



# TOWN OF ULYSSES

## PLANNING BOARD

## Notice of Public Hearing

### PROJECT FILE SUMMARY

**Project Name:** Browning Single Detached Dwelling Unit Renovation  
**Project File No.:** SPR2511-01  
**Applicant:** Craig Modisher  
**Property Owners:** Peter and Ursula Browning  
**Project Address:** 33 Maplewood Road  
**Tax Parcel No.:** 29.-1-28  
**Zoning:** LS: Lake Shore Zone, Maplewood Glen and Lake Slopes UNA, Slope Overlay HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes)

### PROJECT DESCRIPTION

The applicant, Craig Modisher, on behalf of property owners, Peter and Ursula Browning, proposes a complete renovation of an existing building into a 2-story home built on the existing foundation and first floor walls and associated site work.

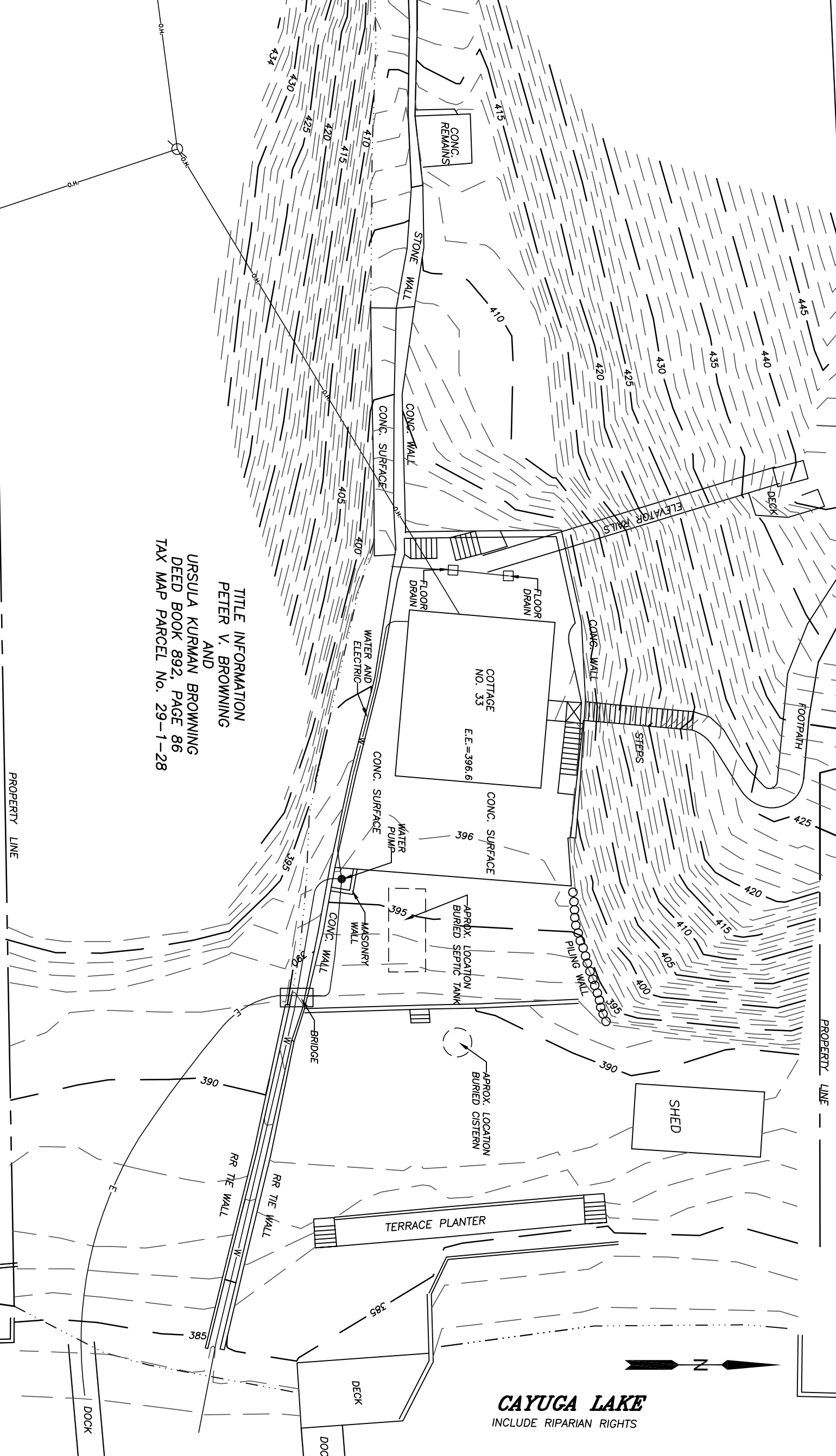
### PUBLIC COMMENT PERIOD

The application is available for inspection at: <https://townofulyssesny.gov/calendar/>. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner via email to [planner@townofulyssesny.gov](mailto:planner@townofulyssesny.gov) by 3pm on December 16, 2025, or hard copy sent to Town Hall, 10 Elm St., Trumansburg NY 14886.

### PUBLIC HEARING

**Date & Time:** Tuesday December 16, 2025 at 7:00 PM  
**Location:** Town Hall, 10 Elm St., Trumansburg.  
Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at: <https://zoom.us/j/96593175470>  
**Meeting ID:** 965 9317 5470  
**+1 646 876 9923 US (New York)**

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.



TITLE INFORMATION  
PETER V. BROWNING  
AND  
URSULA KURMAN BROWNING  
DEED BOOK 892, PAGE 86  
TAX MAP PARCEL No. 29-1-28

**CAYUGA LAKE**  
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