



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	Maureen Foley and Jason Brenner				
ADDRESS	6975 Meadowpoint Terrace				
CITY	New Market	STATE	MD	ZIP	21774
PHONE	240-578-5614	EMAIL	maureenjfoley@gmail.com		
OWNER	Same as applicant				
ADDRESS					
CITY		STATE		ZIP	
PHONE		EMAIL			
PRIMARY CONTACT ☒ APPLICANT ☐ OWNER ☐ OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	1191 Taughannock Boulevard
PARCEL NO(S)	30-3-9

PROJECT INFORMATION	
PROJECT NAME	Site Improvements - 1191 Taughannock Boulevard
PROJECT DESCRIPTION	Cut north bank back between 1191 and 1195 to get access to rear of 1191 for small machinery. Remove existing stairs, upper railing at parking lot, existing 8" storm pipe, fallen loose bank materials (shale/soil/ledgerock), and old segmental retaining walls. Install double mesh to a section of the north bank to control future bank slides. Install new stairs, upper railing, 8" storm pipe. Restore lawns and landscaping.
VALUATION	\$200,000

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>Maureen Foley</i>	DATE	11-3-25
PRINT NAME	Maureen Foley		
CITY, STATE	New Market, MD		



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2025



November 3, 2025

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

RE: Sketch Plan Review
Site Improvements
1191 Taughannock Boulevard

Dear Niels,

I am working with Maureen Foley and Jason Brenner on an application to replace a set of wooden stairs at their lakefront cottage at 1191 Taughannock Boulevard. The stairs rise 40' from the west side of the cottage to an upper parking area which sits atop a cliff. The cliff has seen shale erosion over the years, and the stairs need replacement. In order to get small construction machinery to the rear of the cottage, shaving off of a portion of the shale bank between 1191 and 1195 Taughannock Boulevard will be required. Most construction equipment and materials will need to be brought in by barge so the front lawn and landscaped area between 1191 and 1195 will be disturbed. These areas will be restored to their original condition and grade once the work at the rear of the cottage is complete. All loose shale material, rock, and old retaining walls will be removed to clear the way for the new stairs.

Stormwater and Erosion Controls

This project will not create new impervious surfaces, so a stormwater plan has not been provided. Silt logs will be installed around the catch basin in the upper parking lot and along the seawall as shown on the drawings to prevent sediments from entering the lake.

Floodplains

The 100-year base flood elevation is 385.6 per the most recent FEMA flood mapping and is shown on the site plans. All work west of the cottage is above the 100-year flood elevation. The east lawn/landscaped area and a portion of the north lawn/landscaped area fall below the 100-year flood elevation and will be disturbed during construction for access to the rear of the cottage. These areas will be restored to original condition and grade thus resulting in no fill being placed in the floodplain. A Floodplain Development Permit will be filed for review by all appropriate reviewing agencies.

Wetlands

There are no mapped wetlands on the site, but Cayuga Lake is listed as a Federal Wetland. No work is proposed within Cayuga Lake or below the Mean High Water Mark. Requests for letters of No Permit Required or No Jurisdiction have been filed with State and Federal agencies.

SciArabba Engineering, PLLC

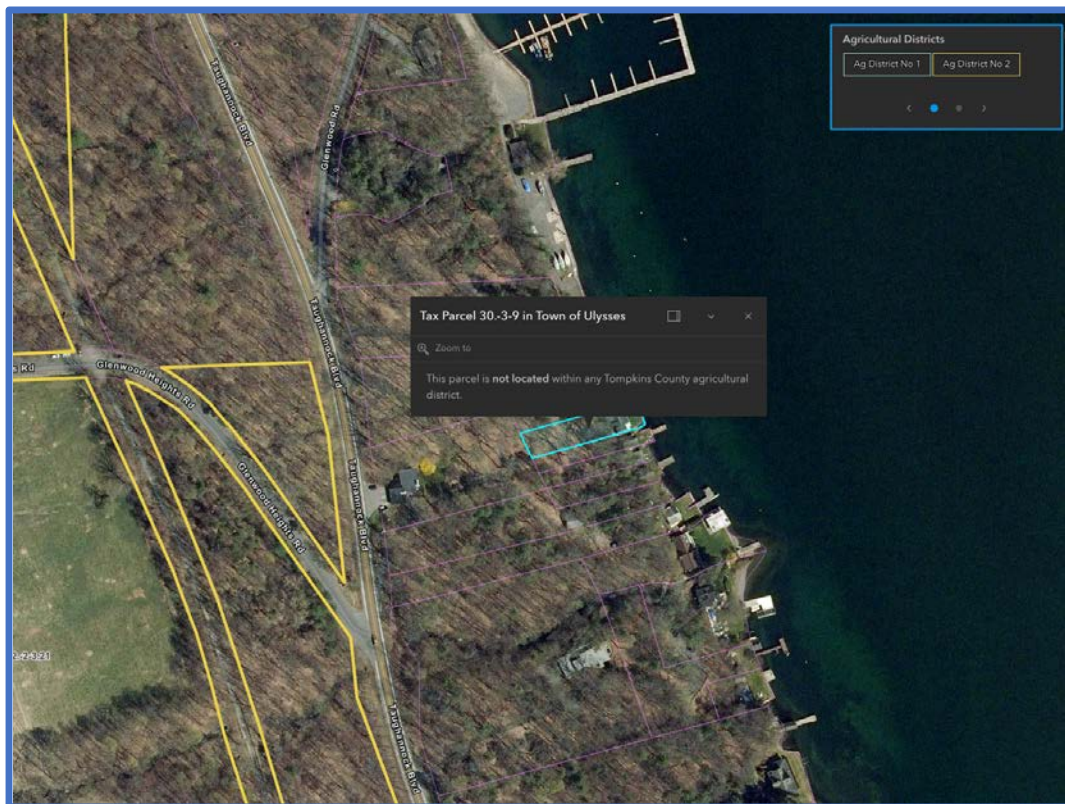
www.sciarabbaengplus.com | 607-327-0578 | ajs@sciarabbaengplus.com

9664 Kingtown Road, Trumansburg, NY 14886

Agricultural Data Statement

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.

1191 Taughannock Boulevard does not contain a farm operation but is within 500' of Tax Parcel 32.-2-3.25 which is in Tompkins County Agricultural District 2. Tax Parcel 32.-2-3.25 does not contain a farm operation, so an Agricultural Data Statement is not required. See images below.



Yellow Outlined Lots are in Ag District 2
1191 Taughannock is Outlined in Cyan to the East



Tax Parcel 32.-2-3.25 is in Ag District 2 but Not Farmed



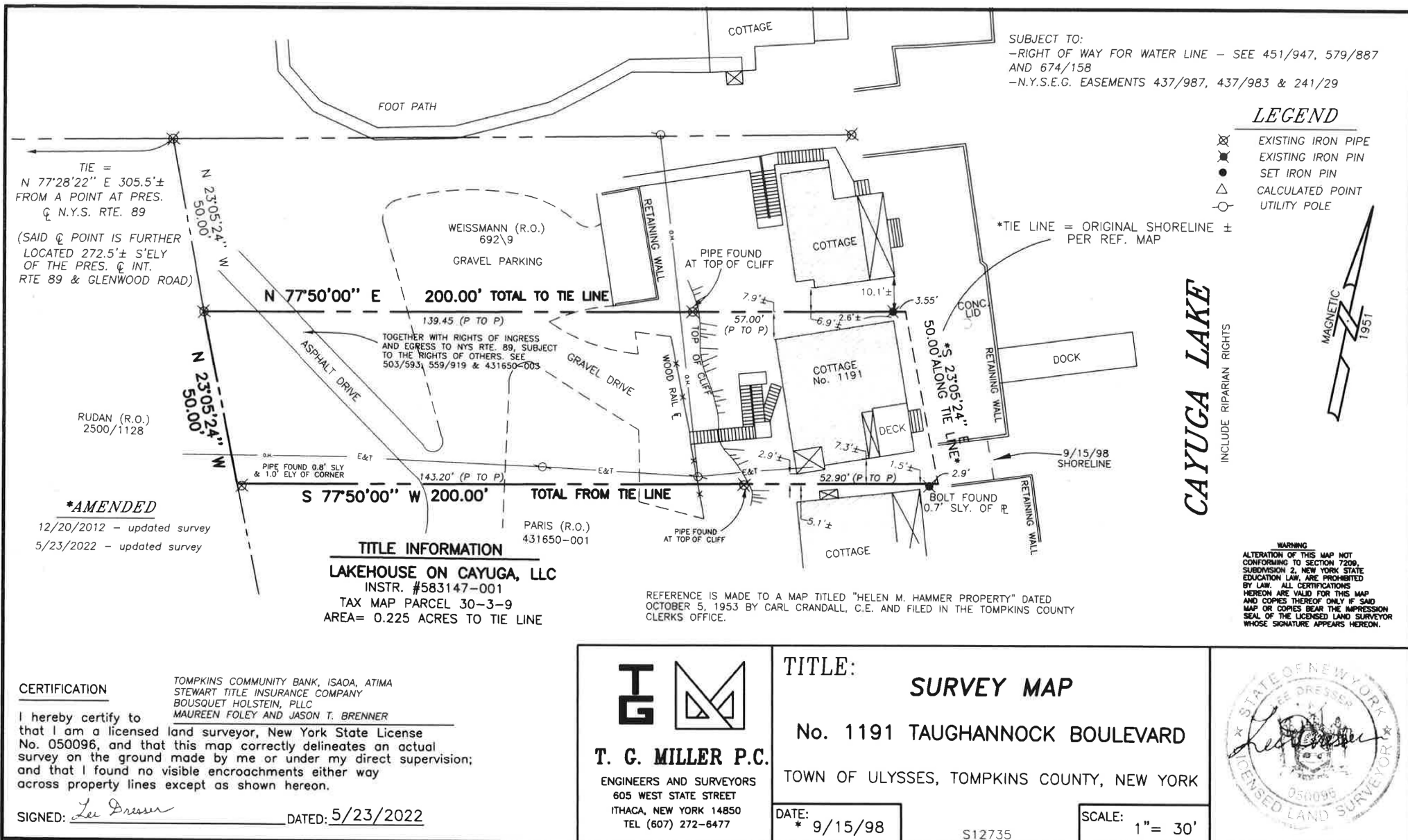
Tax Parcel 32.-2-3.25 is within 500' of 1191 Taughannock

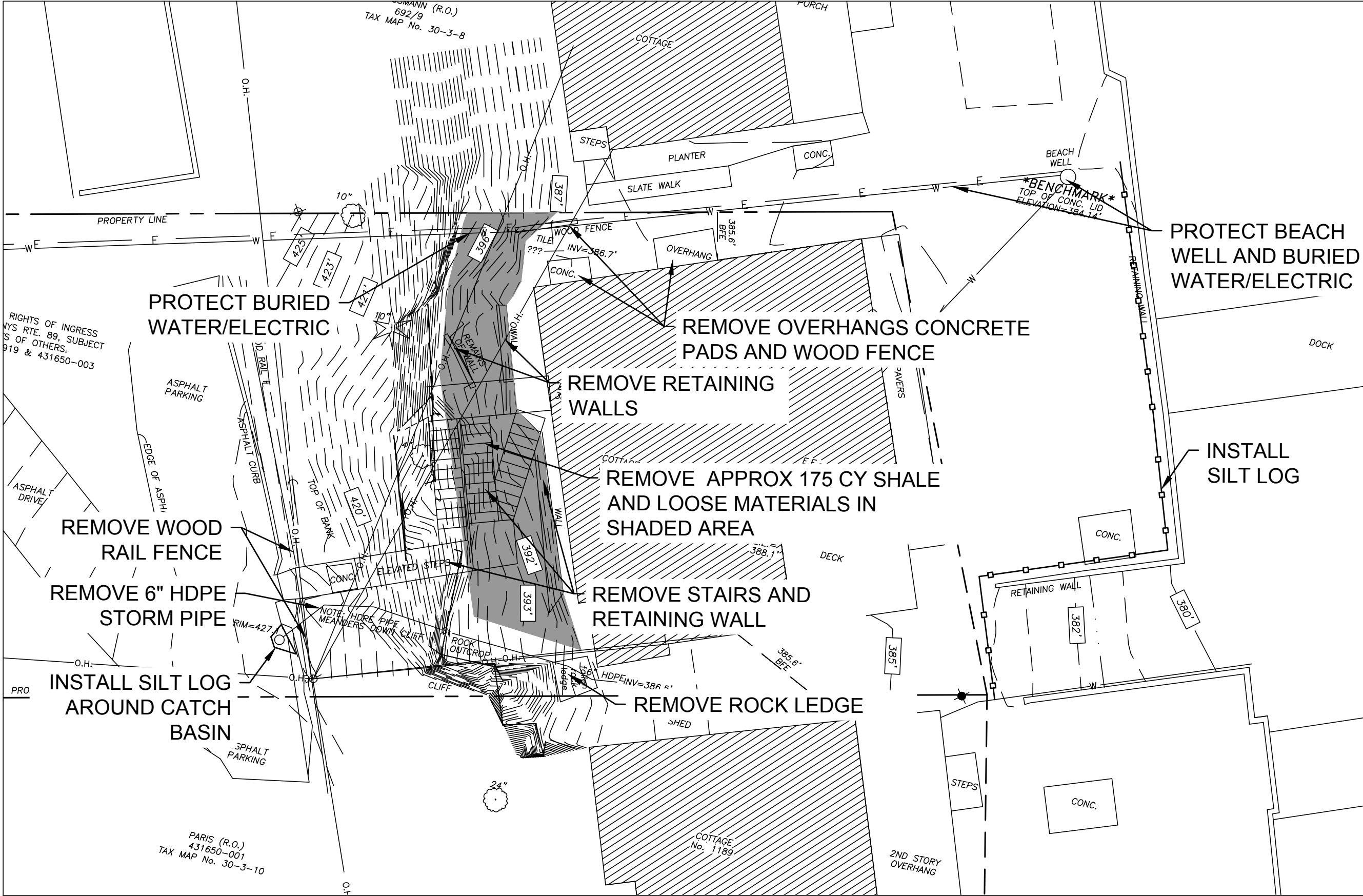
I look forward to presenting the project to the Planning Board on behalf of Maureen and Jason at the December 2nd, 2025 meeting.

Sincerely,



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





SCIARABBA ENGINEERING, PLLC
9664 Kingtown Road
Trumansburg, NY 14886
607-337-0578
www.sciarabbaengplus.com

WARNING:
It is a violation of Section 7209, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

SITE IMPROVEMENTS
1191 TAUGHANNOCK
BOULEVARD
TOWN OF ULYSSES

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NO.	24-22
DATE	11-3-2025
SCALE	1"=10'

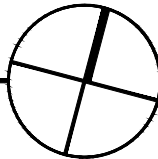
DRAWING TITLE
EXISTING
CONDITIONS
DEMO & ESC
PLAN

DRAWING NUMBER
C101

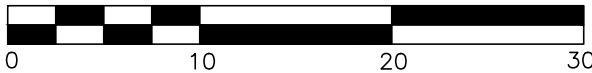
EXISTING CONDITIONS DEMO & ESC PLAN

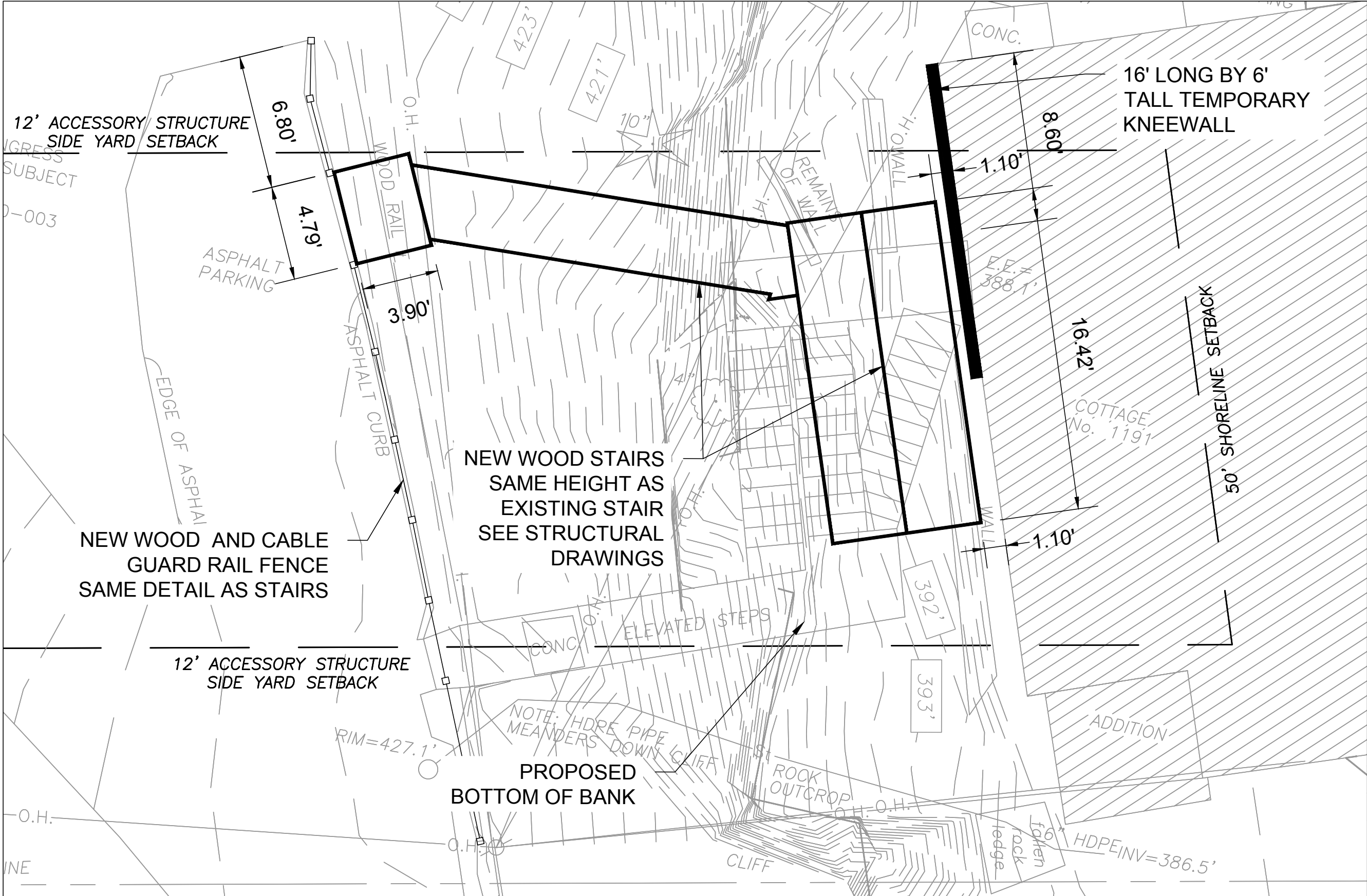
SCALE: 1"=10'

NORTH



GRAPHIC SCALE





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SITE IMPROVEMENTS
1191 TAUGHANNOCK
BOULEVARD
TOWN OF ULYSSES

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	

PROJECT NO.	24-22
DATE	11-3-2025
SCALE	1"=5'

DRAWING TITLE

STAIR LAYOUT
PLAN

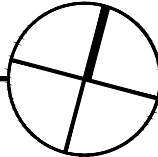
DRAWING NUMBER

C102

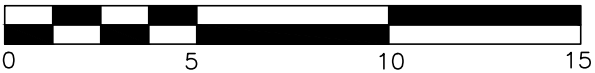
STAIR LAYOUT PLAN

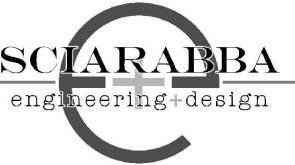
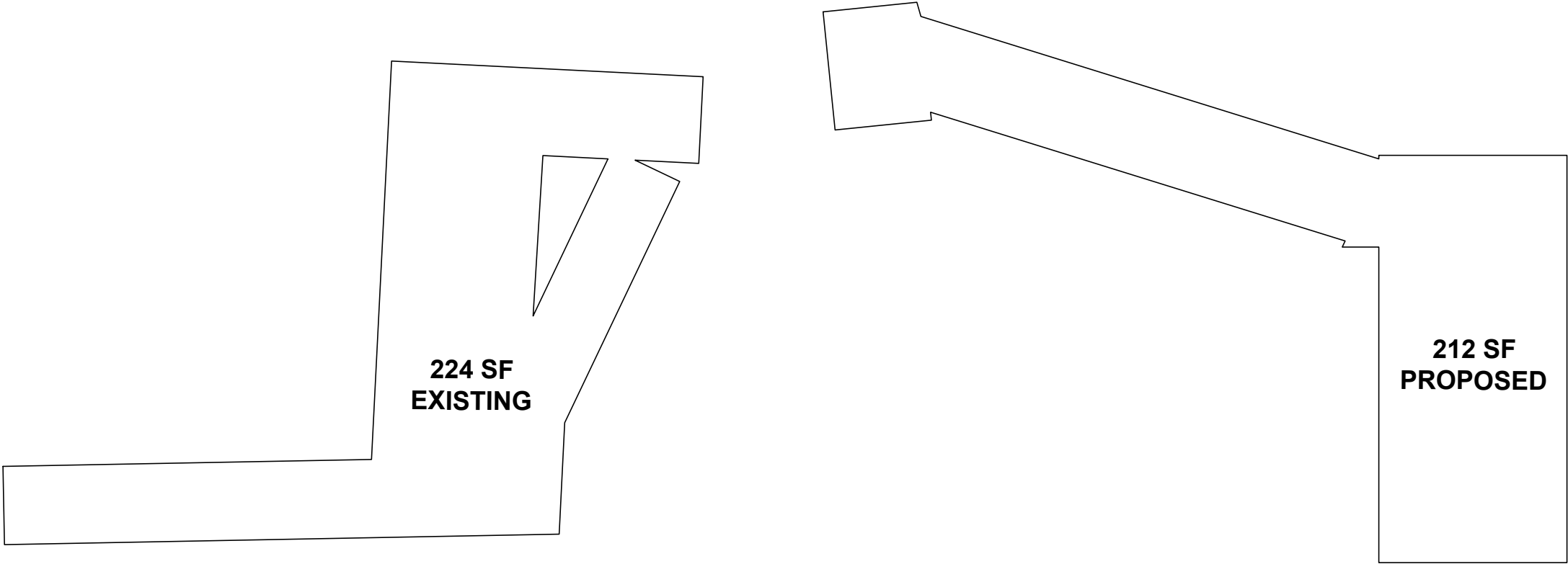
SCALE: 1"=5'

NORTH



GRAPHIC SCALE





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SITE IMPROVEMENTS
1191 TAUGHANNOCK
BOULEVARD
TOWN OF ULYSSES

REVISION 6 _____
REVISION 5 _____
REVISION 4 _____
REVISION 3 _____
REVISION 2 _____
REVISION 1 _____

PROJECT NO. 24-22

DATE 11-3-2025

SCALE NOT TO SCALE

DRAWING TITLE
EXISTING VS
PROPOSED
STAIR
FOOTPRINTS

DRAWING NUMBER
C102A

EXISTING VS PROPOSED STAIR FOOTPRINTS

SCALE: NOT TO SCALE



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**SITE IMPROVEMENTS
1191 TAUGHANNOCK
BOULEVARD
TOWN OF ULYSSES**

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____

PROJECT NO.	24-22
DATE	11-3-2025
SCALE	1"=5'

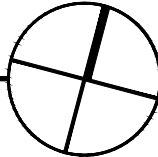
DRAWING TITLE
**BANK MESH AND
DRAINAGE PLAN**

DRAWING NUMBER
C103

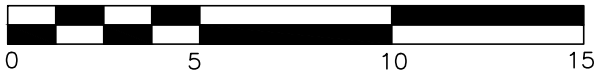
BANK MESH AND DRAINAGE PLAN

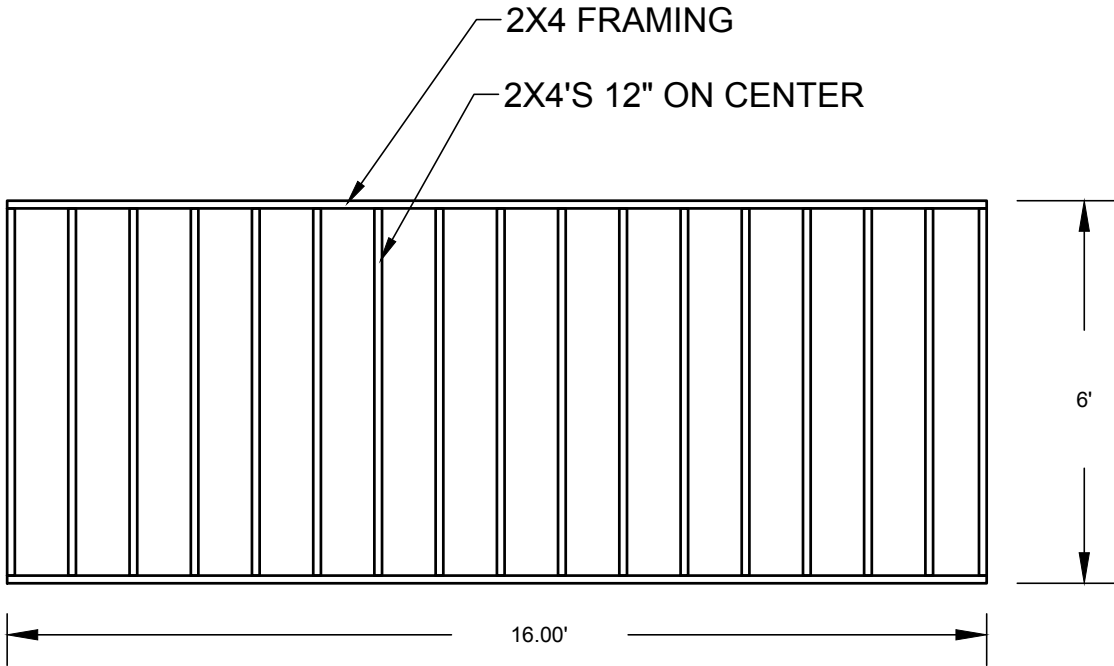
SCALE: 1"=5'

NORTH

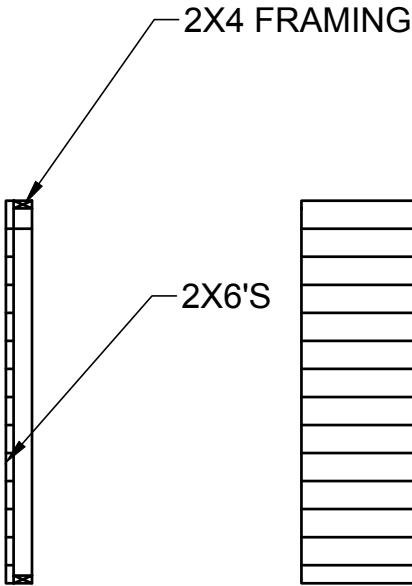


GRAPHIC SCALE





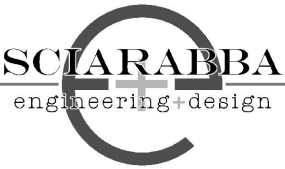
EAST FACE - AGAINST COTTAGE



SECTION



WEST FACE - TOWARDS CLIFF



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SITE IMPROVEMENTS
1191 TAUGHANNOCK
BOULEVARD
TOWN OF ULYSSES

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____

PROJECT NO.	24-22
DATE	11-3-2025
SCALE	NOT TO SCALE

DRAWING TITLE

KNEE WALL
DETAILS

DRAWING NUMBER

C104

FOR PRICING ONLY

WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY.

NEW ACCESS STAIRS
1191 TAUGHANNOCK BLVD.
ITHACA, NY 14850

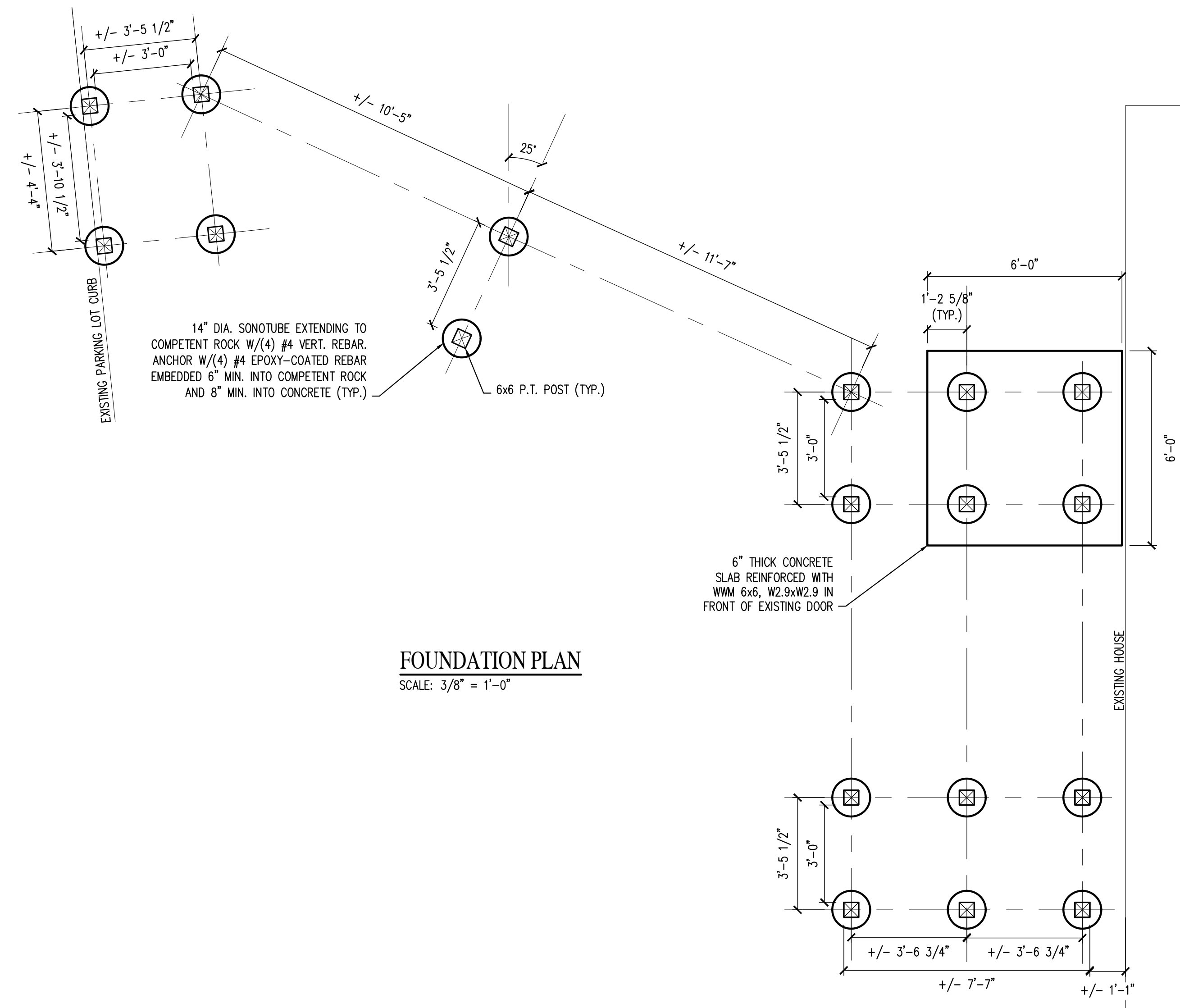
REV	DESCRIPTION	DATE

TITLE:

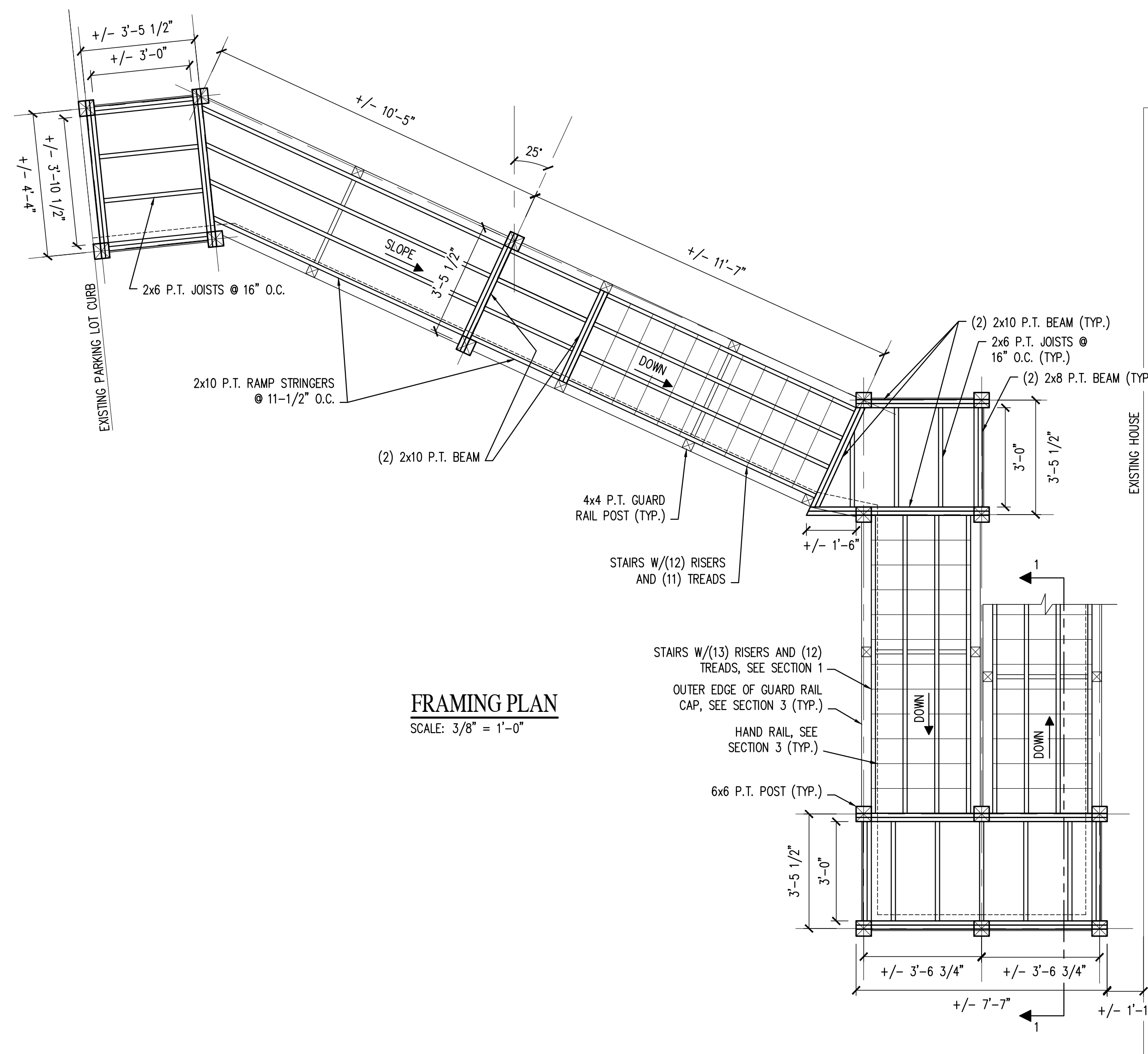
DATE: 10/20/2025
DRAWN BY: KEB
CHECKED BY:
SCALE:

SHEET NUMBER:

S1



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



FRAMING PLAN
SCALE: 3/8" = 1'-0"

- STRUCTURAL NOTES:
- GROUND SNOW LOAD = 40PSF
 - LIVE LOADS = 60PSF
 - WIND SPEED V_w = 150MPH, EXPOSURE C
 - ASSUMED SOIL BEARING CAPACITY = 3000PSF
 - CONCRETE STRENGTH = 4,000PSI, 6% +/- 1.5% AIR ENTRAINING ADMIXTURE
 - REBAR SHALL BE EPOXY-COATED (60KSI) OR OWENS-CORNING PINKBAR FIBERGLASS REBAR OF MATCHING SIZE
 - ALL WOOD SHALL BE SYP NO. 2 P.T. OR BETTER
 - POST BASES SHALL BE SIMPSON ABU66Z ANCHORED TO CONCRETE W/(1) SIMPSON $\frac{3}{8}$ " DIA. TITEN HD GALV. SCREW x6" LONG
 - ALL FASTENERS SHALL BE RATED FOR EXTERIOR (GALVINIZED OR STAINLESS)
 - END DISTANCE FOR BOLTS AND SCREWS SHALL BE 1-1/2" MIN. FROM TOP AND BOTTOM.
 - ALL FLOORING SHALL BE 5/4X6 P.T. BOARDS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD SUCH THAT POSTS LINE UP WITH SONOTUBE LOCATIONS.

TOP OF GUARD RAIL CAP, SEE SECTION 3 (TYP.)

TOP OF HAND RAIL, SEE SECTION 3 (TYP.)
CABLE SYSTEM NOT SHOWN FOR CLARITY.

3'-2" (TYP.)

8'-0 1/2" (TYP.)

2

8'-2 1/2" (TYP.)

8'-1 1/2" (TYP.)

6" (TYP.)

STAIRS W/(13) RISERS AND (12) TREADS (TYP. FOR 4 FLIGHTS IN THIS ELEVATION)

2x6 P.T. X-BRACE W/2x8 P.T. HORIZONTAL NOTCHED INTO POST. ATTACH INNER BRACE W/MIN. (2) SIMPSON SDWS EXT. GRADE TIMBER SCREWS x4" LONG. TOE NAIL INNER BRACE TO POST (TYP.)

WHERE OCCUPANT PASS-THROUGH IS REQUIRED, PROVIDE (2) 2x6 P.T. KNEE BRACES 18" VERT. AND HORIZ. INSTEAD OF X-BRACES. NOTCH (1) KNEE BRACE MEMBER INTO POST. ATTACH W/MIN. (2) SIMPSON SDWS EXT. GRADE TIMBER SCREWS x6" LONG (TYP.)

36'-2"

(2) 2x10 P.T. BEAM NOTCHED INTO POST (TYP.)

2x8 P.T. LEDGER ATTACHED TO EACH POST W/CONCEALED JOIST HANGER (TYP.)

6x6 P.T. POST SPLICED 18" MIN. FROM LANDINGS (TYP.)

6'x6" CONCRETE SLAB 6" THICK, REINFORCED WITH WHM 6x6, W2.9xW2.9

14" DIA. SONOTUBE EXTENDING TO COMPETENT ROCK W/(4) #4 VERT. REBAR. ANCHOR W/(4) #4 EPOXY-COATED REBAR EMBEDDED 6 MIN. INTO COMPETENT ROCK AND 8" MIN. INTO CONCRETE (TYP.)

SECTION 1: STAIR ELEVATION

SCALE: 3/8" = 1'-0"

1-1/2" DIA. WOOD HAND RAIL AND BRACKETS RATED FOR EXTERIOR CHOSEN BY OWNER (TYP.)

2x6 CONT. P.T. GUARD RAIL MEMBER (TYP.)

3x4 P.T. GUARD RAIL POST (TYP.)

INFILL RAILING SYSTEM CABLES, SEE STAIRS AND RAILING DETAIL (TYP.)

5/4x6 P.T. FLOORING MEMBERS (TYP.)

2x4 CONT. P.T. GUARD RAIL CAP (TYP.)

2'-10" FROM TOP OF NOSING (TYP.)

3'-2" FROM TOP OF NOSING (TYP.)

+/- 3 1/2"

(2) 1 1/2" DIA. GALV. THROUGH BOLTS W/NUT AND WASHER (TYP.)

STAIR STRINGERS (TYP.)

PROVIDE 2x BLOCKING AT GUARD RAIL POST LOCATIONS (TYP.)

SECTION 3: RAILING

SCALE: 1" = 1'-0"

NEW ACCESS STAIRS
1191 TAUGHANNOCK BLVD.
ITHACA, NY 14850

REV	DESCRIPTION	DATE
TITLE:		
DATE: 10/20/2025		
DRAWN BY: KEB		
CHECKED BY:		
SCALE:		
SHEET NUMBER:		
S 2		









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 Improvements - 1191 Taughannock Boulevard			
Project Location (describe, and attach a location map): 1191 Taughannock Boulevard, Ulysses, NY 14886			
Brief Description of Proposed Action: Cut north bank back between 1191 and 1195 to get access to rear of 1191 for small machinery. Remove existing stairs, upper railing at parking lot, existing 8" storm pipe, fallen loose bank materials (shale/soil/ledgerock), and old segmental retaining walls. Install double mesh to a section of the north bank to control future bank slides. Install new stairs, upper railing, 8" storm pipe. Restore lawns and landscaping.			
Name of Applicant or Sponsor: Maureen Foley and Jason Brenner		Telephone: 240-578-5614	
		E-Mail: maureenjfoley@gmail.com	
Address: 6975 Meadowpoint Terrace			
City/PO: New Market		State: MD	Zip Code: 21774
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 ☒	YES ☐
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: FEMA, NYSDEC, USACE Floodplain Development Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.225 acres	
b. Total acreage to be physically disturbed?		0.050 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.225 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
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: <u>All proposed improvements are site improvements so the Energy Code does not apply.</u>	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ No proposed improvements impact private or public water supplies so this does not apply.	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ No proposed improvements impact private or public wastewater utilities so this does not apply.	☒	☐	
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	
	☒	☐	
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?	☐	☒	
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	
	☐	☒	
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: Cayuga Lake is on the National Wetlands Inventory but no work will be done in the water so the project will have no impact on the Lake.			

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? Lake Sturgeon per EAF Mapper but no work is proposed in the lake.	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan? The work west of 1191 is out of the 100-year floodplain. The only work in the 100-year floodplain will be the restoration of disturbed lawn and landscape areas that will be restored to original conditions and grades.	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
	☒	☐
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
	☒	☐
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: <u>Maureen Foley</u> Date: <u>11-3-25</u> Signature: <u>Maureen Foley</u> Title: <u>Property Owner</u>		



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

KATHY MOSER
Acting Commissioner

November 13, 2025

Maureen Foley
Property Owner
6975 Meadowpoint Terrace
New Market, MD 21774

Re: SEQRA
Site Improvements - 1191 Taughannock Boulevard
1191 Taughannock Blvd, Ulysses, NY 14850
25PR10542

Dear Maureen Foley:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Bradley Russell at the following email address:

Bradley.Russell@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



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.

Maureen Foley

 *Maureen Foley*

Signature of Property Owner

11-3-25

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

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