



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

<b>TO:</b>	Planning Board	<b>PROJECT NUMBER:</b>	SPR2511-01
<b>FROM:</b>	Niels Tygesen, Planner	<b>PROJECT ADDRESS:</b>	33 Maplewood Road
<b>DATE:</b>	November 25, 2025	<b>PARCEL NUMBER:</b>	29.-1-28
<b>MEETING DATE:</b>	December 2, 2025	<b>ZONING:</b>	LS: Lake Shore Zone, Maplewood Glen and Lake Slopes UNA, Slope Overlay HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes)
<b>SUBJECT:</b>	Browning Single Detached Dwelling Unit Renovation Sketch Plan Review		

### INTRODUCTION

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. Per the Code of the Town of Ulysses ([CTU 212-43.A](#)), Single-family residences are permitted in the LS zone, but require site plan review when within a unique natural area (UNA) and/or slope overlay area, pursuant to the provisions listed under [CTU 212-19](#).

### PROCESS

During this sketch plan review, the Board should review the proposal in respect to [state law pertaining to site plan review](#), local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure. The project is not subject to SEQR per [6 CRR-NY 617.5.c.11](#), and may be exempt from 239 review per the [Inter-Governmental Agreement with Tompkins County](#), (County staff are in review and will issue a determination).

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted application materials](#); create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.