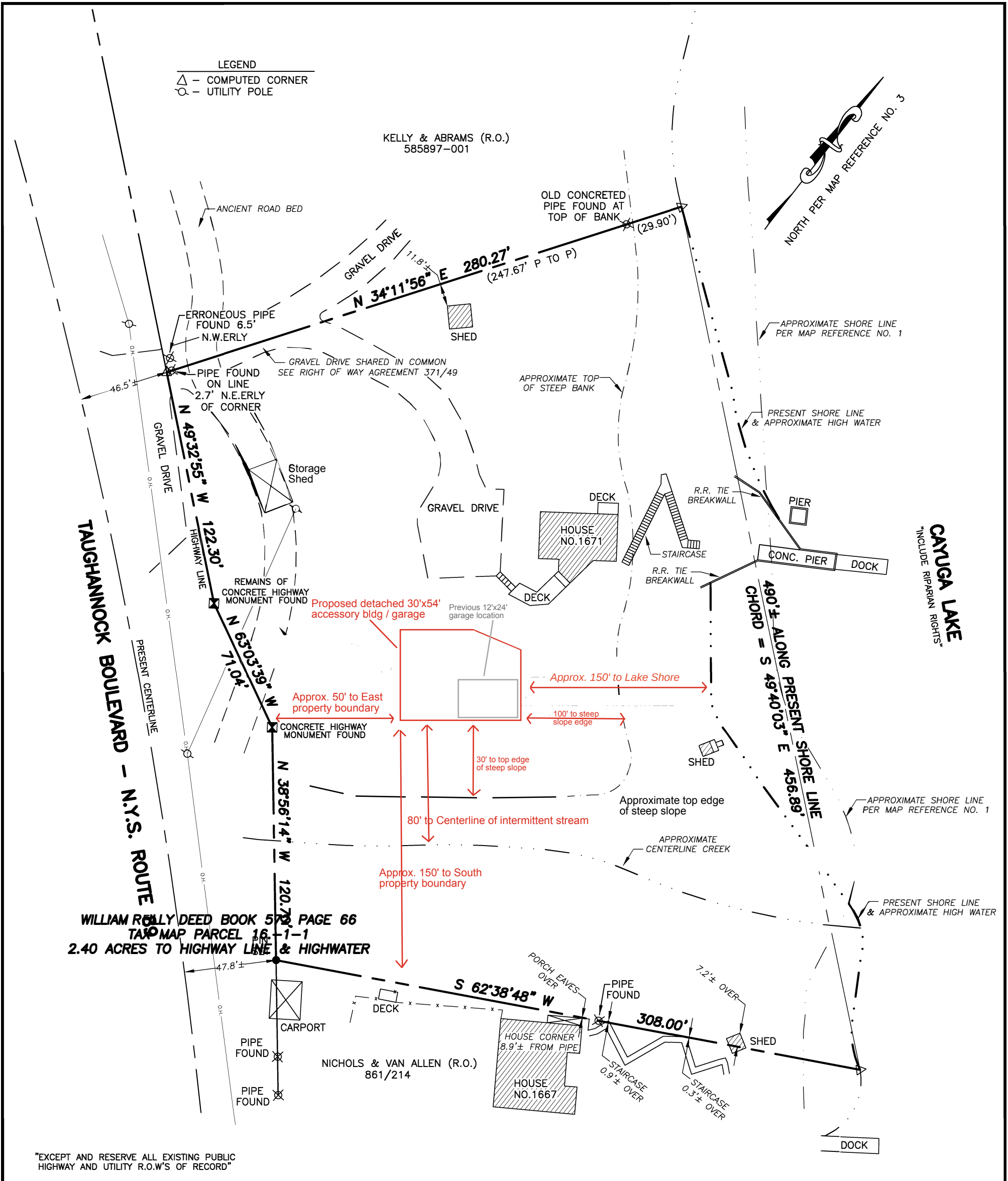
Post-Construction, the roof water will be directed to pervious garden / lawn areas, and excess will be collected by drainage stone trenches and directed to streambed via. HDPE pipe drain to eliminate any point source erosion potential.

I appreciate your time and consideration of this permit. If any further information is needed, please do not hesitate to ask.

Thank you,

A handwritten signature in black ink that reads "William Reilly". The script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

-William Reilly



CERTIFICATION

I hereby certify to
that I am a licensed land surveyor, New York State License
No. 050769, and that this map correctly delineates an actual survey
on the ground made by me or under my direct supervision; and
that I found no visible encroachments either way across property
lines except as shown hereon.

WILLIAM REILLY
M&T BANK, its successors and/or assigns, as their interest may appear
STEWART TITLE INSURANCE COMPANY

SIGNED: _____ DATED: _____

REFERENCE MAPS ENTITLED

- 1.) "MAP OF AMELIA W. JONES LAND ADJOINING ROCKY GLENN..." DATED 7/20/1953 BY CARL CRANDALL
- 2.) "FRANCIS C. KEIL III & KRISTI LOCKHART KEIL..." DATED 6/27/1980 AND LAST REVISED 9/20/1999 BY DENKENBERGER & ASSOC.
- 3.) "SURVEY MAP NO. 1679 TAUGHANNOCK BOULEVARD..." DATED 6/11/2003 BY T.G. MILLER P.C.

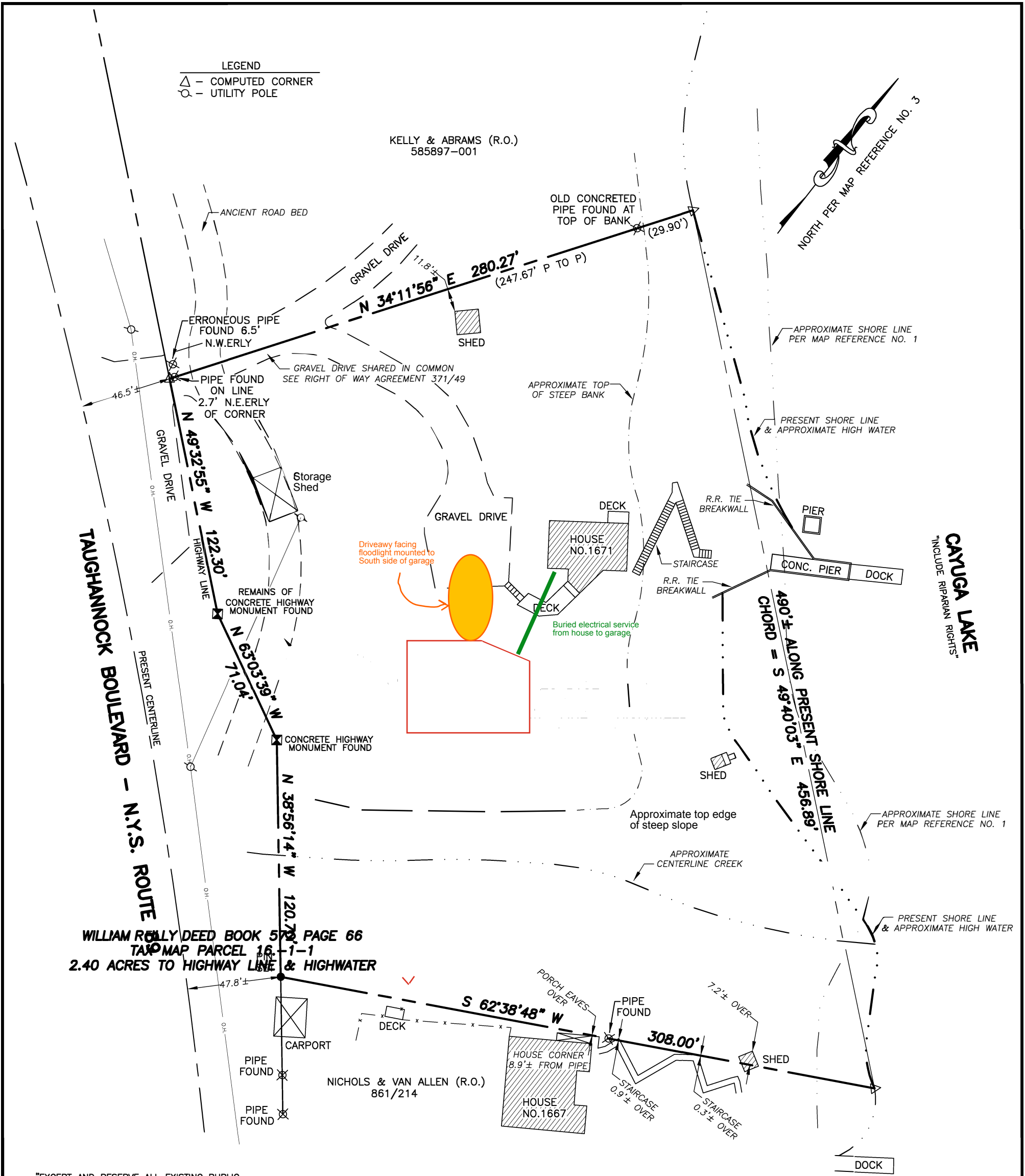
SHEIVE LAND SURVEYING 165 WOOD ROAD FREEVILLE, NY 13068 607-347-9800	TITLE: SURVEY MAP NO. 1671 TAUGHANNOCK BOULEVARD, TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK		REVISED		
WARNING ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.	DATE:	8/8/2019	FILE NO. 19084	SCALE:	1"=50'



DATA GRAPHIC SCALE



0 50 100 150



CAYUGA LAKE
"INCLUDE RIPARIAN RIGHTS"

WILLIAM REILLY DEED BOOK 572, PAGE 66
TAX MAP PARCEL 16-1-1
2.40 ACRES TO HIGHWAY LINE & HIGHWATER

"EXCEPT AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S OF RECORD"

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South

Maintain 30' to edge of slope.
Keep vegetated area along top of slope.

Steep
Slope

South Edge of
Proposed Garage

South

North



Maintain 30' to edge of steep slope.
Keep existing vegetation along slope









Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			☐	☐
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)				
☐ Forest Agriculture Aquatic Other(Specify):				
☐ Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☐ ☐	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☐ ☐	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☐	YES ☐ ☐	

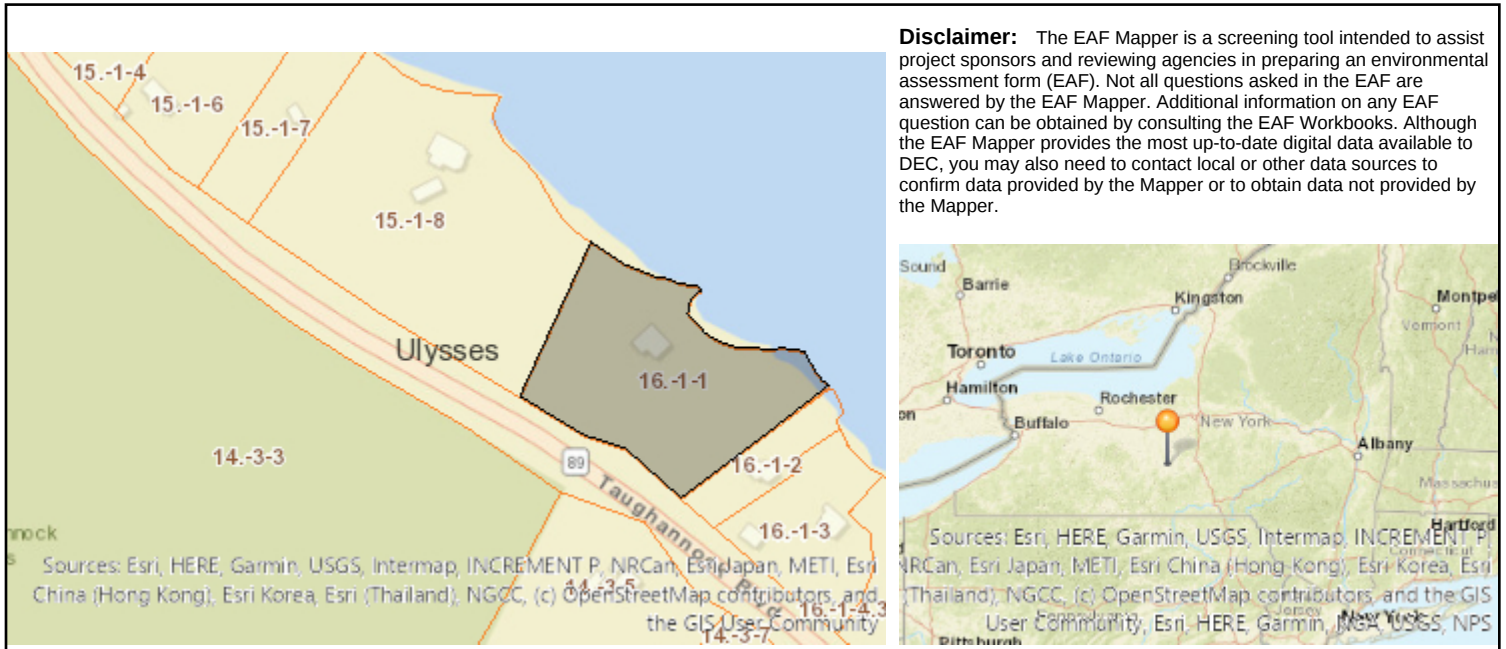
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest Agricultural/grasslands Early mid-successional Wetland ☐ Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☐	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO ☐	YES ☐

49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☐	YES ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☐	YES ☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: <u>William Reilly</u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



BOARD/COMMISSION MEMBER SITE VISIT PLANNING AND ZONING DEPARTMENT

As part of their responsibilities for reviewing your application, members of Boards and Commissions may need to conduct site visits of the subject property to enable them to observe the property and the context of the neighborhood and adjacent properties. Some applications involve a project that is not wholly visible from the public right-of-way and it may be necessary for members to access your property to observe portions of the exterior of the property not visible from the right-of-way.

By signing below, you are attesting that you understand this information and authorize members to enter onto the property, including side and rear yards, as necessary to conduct their site visit for your application.

Signature of Property Owner

Date

Please note, that if the property owner does not authorize the members to access your property, you may be required to provide additional information including photographic evidence of all areas of your property not visible from the right-of-way. Failure to permit property access to members or to provide additional information including adequate photographic evidence, may result in the denial of your application if there is insufficient evidence to establish that the standards have been met.

Property Owner does not authorize open access, property is visible from public right-of-way / road.

Any additional photographs that may be required will be promptly provided.

Access within private property for site visits may be allowed if requested, on a case by case basis with prior notice and agreement on specific date and time by property owner.

William Reilly

William Reilly,
Property Owner



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Trumansburg, NY 14886



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UPDATED 2024