



FINAL 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 | TRADE Design Build- Craig Modisher- Project Manager | | | | |
| ADDRESS | 1520 Trumansburg Road | | | | |
| CITY | Ithaca | STATE | NY | ZIP | 14850 |
| | | | | | |
| OWNER | Peter and Ursula Browning | | | | |
| ADDRESS | 111 Cottage Place | | | | |
| CITY | Ithaca | STATE | NY | ZIP | 14850 |
| | | | | | |
| PRIMARY CONTACT <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW | | | | | |
| NAME | | | | | |
| PHONE | | EMAIL | | | |

| PROJECT SITE INFORMATION | |
|--------------------------|-------------------|
| ADDRESS | 33 Maplewood Road |
| PARCEL NO(S) | 29-1-28 |

| PROJECT INFORMATION | |
|----------------------------|---|
| PROJECT NAME | 33 Maplewood Road |
| PROJECT DESCRIPTION | The complete renovation of the building into a 3 story home, built on the existing foundation and first floor walls. Some minor reenforcement of an existing retaining wall along the creek, and a replacement of the existing septic system. |
| SKETCH PLAN REVIEW DATE(S) | Sketch Plan Review was 12/2/2025 |
| VALUATION | \$1.1M |

| | |
|---|-----------------|
| 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 | DATE 12/11/2025 |
| PRINT NAME | Craig Modisher |
| CITY, STATE | Ithaca NY |



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2025

TRADE

DESIGN BUILD

October 30, 2025

Browning Lake House
33 Maplewood Road
Ulysses NY

Project Narrative

The proposed project for this site is a complete renovation of the existing building, a new wastewater treatment system, and minor reinforcement of an existing retaining wall along the creek.

The original building was a single story concrete structure. Then a wood framed second floor was built on top of the concrete roof, with attic trusses creating usable space on the third floor. We are proposing to demo the building down to the first floor concrete walls, and then build back up with wood framing.

The existing “septic system” is a CMU pit in the ground. We are working with Tompkins County Health to provide a substantial improvement for the on-site wastewater system, despite the challenging location.

The existing retaining wall along the creek is starting to flake off and degrade. We are proposing to reinforce the existing wall with a 4” wrap of steel reinforced concrete as a minimal, but effective solution. We have already reached out to the DEC, and are awaiting a letter of “no jurisdiction”.

November 3, 2025

Niels Tygesen
Planner
Town of Ulysses
Building, Code, Planning & Zoning Department
10 Elm Street
Trumansburg, NY 14886

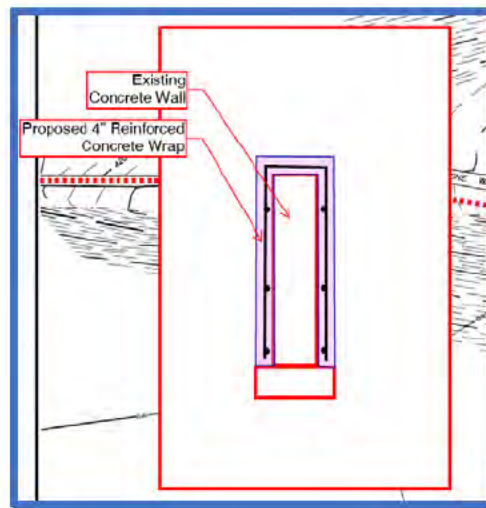
RE: Sketch Plan Review – Peter and Ursula Browning
Browning Lake House
33 Maplewood Road
Town of Ulysses, NY

Dear Niels,

I am working as a sub-consultant to Trade Design Build on an application for a project at 33 Maplewood Road. The project includes the renovation of the building into a 3 story home, minor reinforcement of an existing concrete retaining wall along the stream, and replacement of the existing septic system. My scope includes applying for permits required for the reinforcement of the stream wall, the design of a new septic system, and designing temporary erosion controls and drainage systems for the project.

Stream Wall Reinforcement

The reinforcement of the stream wall is envisioned as a 4" thick reinforced concrete wrap (or inverted "U") and will not impact the stream. See sketch below. We understand this work may be regulated by the Town and/or the NYSDEC. The stream is not a NYSDEC classified stream per online mapping and as such, we have requested a determination of no jurisdiction from Melanie Kukko, Environmental Analyst, in the NYSDEC Division of Environmental Permits. If the stream is jurisdictional we will apply for and obtain all requisite NYSDEC permits.



SciArabba Engineering, PLLC

www.sciarabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886



Septic System

The existing septic system appears to consist of a septic tank and buried cistern (or cess-pool). The system is functioning and Tompkins County Whole Health (TCWH) has indicated the system can remain as no new bedrooms are proposed as part of the renovations. However, the Brownings wish to install a replacement system to bring the system up to current NYSDOH and County standards. We will be applying to the TCWH this month and anticipate having approval for the replacement system before the end of the year.

Stormwater and Erosion Controls

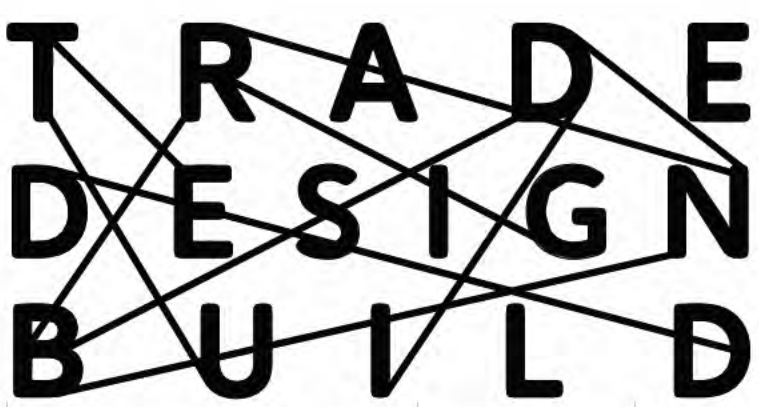
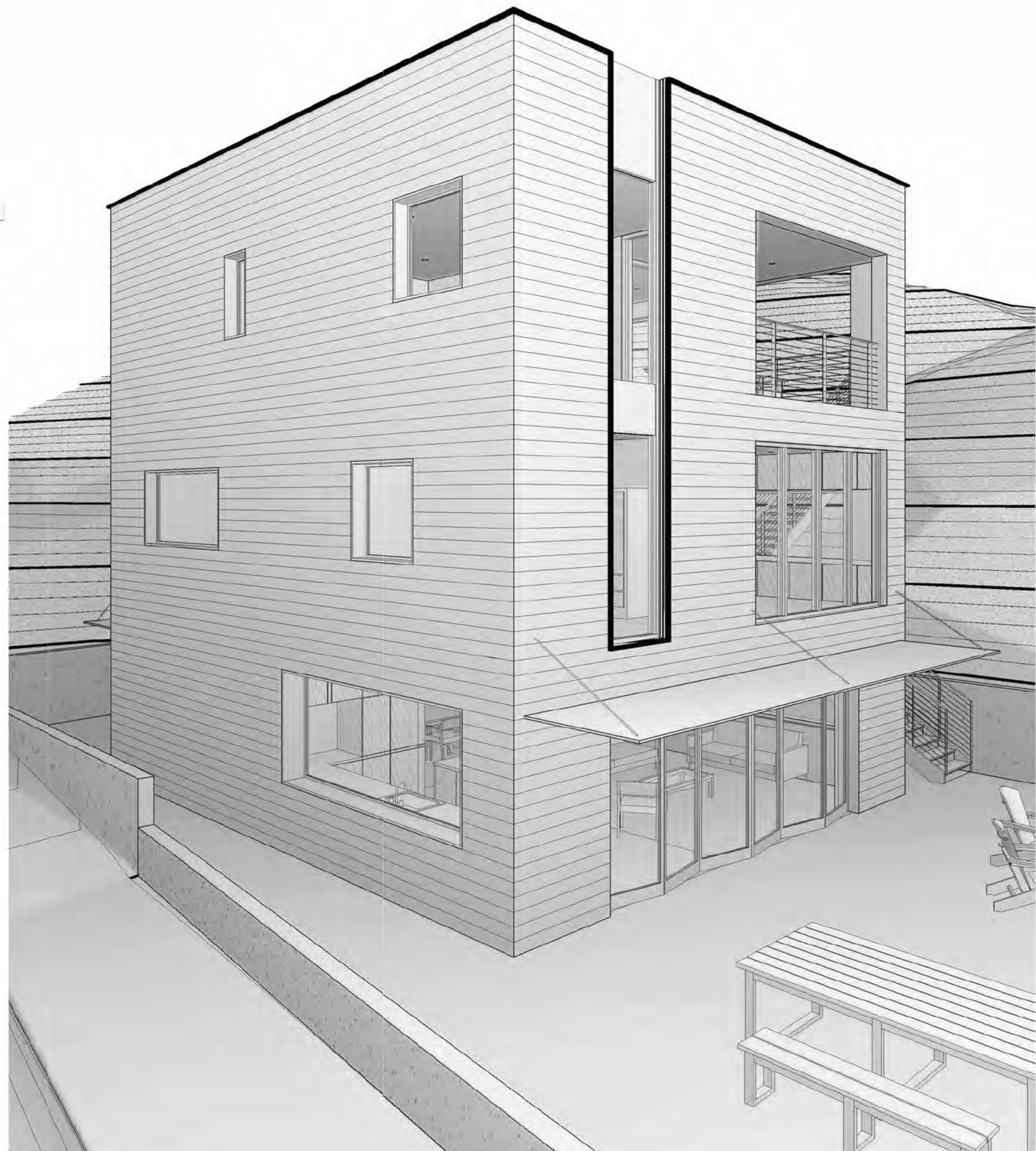
Runoff from the roof and concrete patio west of the building is currently collected and piped to the stream. Runoff from the patios north, south and east of the building drain across the lawn areas then to the lake. These drainage patterns will not change as a result of the renovations and the project will not create new impervious surfaces, so a stormwater mitigation plan has not been prepared. During construction, silt logs will be installed in the lawn areas east of the building to prevent sediments from entering the lake. An erosion and sediment control plan will be submitted as part of a future submission.

We look forward to presenting the project to the Planning Board on behalf of Peter and Ursula in December.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andrew J. Sciarabba", written in a cursive style.

Andrew J. Sciarabba, P.E.
Owner/Principal Engineer



BROWNING MAPLEWOOD

33 MAPLEWOOD RD, ITHACA, NY 14850
PETER & URSULA BROWNING
25008

DRAWING LIST

- AD1.00 BUILDING TAKEOFF
- AD1.01 CASEWORK TAKEOFF
- G0.00 COVER SHEET
- G0.01 SITE PLAN & PROJECT INFO
- G1.01 FIRST FLOOR PLAN
- G1.02 SECOND FLOOR PLAN
- G1.03 THIRD FLOOR PLAN
- S1.00 FOUNDATION PLAN
- S1.01 FIRST FLOOR FRAMING PLAN
- S1.02 SECOND FLOOR FRAMING PLAN
- S1.03 ROOF FRAMING PLAN
- D1.01 FIRST FLOOR DEMOLITION PLAN
- D1.02 SECOND FLOOR DEMOLITION PLAN
- A1.01 FIRST FLOOR PLAN
- A1.02 SECOND FLOOR PLAN
- A1.03 THIRD FLOOR PLAN
- A2.01 EXTERIOR ELEVATIONS
- A2.51 INTERIOR ELEVATIONS
- A3.01 BUILDING SECTIONS
- A3.51 WALL SECTIONS
- A4.01 ENLARGED PLANS, SECTIONS AND ELEVATIONS
- A5.01 EXTERIOR DETAILS
- A5.51 INTERIOR DETAILS
- A1.04 ROOF PLAN
- M1.01 FIRST FLOOR MEP PLAN
- M1.02 SECOND FLOOR MEP PLAN
- M1.03 THIRD FLOOR MEP PLAN
- M1.51 FIRST FLOOR LIGHTING PLAN
- M1.52 SECOND FLOOR LIGHTING PLAN
- M1.53 THIRD FLOOR LIGHTING PLAN

PROJECT DETAILS

PROJECT NAME: PROJECT NO:
BROWNING MAPLEWOOD 25008

PROJECT ADDRESS: CLIENT NAME:
33 MAPLEWOOD RD, PETER & URSULA
ITHACA, NY 14850 BROWNING

CONSULTANT DETAILS

REVISION SCHEDULE

REVISION NO. ISSUE DATE

DRAWING DETAILS

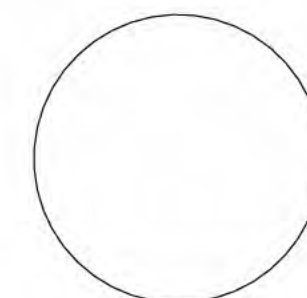
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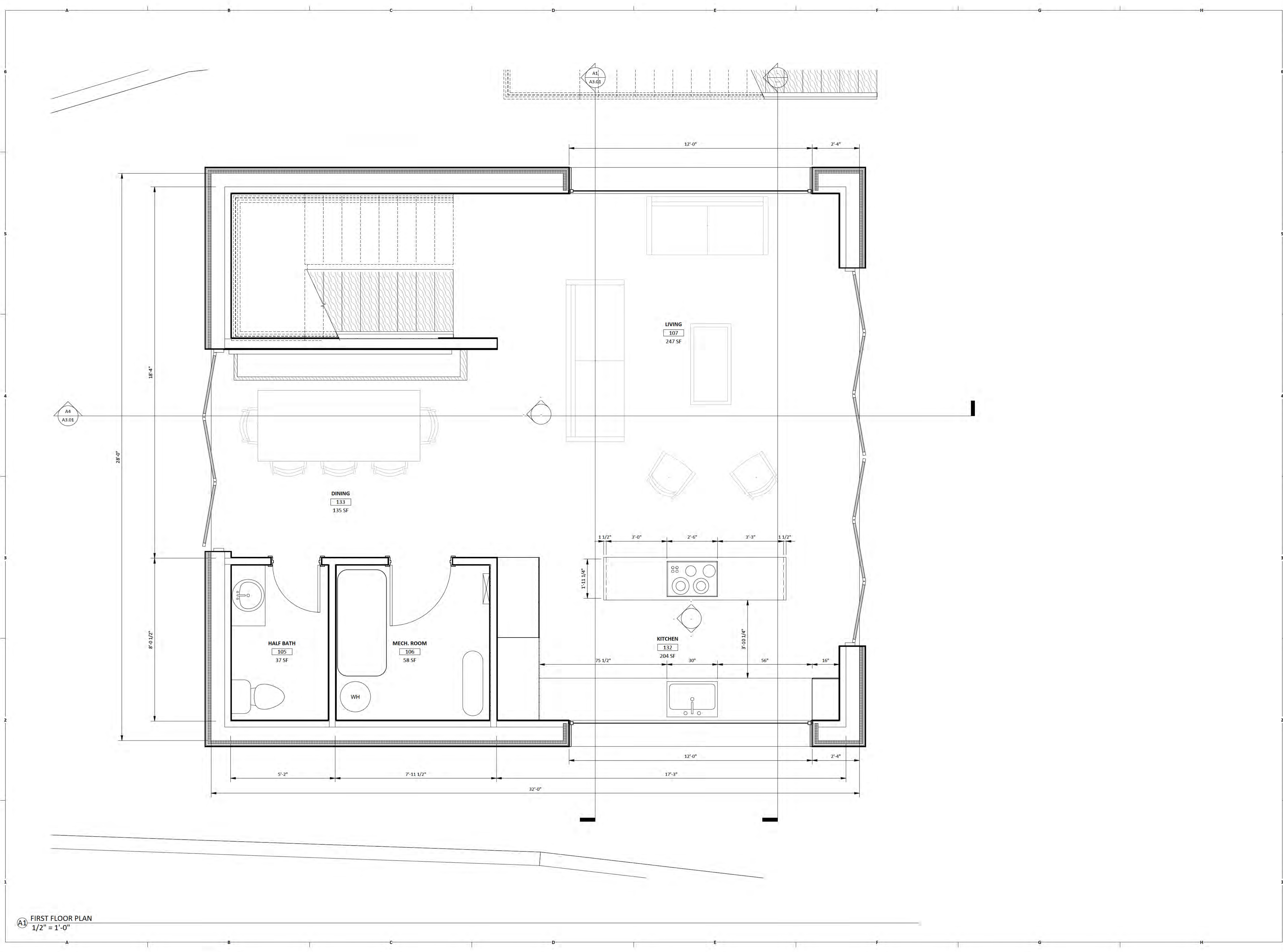
COVER SHEET

DRAWING NO:

G0.00

ISSUE DATE: DRAWN BY:
SEPTEMBER 19, 2025 JN





PROJECT DETAILS

PROJECT NAME: BROWNING MAPLEWOOD
PROJECT NO: 25008

PROJECT ADDRESS: 33 MAPLEWOOD RD,
ITHACA, NY 14850
CLIENT NAME: PETER & URSULA
BROWNING

CONSULTANT DETAILS

REVISION SCHEDULE

REVISION NO. ISSUE DATE

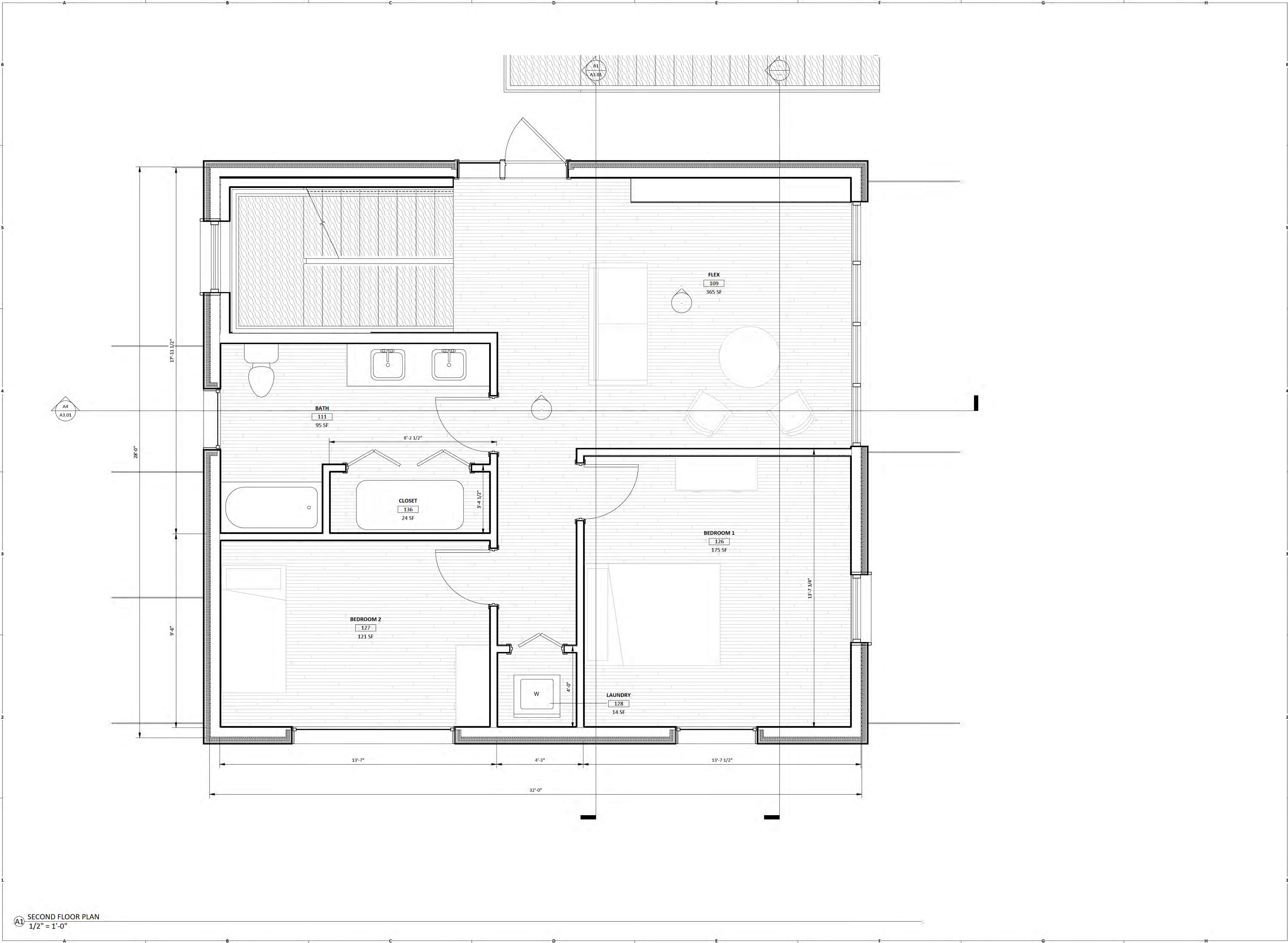
DRAWING DETAILS

DRAWING NAME:
FIRST FLOOR PLAN

DRAWING NO:

A1.01

ISSUE DATE: SEPTEMBER 19, 2025
DRAWN BY: JN



SECOND FLOOR PLAN
1/2" = 1'-0"

PROJECT DETAILS

PROJECT NAME: BROWNING MAPLEWOOD
PROJECT NO: 25008

PROJECT ADDRESS: 33 MAPLEWOOD RD,
ITHACA, NY 14850
CLIENT NAME: PETER & URSULA
BROWNING

CONSULTANT DETAILS

REVISION SCHEDULE

REVISION NO. ISSUE DATE

DRAWING DETAILS

DRAWING NAME:
SECOND FLOOR PLAN

DRAWING NO:

A1.02

ISSUE DATE: SEPTEMBER 19, 2025
DRAWN BY: JN

PROJECT DETAILS

PROJECT NAME: PROJECT NO:
BROWNING MAPLEWOOD 25008

PROJECT ADDRESS: CLIENT NAME:
33 MAPLEWOOD RD, PETER & URSULA
ITHACA, NY 14850 BROWNING

CONSULTANT DETAILS

REVISION SCHEDULE

REVISION NO. ISSUE DATE

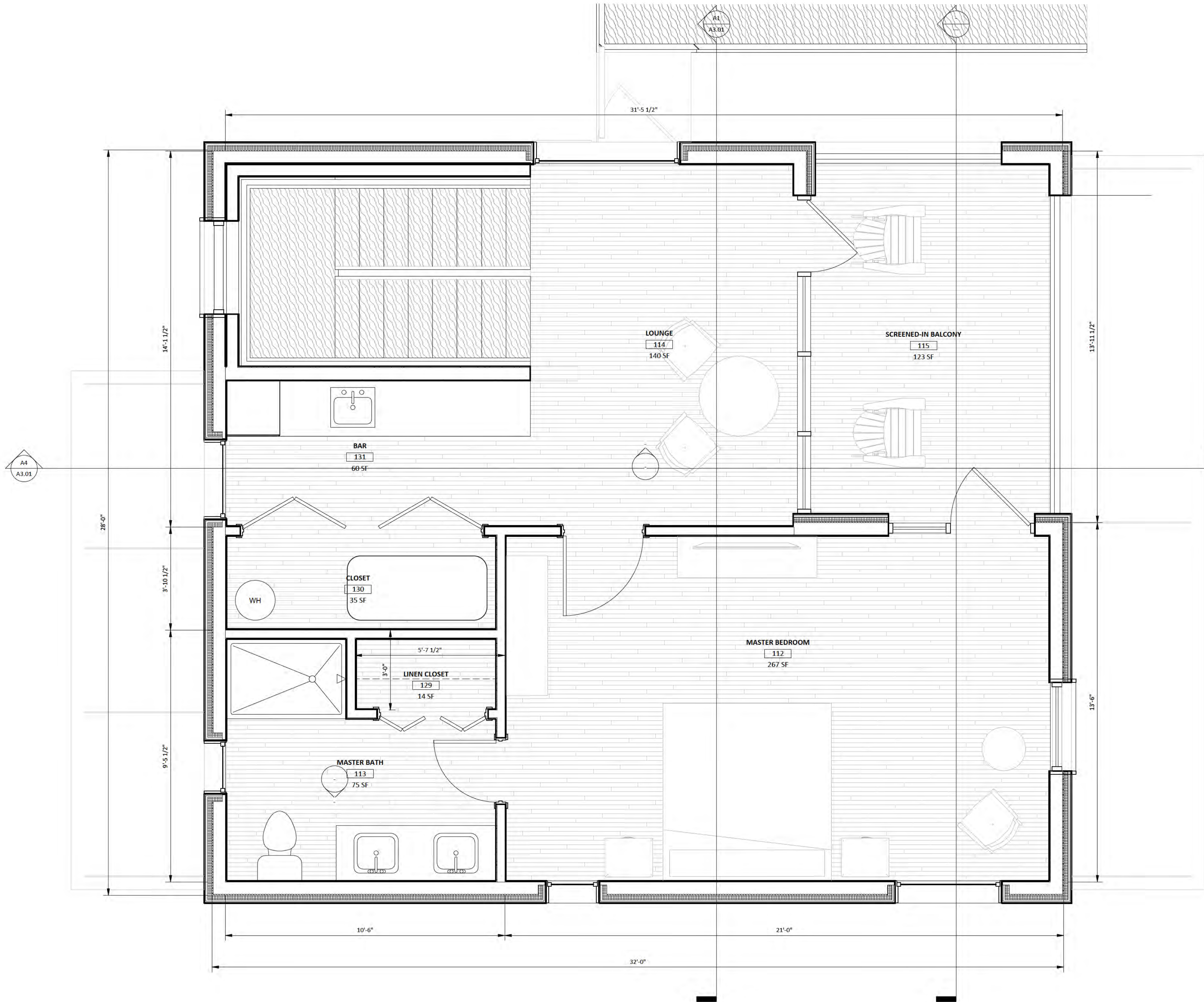
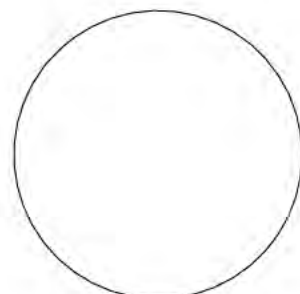
DRAWING DETAILS

DRAWING NAME:
THIRD FLOOR PLAN

DRAWING NO:

A1.03

ISSUE DATE: DRAWN BY:
SEPTEMBER 19, 2025 JN



PROJECT DETAILS

PROJECT NAME: BROWNING MAPLEWOOD
PROJECT NO: 25008

PROJECT ADDRESS: 33 MAPLEWOOD RD,
ITHACA, NY 14850
CLIENT NAME: PETER & URSULA
BROWNING

CONSULTANT DETAILS

REVISION SCHEDULE

REVISION NO. ISSUE DATE

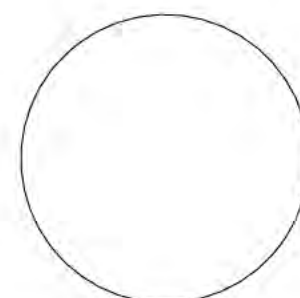
DRAWING DETAILS

DRAWING NAME: EXTERIOR ELEVATIONS

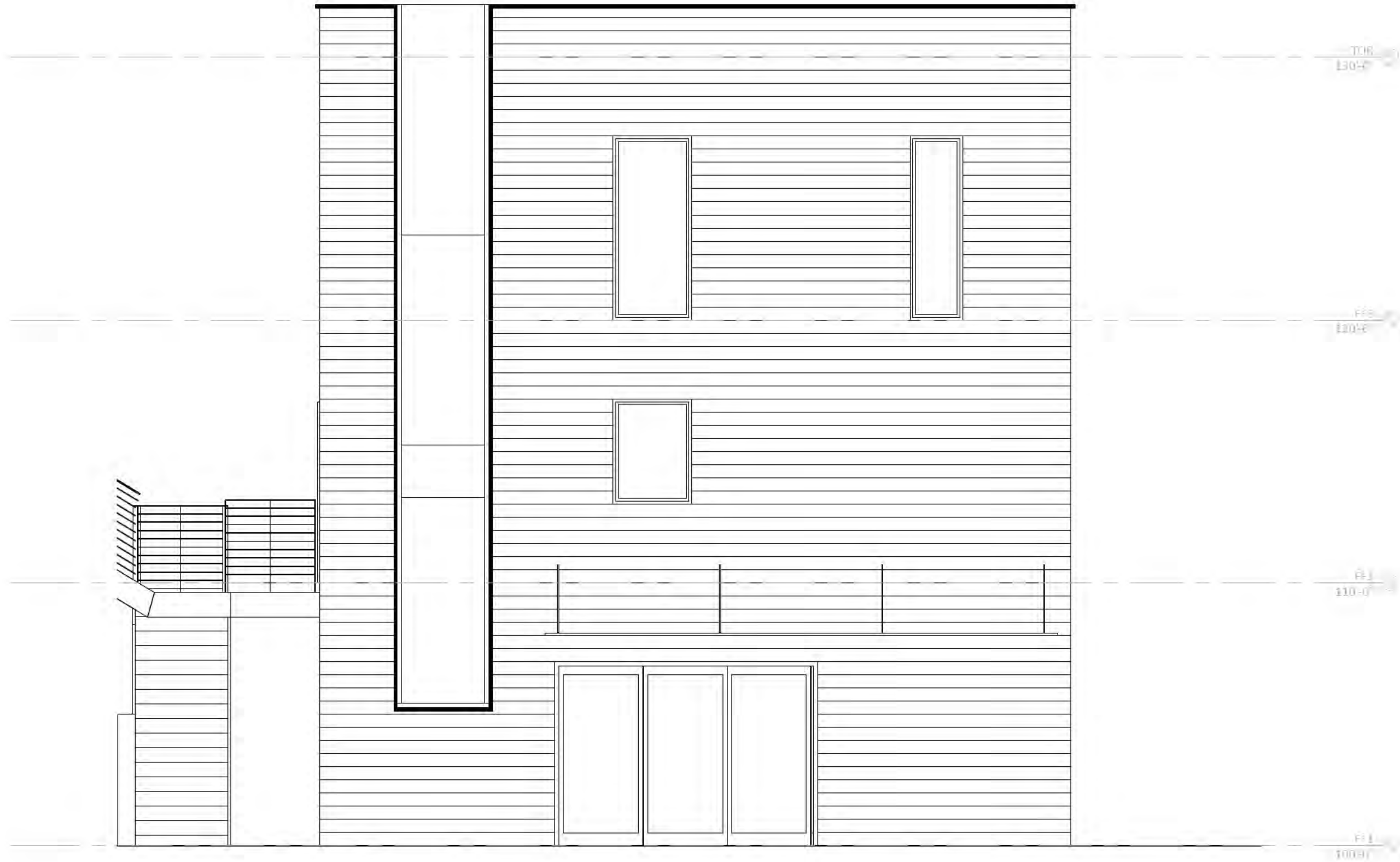
DRAWING NO:

A2.01

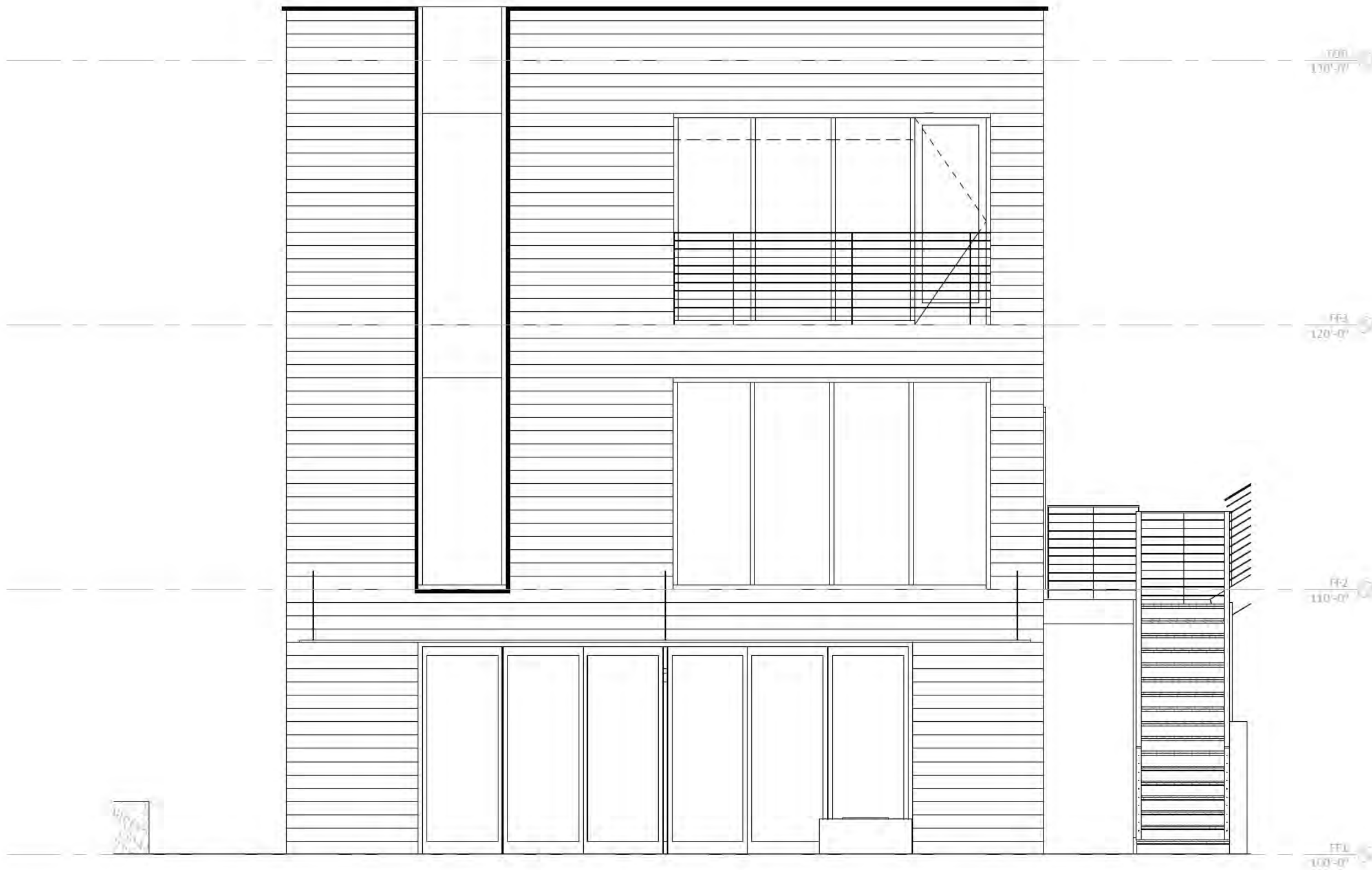
ISSUE DATE: SEPTEMBER 19, 2025
DRAWN BY: JN



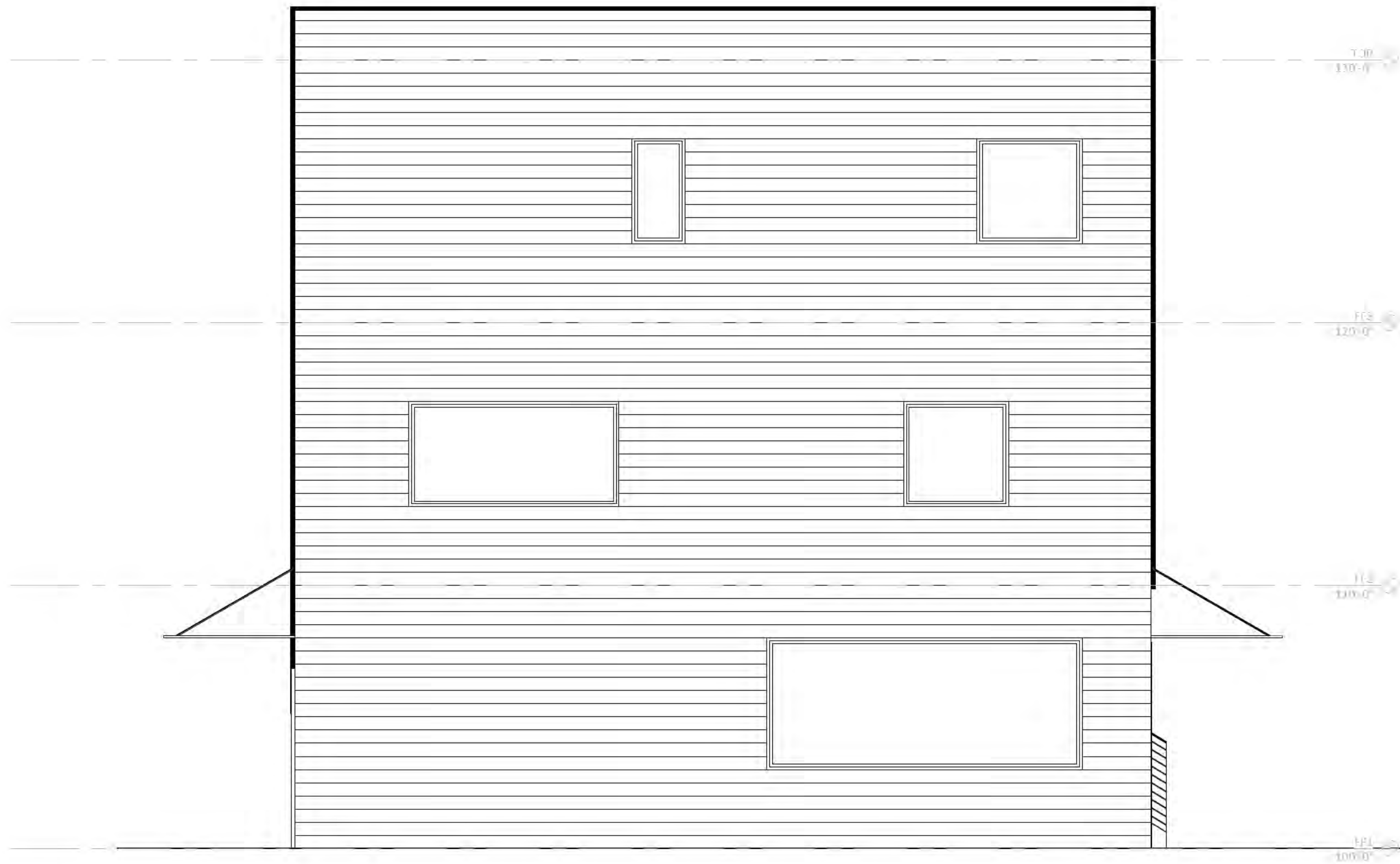
A4 02_NORTH ELEVATION
1/4" = 1'-0"



E4 04_WEST ELEVATION
1/4" = 1'-0"



A1 01_EAST ELEVATION
1/4" = 1'-0"



E1 03_SOUTH ELEVATION
1/4" = 1'-0"



EXISTING
CONDITIONS



AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

“Farming operations” are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as “... the land used in agricultural production, farm buildings, equipment and farm residential buildings.”

A. Name of Applicant: _____

B. Address: _____

C. Description of Project

D. Location of Proposed Project (tax map number): _____

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

| | Name | Address | Tax Map # |
|----|-------|---------|-----------|
| 1. | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ |
| 5. | _____ | _____ | _____ |

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.



10 Elm Street
Trumansburg, NY 14886



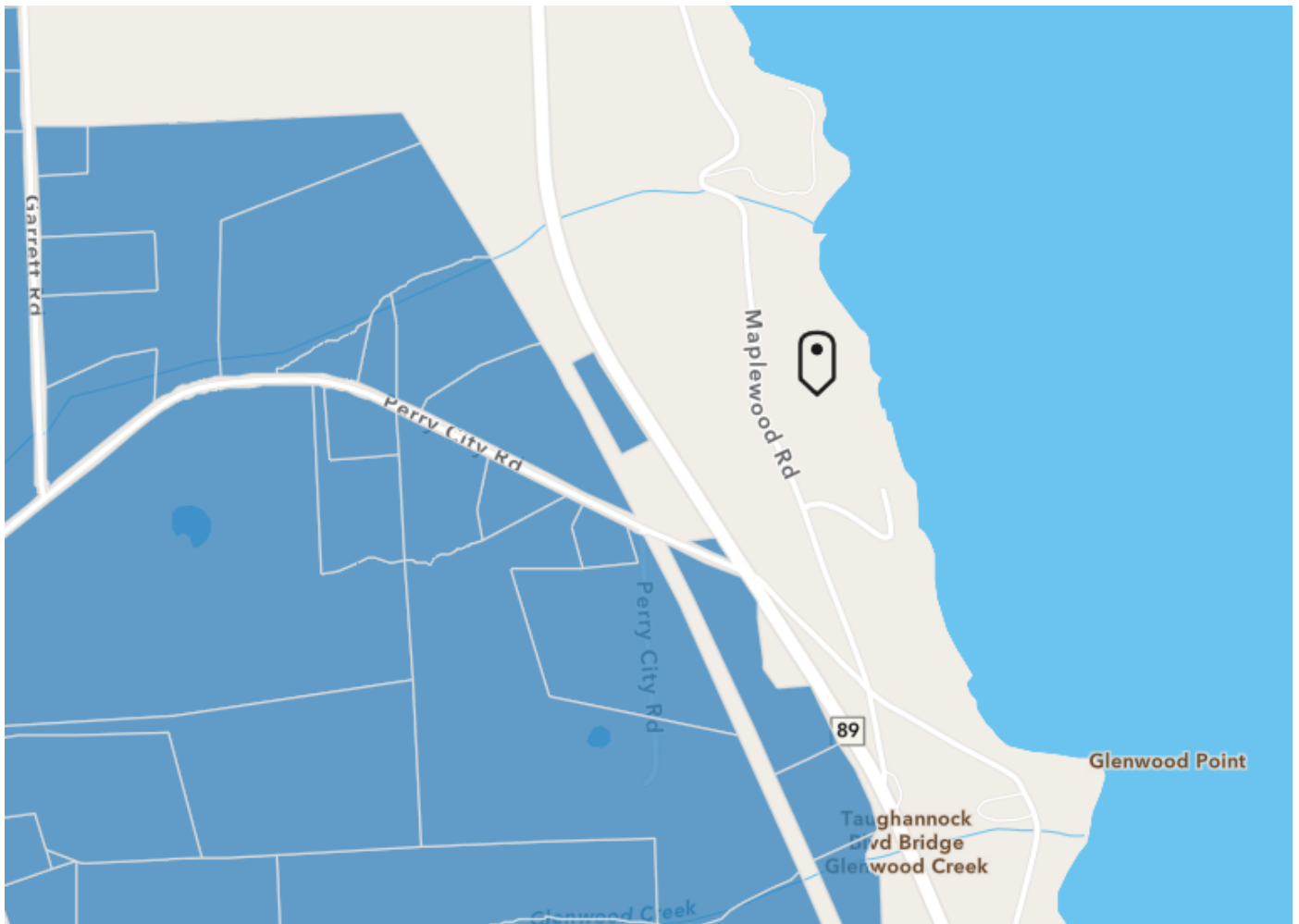
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UPDATED 2024

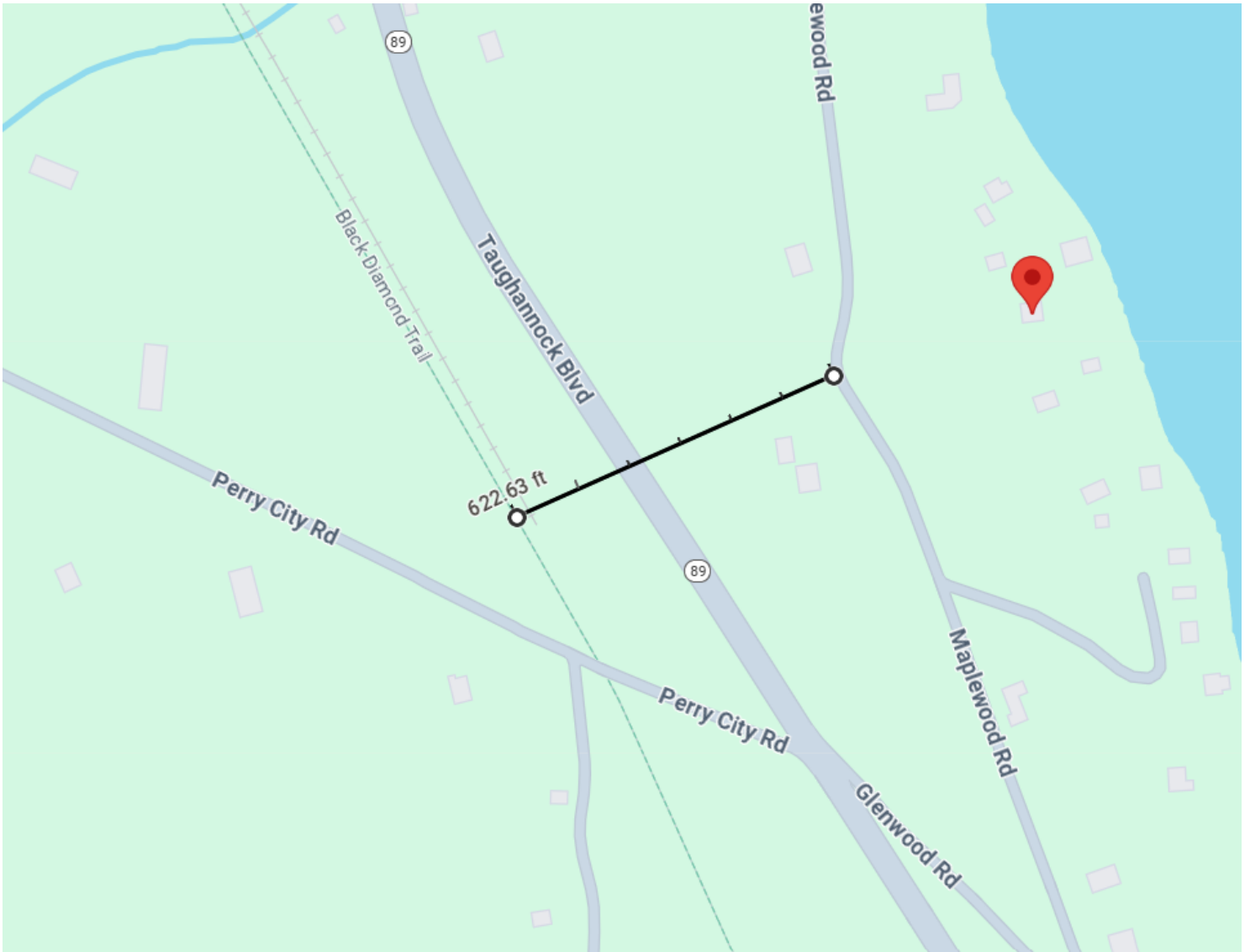
County's Ag District Map



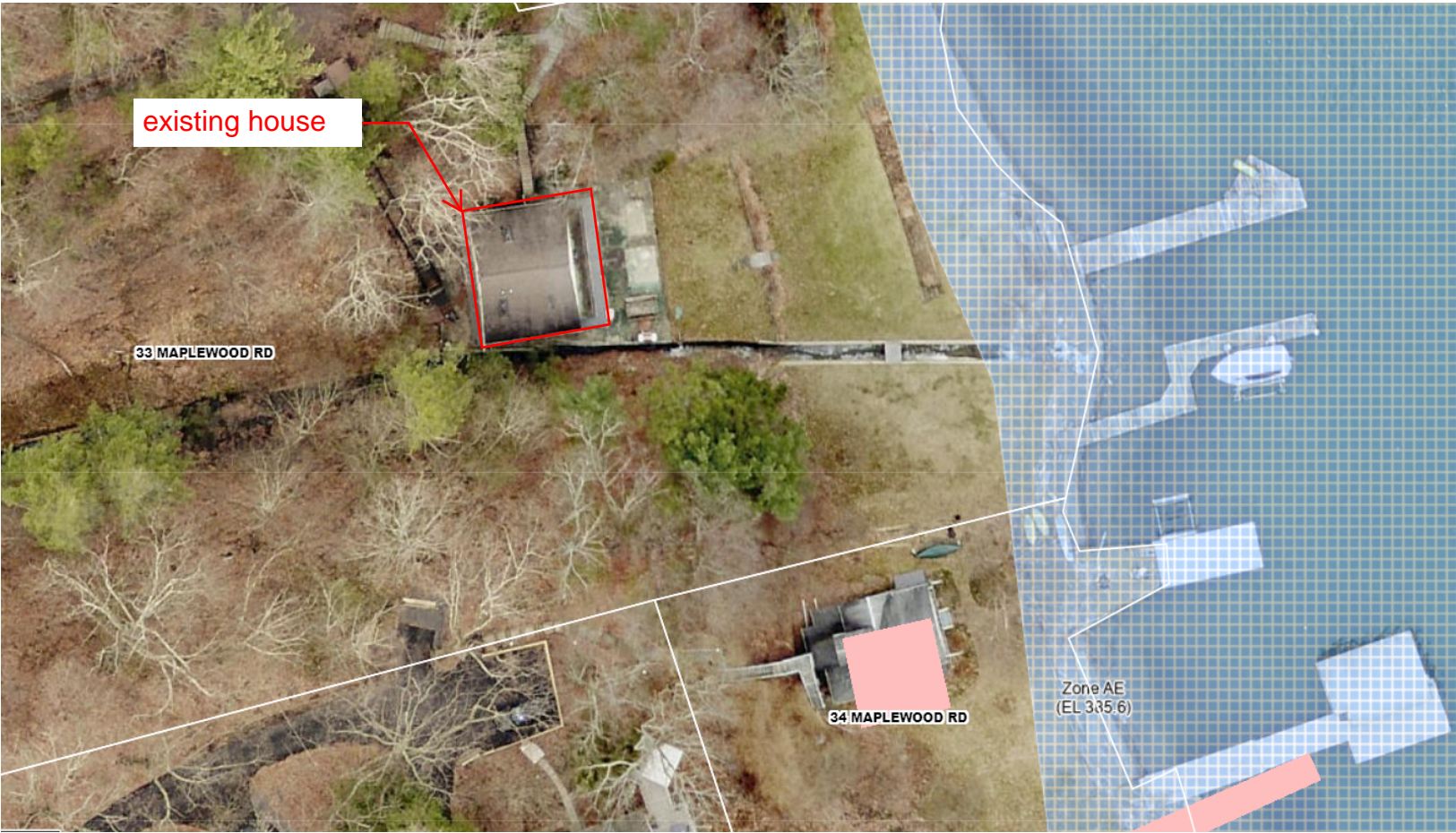
Town's Ag District Map



Black Diamond Trail



Snip from Flood Plain Map



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

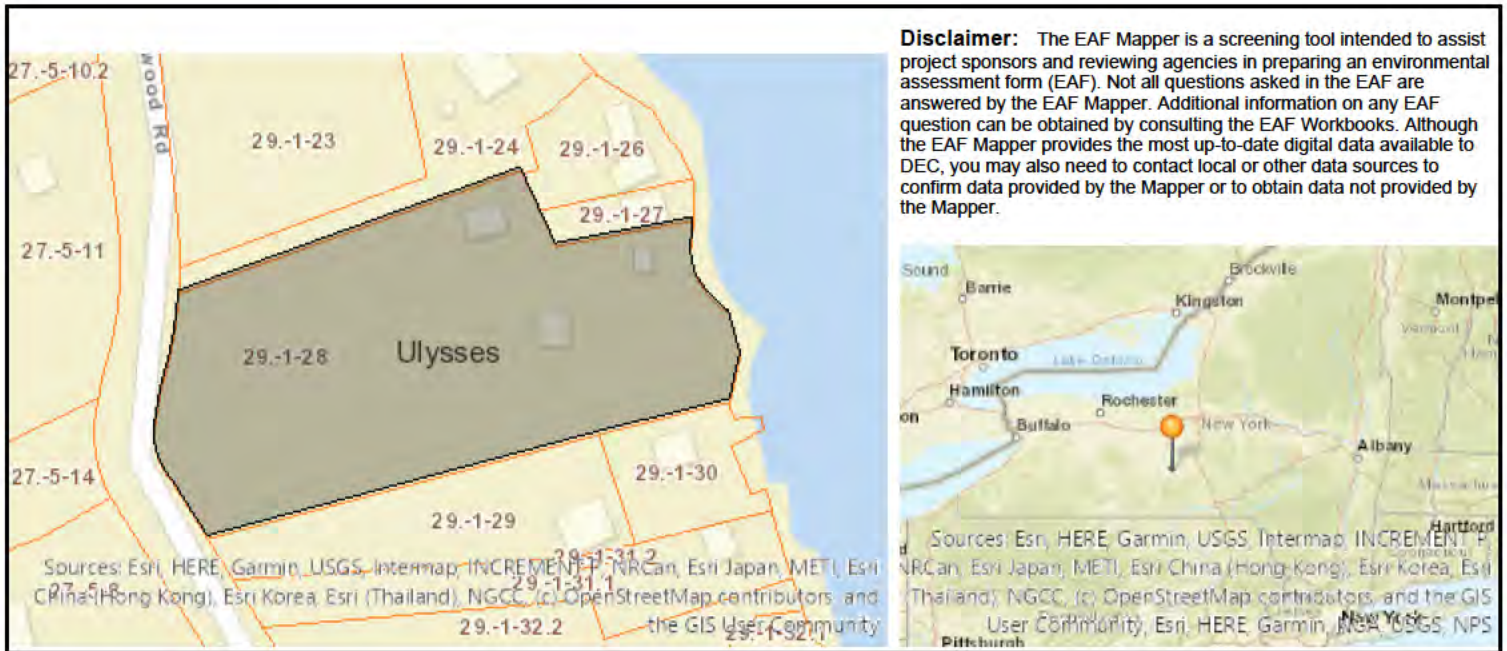
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Site Plan Review | | | |
| Project Location (describe, and attach a location map): 33 Maplewood Road | | | |
| Brief Description of Proposed Action: The complete renovation of the building into a 3 story home, built on the existing foundation and first floor walls. Some minor reenforcement of an existing retaining wall along the creek, and a replacement of the existing septic system. | | | |
| Name of Applicant or Sponsor: TRADE Design Build- Craig Modisher | | Telephone: 607-351-1915 E-Mail: craig@tradedesignbuild.com | |
| Address: 1520 Trumansburg Road | | | |
| City/PO: Ithaca | | State: NY | Zip Code: 14850 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit from the Town Septic Permit from Tompkins County Whole Health | | NO <input type="checkbox"/> | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 1.94 acres | |
| b. Total acreage to be physically disturbed? | | .1 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.94 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ Water is currently pumped out of the lake and will continue to be pumped out of the lake, although the owners tend to buy bottled water for drinking | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ We are in the process of working with Tompkins County Health on designing a new on-site waste water treatment facility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | |
| 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? | NO | YES | |
| | <input type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Craig Modisher</u> Date: <u>10/30/2025</u> Signature: _____ Title: <u>Project Manager</u> | | |



| | |
|---|--|
| 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] | Bald Eagle, 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 |

FROM THE DESK OF

Peter Browning

October 28, 2025

To Whom it May Concern ,

My wife and I are owners of the property at 33 Maplewood Road, Ithaca New York 14850. We have hired the firm Trade Design Build to create plans for our remodel of the existing space. We authorize representatives of Trade Design Build to represent us in securing permits, design approvals and whatever authorizations needed to make our plans come to life.

Sincerely yours,

Peter Browning

Ursula Kurman Browning

111 COTTAGE PLACE ITHACA NY 14850





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

PETER BROWNING
33 Maplewood Rd Ithaca NY 14850

10/29/25

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.



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2024