



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO:	Planning Board	PROJECT NUMBER:	SPR2511-01
FROM:	Niels Tygesen, Planner	PROJECT ADDRESS:	33 Maplewood Road
DATE:	December 10, 2025	PARCEL NUMBER:	29.-1-28
MEETING DATE:	December 16, 2025	ZONING:	LS: Lake Shore Zone, Maplewood Glen and Lake Slopes UNA, Slope Overlay HzE (Hudson and Dunkirk soils, 20 to 45 percent slopes)
SUBJECT:	Browning Single Detached Dwelling Unit Renovation Final Site Plan Review & Public Hearing		

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.

PROCESS

The Planning Board previously reviewed the sketch plan proposal on December 2, 2025 and scheduled final site plan review and public hearing for December 16, 2025. During this meeting, the Board will review the project, conduct a public hearing to receive public comment, and review the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted application materials](#) and [site plan](#), and re-review the [11.25.2025 memo](#) for the [December 2nd meeting](#) as needed.