

# 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	Victoria Wilson				
ADDRESS	1587 Taughannock Blvd				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		
OWNER	Victoria Wilson				
ADDRESS	1587 Taughannock Blvd				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		
PRIMARY CONTACT <input type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME	Eric Mau - SPACE Architectural Studio				
PHONE	[REDACTED]	EMAIL	[REDACTED]		
PROJECT SITE INFORMATION					
ADDRESS	1587 Taughannock Blvd				
PARCEL NO(S)	18.-1-1.4				

PROJECT INFORMATION	
PROJECT NAME	Wilson Accessory Dwelling Unit
PROJECT DESCRIPTION	See Attached Description
VALUATION	

**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	11/03/25
PRINT NAME	Victoria Wilson		
CITY, STATE	Ithaca, NY		



10 Elm Street  
Trumansburg, NY 14886



607.387.5767



[www.townofulyssesny.gov](http://www.townofulyssesny.gov)

UPDATED 2025



# Project Description

Client Name: Victoria Wilson

Project Location: 1587 Taughannock Blvd Ithaca, NY - 14850

SPACE Architectural Studio Project #: 2024-59 - Wilson Accessory Dwelling Unit

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Date: November 2025

Members of the Board,

The proposed Guesthouse will be a wood-framed structure built on existing concrete block walls and a foundation. Isolated column footings (piers) will be excavated to bedrock and filled with concrete (maximum of 60 cubic feet). Steel columns will then be bolted to the top of these concrete piers. All work will occur above the mean high-water elevation. Any necessary backfill will utilize native materials.

The lower level of the Guesthouse will feature a small kitchenette and eating area. The upper level will include a bedroom and a powder room. Additionally, a small wrap-around deck is proposed for the upper level, with a staircase providing access down to the shore.

The variance requested in this proposal:

- Minimum Setback from Lakeshore from Mean High Water Elevation - +/- 9.0 FT where 50 FT is required, a variance of +/- 41.0 FT (P.E.N.C.) is requested.

The variance we request is pre-existing non-conforming. The difficulty is not self-created because the project reuses the existing foundation and footprint. All new construction will occur above grade with no ground disturbance. The proposal maintains the existing area and setback conditions on the site.

The proposed dwelling unit will enhance the functionality and use of their lakeshore space while ensuring the design maintains environmental conditions and remains consistent with the aesthetic character of the surrounding neighborhood.

Thank you for your consideration,

Eric C. Mau, RA, AIA

Vice President

Space Architectural Studio, P.C.





## Site Location Map

## REFERENCE MAPS

1.) "SURVEY MAP SHOWING LANDS OF MILTON L. AND DOROTHY M. SCOTT..." DATED JULY 6, 1916 AND LAST REVISED JANUARY 29, 1992 BY T.G. MILLER P.C.

2.) "SURVEY FOR MRS. G.N. LAUMAN ON CAYUGA LAKE..." DATED SEPTEMBER 24, 1965 BY CARL CRANDALL.

SAID MAPS ARE ON FILE AT THE TOMPKINS COUNTY CLERKS OFFICE.

SAID MAPS ARE ON FILE AT THE TOMPKINS COUNTY CLERKS OFFICE

## CAYUGA LAKE

#### **"INCLUDE RIPARIAN RIGHTS"**

MEAS. 5 81° 55' 40" E  
10.00' ALONG APPARENT  
HIGH WATER

**TAUGHANNOCK BOULEVARD - NYS ROUTE 89**

DEED TO CENTERLINE ROAD, EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY RIGHTS OF WAY

R/W

PIPE FOUND

PRES. CENTER OF PAVING

CULVERT

OHW

MEAS. 494.3' +/- ALONG CENTERLINE TO CENTERLINE INT. AGARD ROAD

S 83° 33' 31" E - 342.07 TOTAL FROM 4 ROAD

300.69 (P TO P)

PIPE FOUND

DANIEL P. HUTTENLOCHER  
INSTR. #414910-001  
TAX MAP PARCEL NO. 10-1-1.4  
AREA=0.00 ACRES NET TO ROAD R/W

NYS DOT DRAINAGE EASMT.  
SEE 584758-006  
0.014 ACRES  
DOTMAP # 96 PAR. 18

NYS DOT DRAINAGE EASMT.  
SEE 584758-006  
0.026 ACRES  
DOTMAP # 96 PAR. 17

S 50° 45' 00" W - 304.64  
TOTAL TO 4 ROAD

33.24

PIPE FOUND

HESSEN (R.O.) 155/159

MEAS. 494.3' +/- ALONG CENTERLINE TO CENTERLINE INT. AGARD ROAD

R/W

OHW

MIN. 15'-0" SIDE YARD SETBACK

ASPHALT DRIVE

PARCEL I

PARCEL II

OHW

OVERHEAD WIRES SEE 412/81

PIPE FOUND

S 44° 58' 12" W 94.30

MIN. 15'-0" SIDE YARD SETBACK

PIPE FOUND

N 40° 28' 29" W 10.10

S 40° 35' 17" W 17.35

OLD LANE

50' UNDER R/W SEE 447/1014

Graphic 5

TRUE NORTH

PROJECT NORTH

$$\frac{1}{z-1}$$

## Site Plan

SCALE: 1" = 100'-0"



PROJECT  
NORTH

Graphic scale: 1 inch = 100 feet



SPACE Architectural Studio, P.C.  
4592 Jordan Rd, Skaneateles Falls, NY 13153

Victoria Wilson  
1587 Taughannock Boulevard  
Trumansburg, New York 14886

## Site Plan

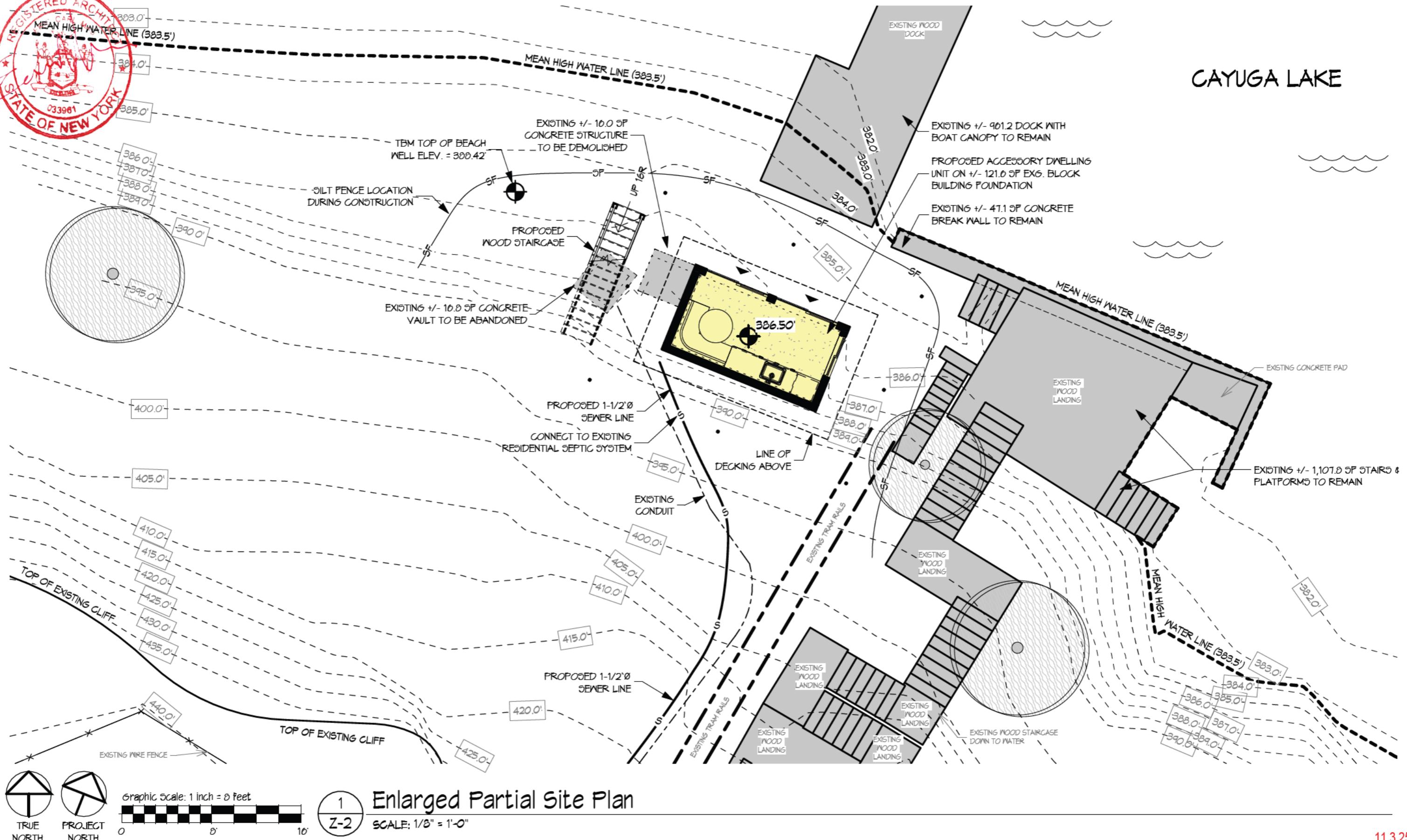
Z-1



11.3.25

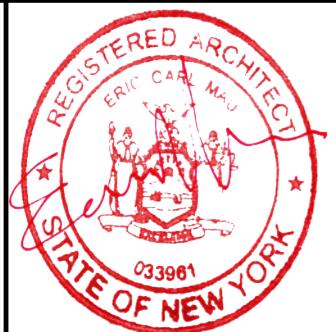


CAYUGA LAKE



11.3.25





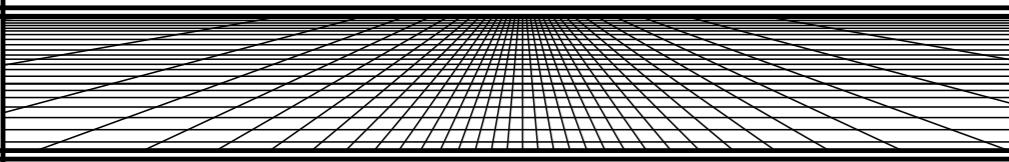
## DENSITY CONTROL SCHEDULE - TOWN OF ULYSSES

### LS DISTRICT - PROPOSED ACCESSORY DWELLING UNIT

	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MAXIMUM LOT COVERAGE	5.0 %	+/- 0.7 %	+/- 0.7 %	-	-
MAXIMUM BUILDING HEIGHT	32.0 FT	+/- 9.1 FT	+/- 23.0 FT	+/- 13.9 FT	-
MINIMUM LOT AREA	2.0 ACRES	+/- 6.86 ACRES	+/- 6.86 ACRES	-	-
MAXIMUM FOOTPRINT OF BUILDING	1,200.0 SF	+/- 121.6 SF	+/- 121.6 SF	-	-
MINIMUM LAKESHORE FRONTAGE	250.0 FT	+/- 410.0 FT	+/- 410.0 FT	-	-
MINIMUM LOT WIDTH AT ROAD FRONTAGE	250.0 FT	+/- 500.6 FT	+/- 500.6 FT	-	-
MINIMUM LOT DEPTH	250.0 FT	+/- 854.0 FT	+/- 854.0 FT	-	-
MIN. SETBACK FROM LAKESHORE FROM MHWE (NORTH)	50.0 FT	+/- 9.0 FT	+/- 9.0 FT	-	+/- 41.0 FT P.E.N.C.
MINIMUM SETBACK FROM ROAD PROPERTY LINE (SOUTH)	50.0 FT	+/- 809.4 FT	+/- 809.4 FT	-	-
MINIMUM SETBACK SIDE YARD PROPERTY LINE (WEST)	15.0 FT	+/- 205.0 FT	+/- 205.0 FT	-	-
MINIMUM SETBACK SIDE YARD PROPERTY LINE (EAST)	15.0 FT	+/- 204.3 FT	+/- 204.3 FT	-	-
MINIMUM PARKING AREA FROM PERENNIAL/INTERMITTENT STREAM	50.0 FT	+/- 120.0 FT	+/- 120.0 FT	-	-

\* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

11.3.25



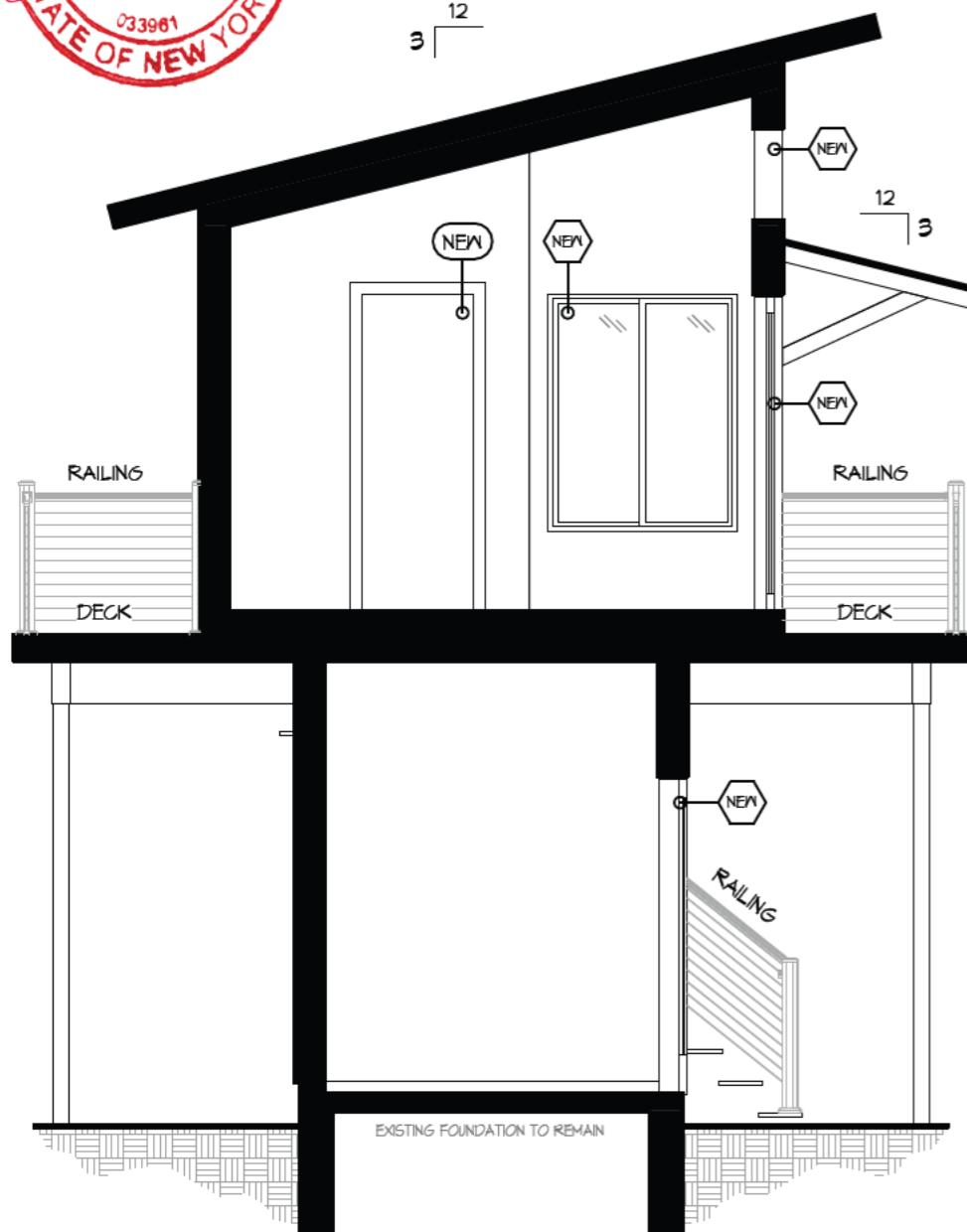
SPACE Architectural Studio, P.C.  
4592 Jordan Rd, Skaneateles Falls, NY 13153

Victoria Wilson  
1587 Taughannock Boulevard  
Trumansburg, New York 14886

Density Control Schedule

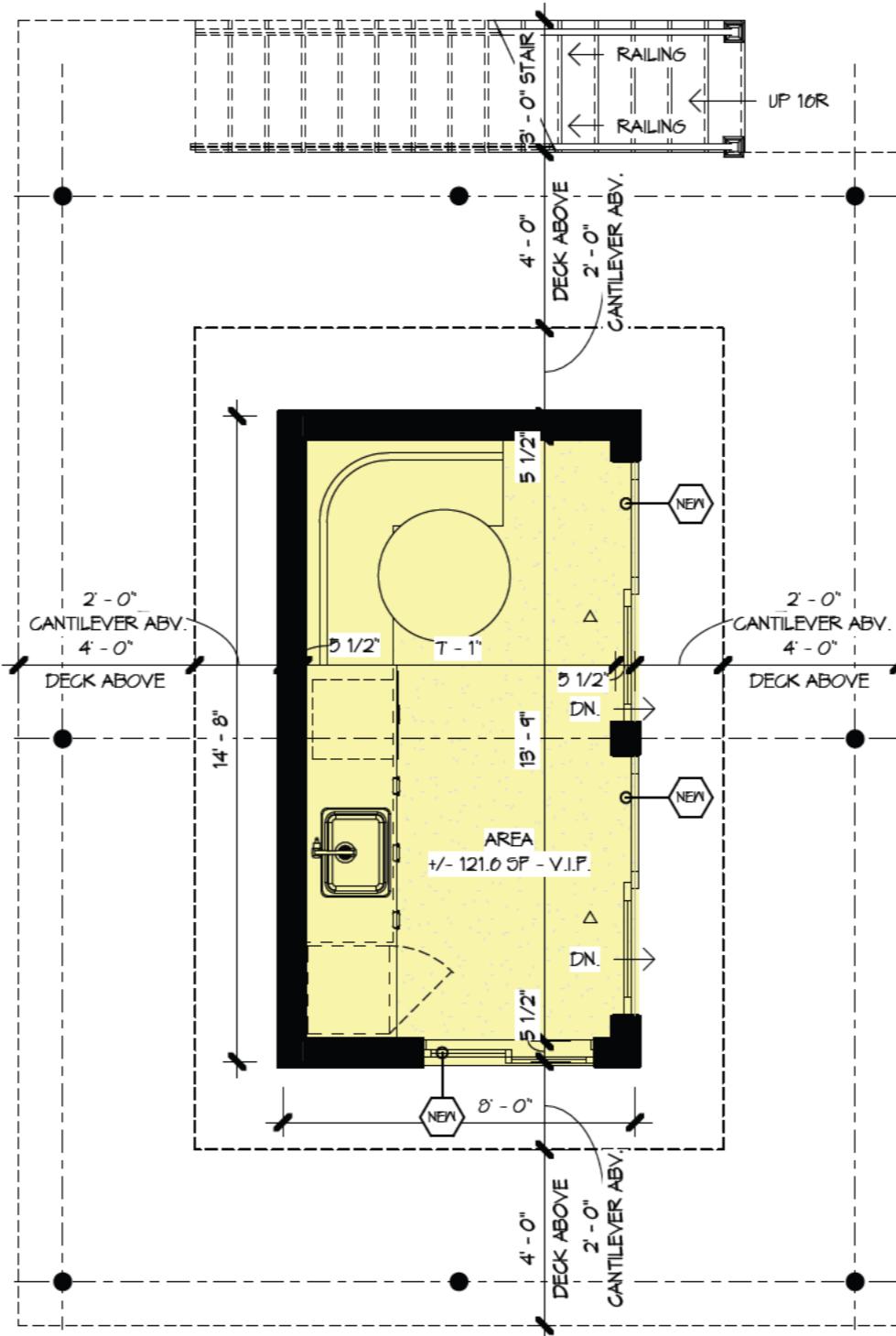
Z-3





1  
Z-4 **Building Section A**  
SCALE: 1/4" = 1'-0"

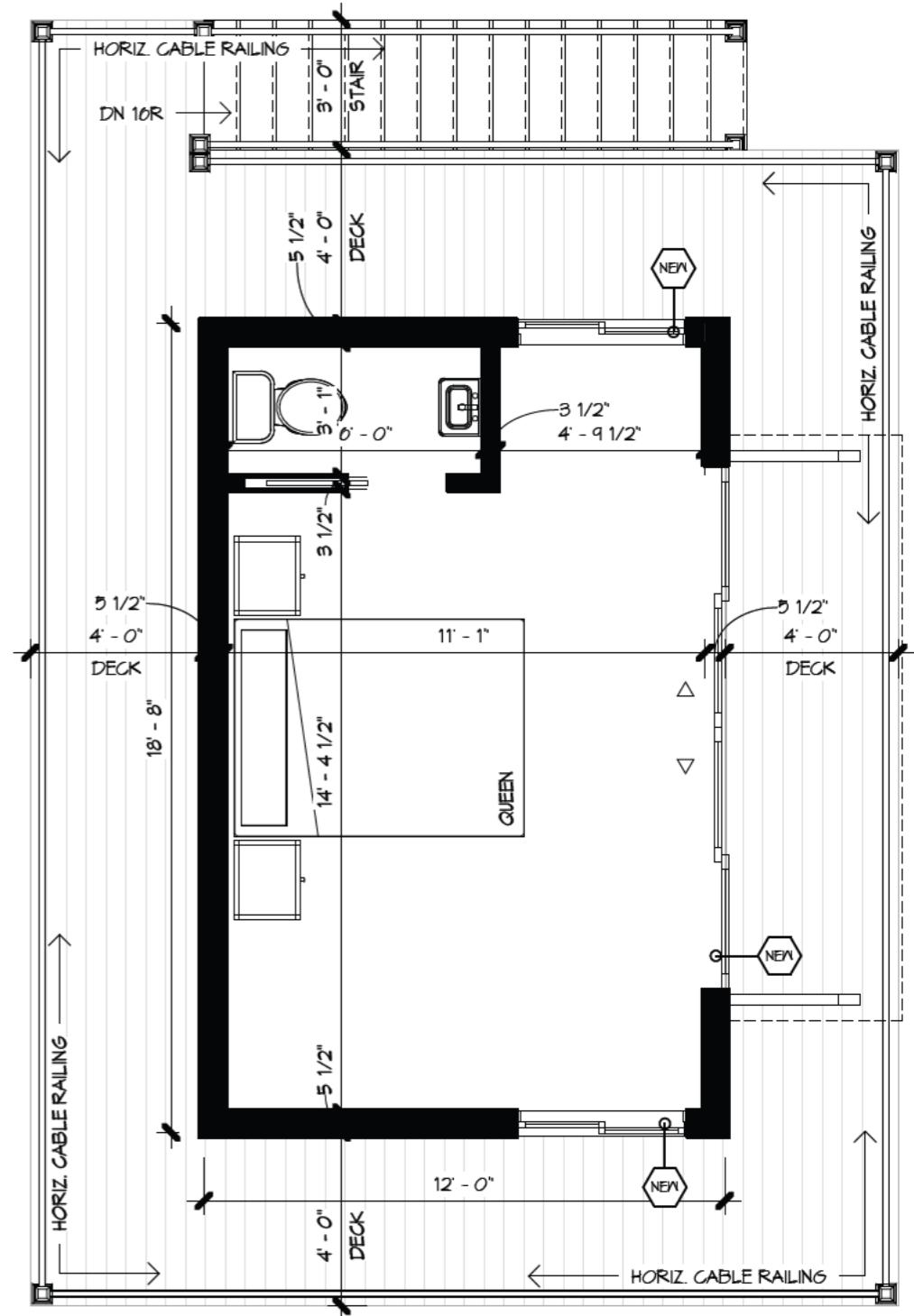
Graphic scale: 1 inch = 4 feet  
0 4 8



2  
Z-4 **First Floor Plan**  
SCALE: 1/4" = 1'-0"

Graphic scale: 1 inch = 4 feet  
0 4 8

**SPACE Architectural Studio, P.C.**  
4592 Jordan Rd, Skaneateles Falls, NY 13153



3  
Z-4 **Second Floor Plan**  
SCALE: 1/4" = 1'-0"

Graphic scale: 1 inch = 4 feet  
0 4 8

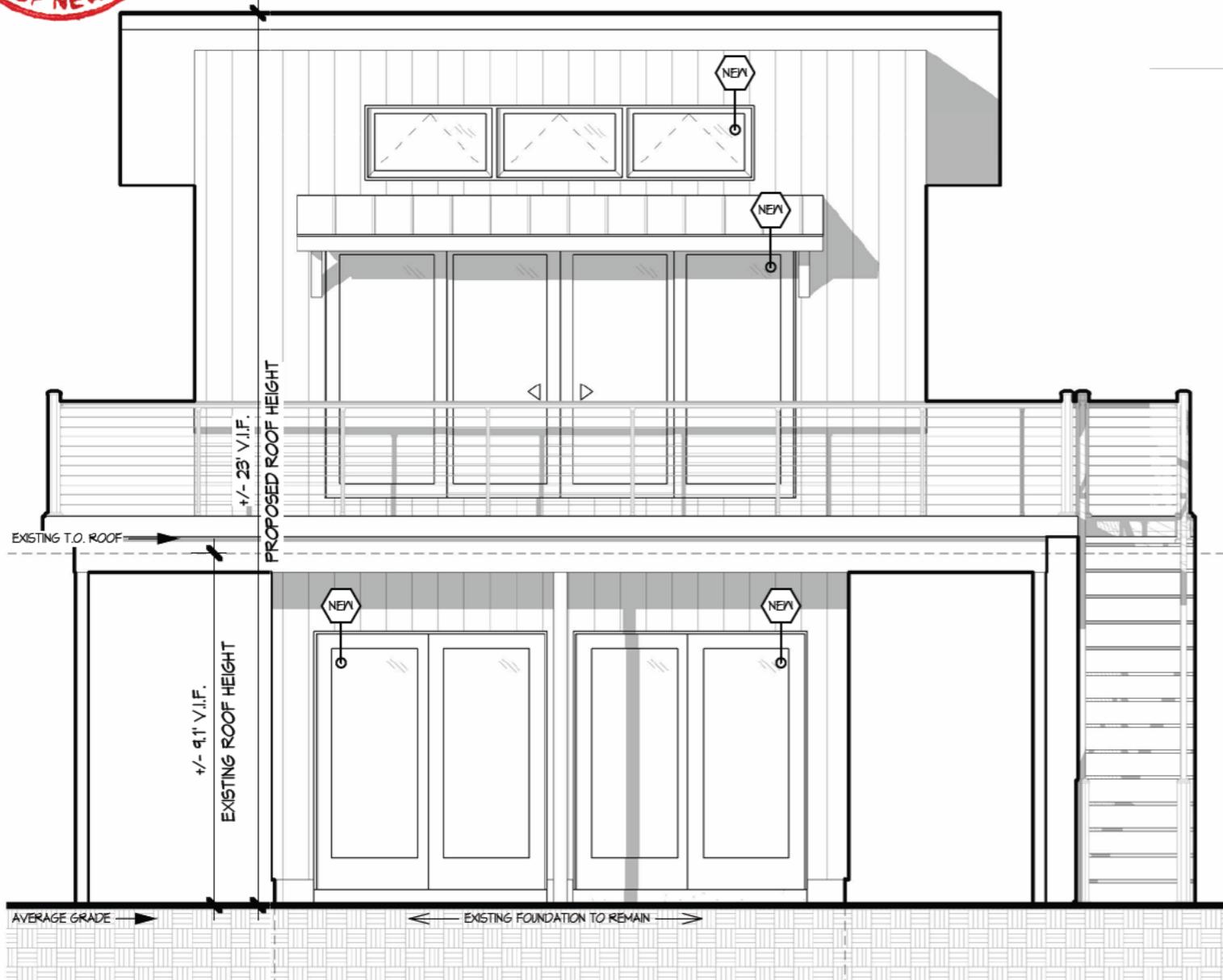
**Victoria Wilson**  
1587 Taughannock Boulevard  
Trumansburg, New York 14886

First & Second Floor Plan  
& Section

**Z-4**

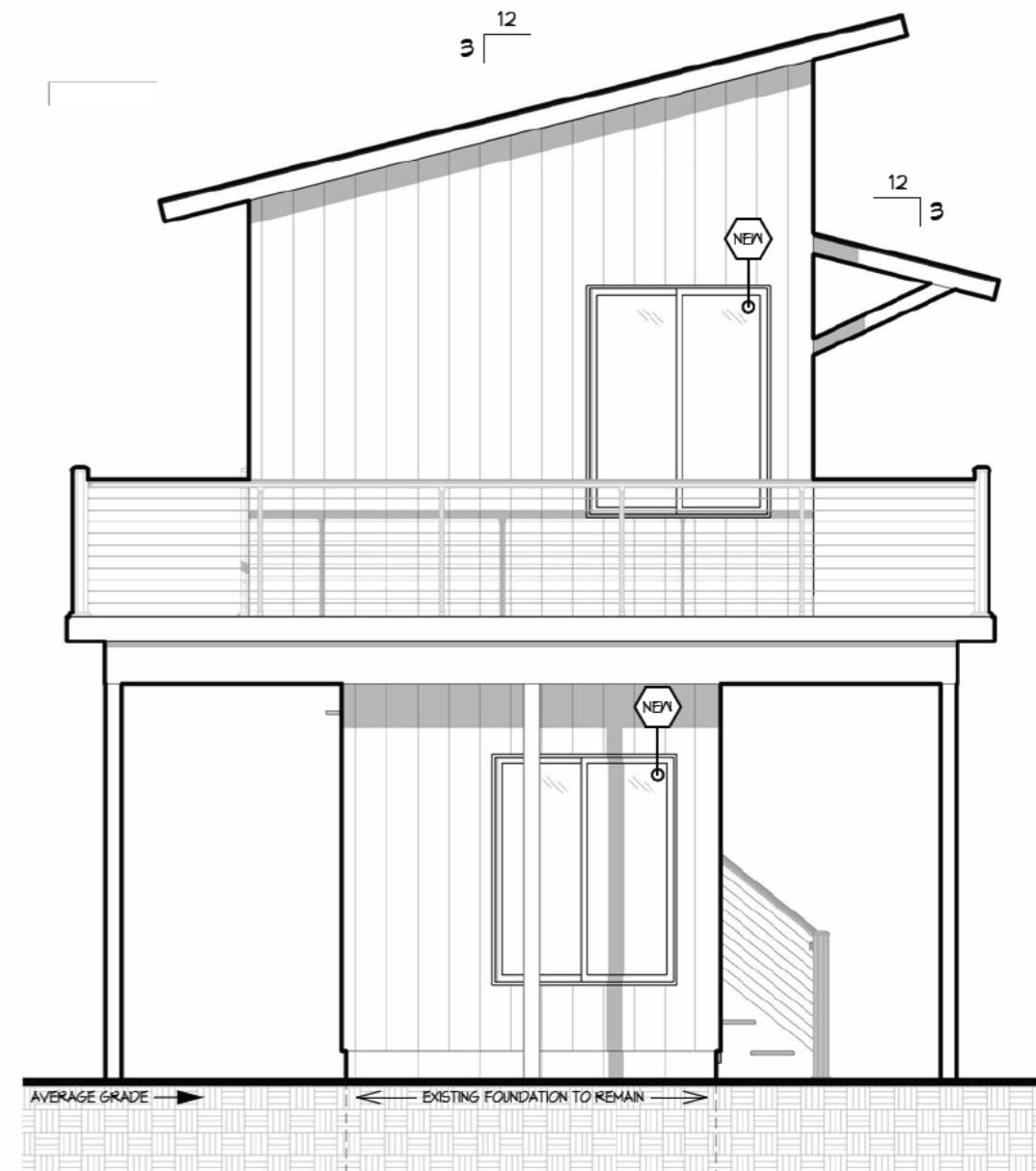


11.325



1  
Z-5 **Exterior Building Elevation - North**  
SCALE: 1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet  
0 4 8



2  
Z-5 **Exterior Building Elevation - East**  
SCALE: 1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet  
0 4 8

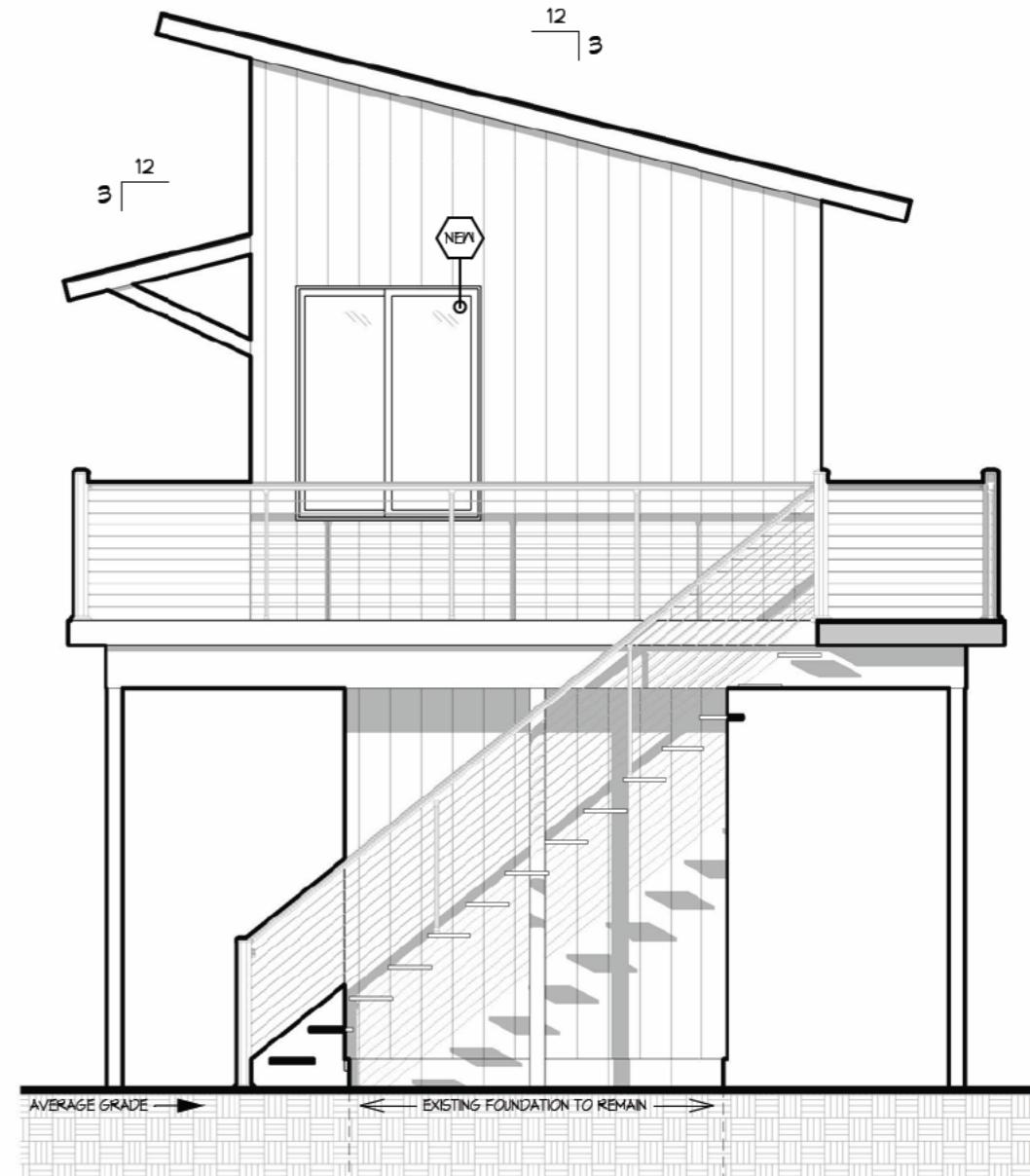
11.3.25





1  
Z-6      **Exterior Building Elevation - South**  
SCALE: 1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet  
0                  4                  8'



2  
Z-6      **Exterior Building Elevation - West**  
SCALE: 1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet  
0                  4                  8'

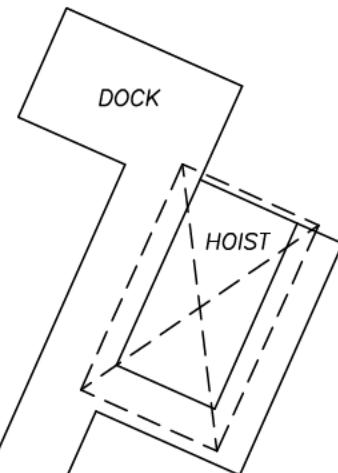
11.3.25



## LEGEND

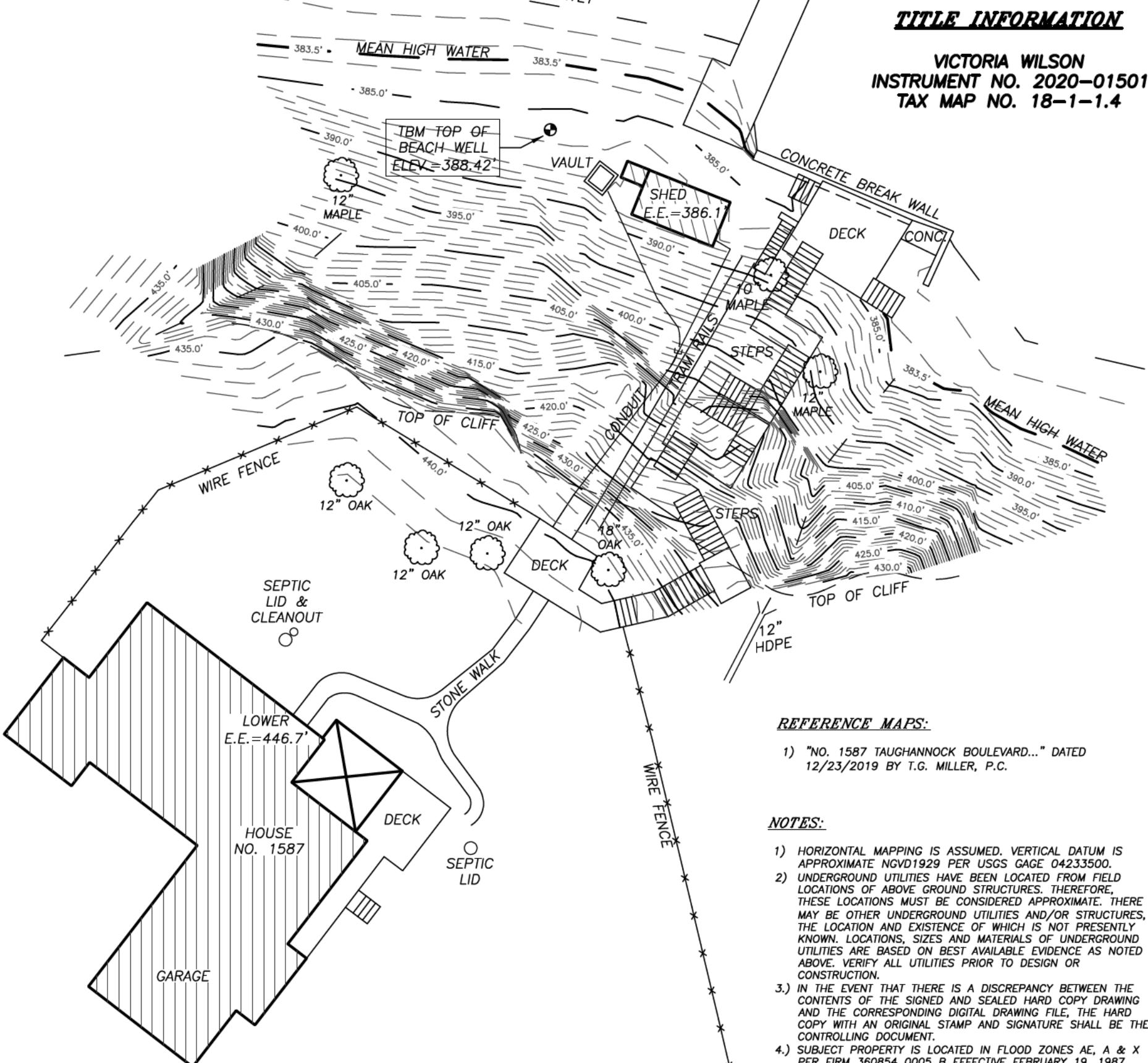
E	UNDERGROUND ELECTRIC
—	EXISTING DITCH
○	SEPTIC LID
●	BEACH WELL
○ C.O.	CLEANOUT
•	DECIDUOUS TREE
E.E.=100.0	ENTRANCE ELEVATION

PER MAP REF. 1



## CAYUGA LAKE

LAKE LEVEL AT TIME OF SURVEY

TITLE INFORMATION

VICTORIA WILSON  
INSTRUMENT NO. 2020-01501  
TAX MAP NO. 18-1-1.4

REFERENCE MAPS:

1) "NO. 1587 TAUGHANNOCK BOULEVARD..." DATED 12/23/2019 BY T.G. MILLER, P.C.

NOTES:

- 1) HORIZONTAL MAPPING IS ASSUMED. VERTICAL DATUM IS APPROXIMATE NGVD1929 PER USGS GAGE 04233500.
- 2) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD LOCATIONS OF ABOVE GROUND STRUCTURES. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
- 3) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
- 4) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES AE, A & X PER FIRM 360854 0005 B EFFECTIVE FEBRUARY 19, 1987. FEMA FLOOD INSURANCE STUDY 360854V000 PROVIDES A BASE FLOOD ELEVATION OF 386.3' ABOVE NGVD 1929 ACCORDING TO THE STILLWATER ELEVATION TABLE THEREIN.

**WARNING**  
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

TAUGHANNOCK BOULEVARD - NYS ROUTE 89

"DEED TO CENTERLINE ROAD, EXCEPT  
AND RESERVE ALL EXISTING PUBLIC  
HIGHWAY AND UTILITY RIGHTS OF WAY"

R/W  
 MEAS. 494.3 ± ALONG  
 CENTERLINE TO CENTERLINE  
 INT. AGARD ROAD  
 N 31°14'00" W 500.68' ALONG E ROAD  
 PRES. CENTER OF PAVING  
 culvert  
 culvert  
 PIPE FOUND  
 33.  
 13.8' x  
 41.38'

IGM

T. G. MILLER, P.C.

ENGINEERS AND SURVEYORS  
203 NORTH AURORA STREET  
ITHACA, NEW YORK 14850  
TEL. (607)272-6477

**TITLE**

<b>TITLE:</b>  <b>SURVEY MAP</b>  <b>NO. 1587 TAUGHANNOCK BOULEVARD</b>	<b>REVISED</b>	

NO. 1587 TAUGHANNOCK BOULEVARD

TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

S1910E

SCALE: 1"=80'

REFERENCE MAPS

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1.) "SURVEY MAP SHOWING LANDS OF MILTON  
L. AND DOROTHY M. SCOTT..." DATED  
JULY 6, 1976 AND LAST REVISED JANUARY  
29, 1992 BY T.G. MILLER P.C.  
2.) "SURVEY FOR MRS. G.N. LAUMAN ON CATT  
LAKE..." DATED SEPTEMBER 24, 1963 BY  
CARL CRANDALL.  
SAID MAPS ARE ON FILE AT THE TOMPKIN  
COUNTY CLERKS OFFICE.

HOLTKAMP (R.C.  
606/134

... DATED SEPTEMBER 24, 1900  
CRANDALL.  
MAPS ARE ON FILE AT THE TOMPKINS  
CLERKS OFFICE.

MEAS. 512' ± ALONG CENTER OF RAVINE TO HIGH WATER

R.O.)  
4

CENTER OF SMALL RAVINE  
368.59'

DANIEL P. HUTTENLOCHER  
INSTR. #474916-001  
TAX MAP PARCEL No. 18-1-  
AREA=6.86 ACRES NET TO ROAD

NYS DOT DRAINAGE EASMT.  
SEE 584758-006  
0.014 Acres  
DOTMAP # 96 PAR. 18

NYSDOT DRAINAGE EASM  
SEE 584758-006  
0.026 Acres  
DOTMAP # 96 PAR.17

Bank of America, N.A. ISAOA ATIMA  
Stewart Title Insurance Company  
Victoria Wilson  
Daniel P. Huttenlocher  
Cooper, Pautz, Weiermiller & Daubner, LLP  
Schlather, Stumbar, Parks & Salk, LLP  
Barney Grossman, Dubnow & Troy, LLP

### CERTIFICATION

I hereby certify to \_\_\_\_\_  
that I am a licensed land surveyor, New York State License  
No.050096, and that this map correctly delineates an  
actual survey on the ground made by me or under my direct  
supervision and that I found no visible encroachments either  
way across property lines except as shown hereon.

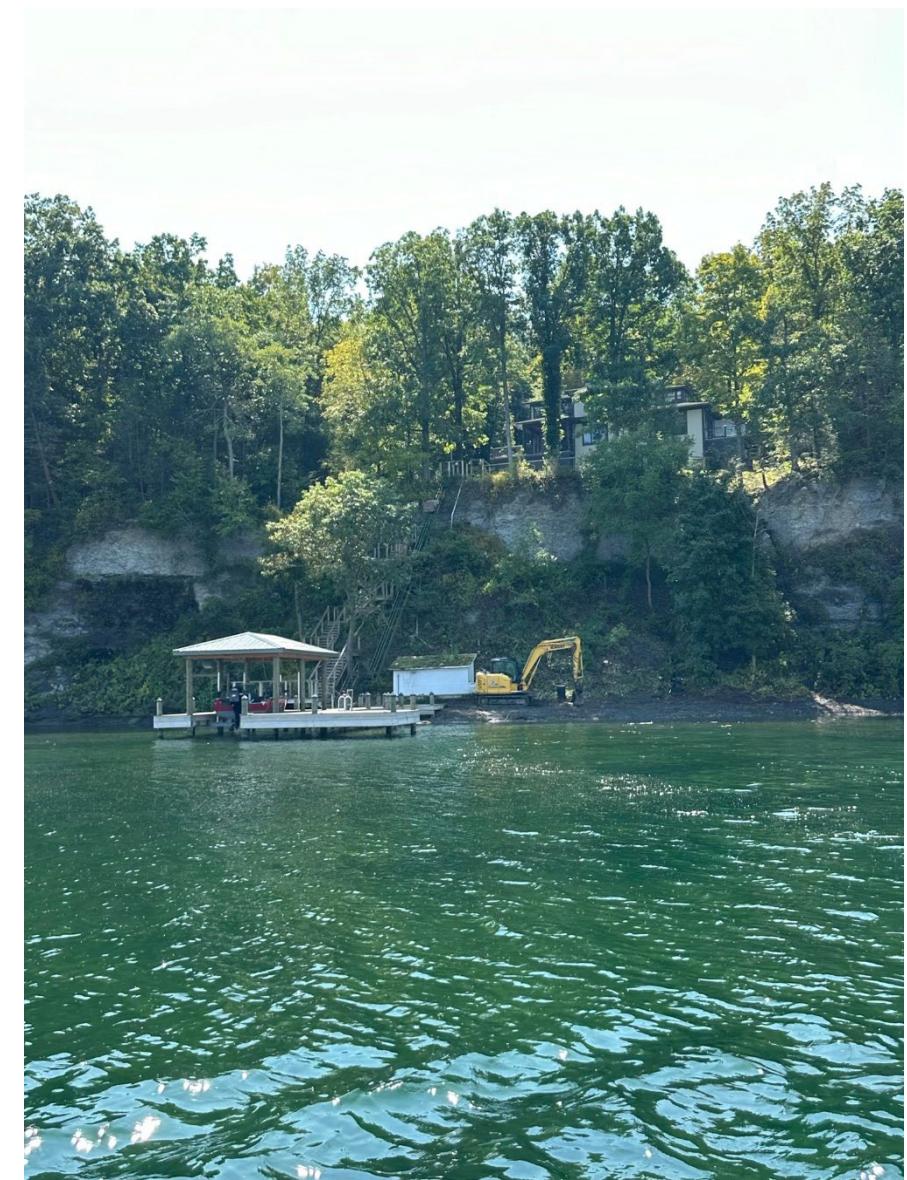
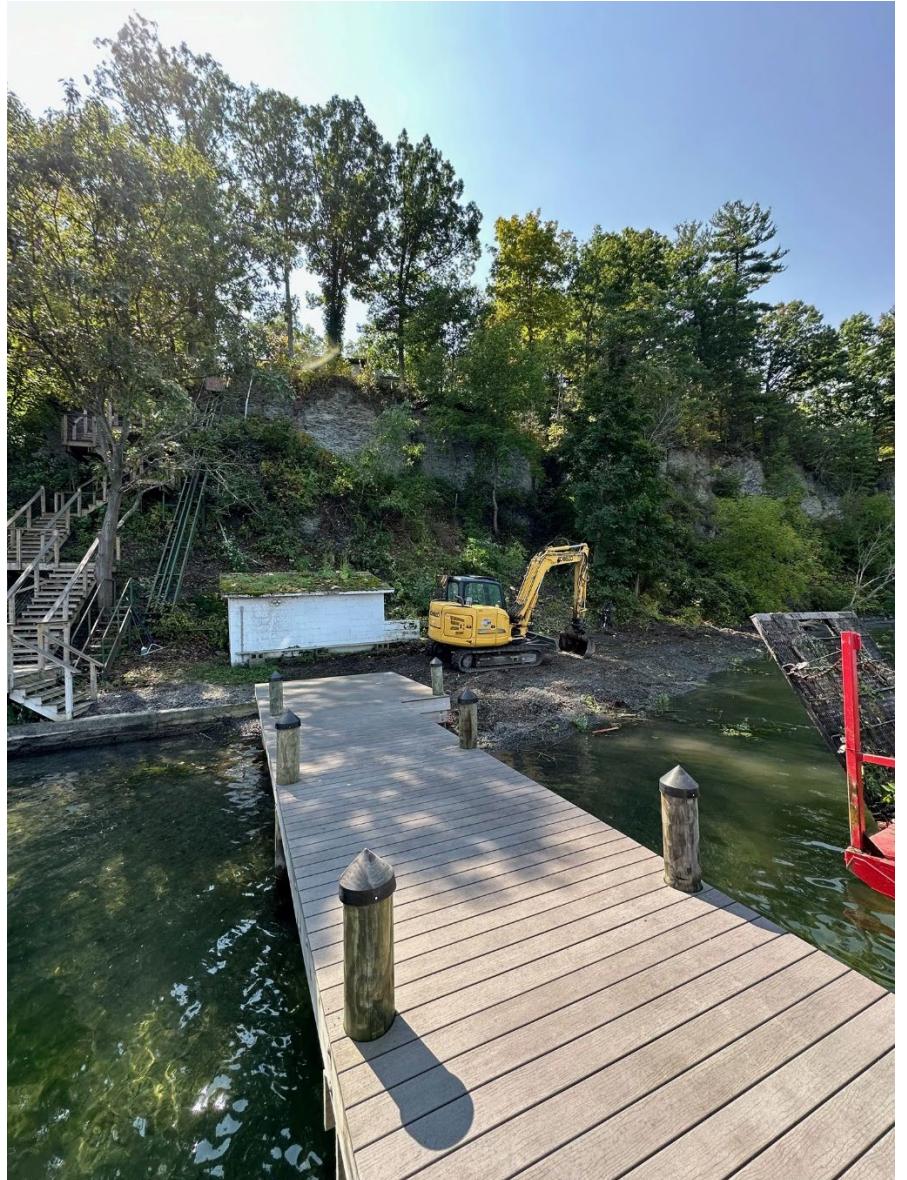
SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

MERIDIAN  
MAP REFERENCE #1

55°46" E  
APPARENT  
WATER

— CENTER

WARNING  
ALTERATION OF THIS MAP NOT  
CONFORMING TO SECTION 7209,  
SUBDIVISION 2, NEW YORK STATE  
EDUCATION LAW, ARE PROHIBITED  
BY LAW. ALL CERTIFICATIONS  
HEREON ARE VALID FOR THIS MAP  
AND COPIES THEREOF ONLY IF SAID  
MAP OR COPIES BEAR THE IMPRESSION  
SEAL OF THE LICENSED LAND SURVEYOR  
WHOSE SIGNATURE APPEARS HEREON





# ***Short Environmental Assessment Form***

## ***Part 1 - Project Information***

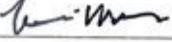
### **Instructions for Completing**

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Wilson Accessory Dwelling Unit			
Project Location (describe, and attach a location map): 1587 Taughannock Blvd			
Brief Description of Proposed Action: See Attached Description			
Name of Applicant or Sponsor: Victoria Wilson		Telephone: (917) 306 - 2027 E-Mail: <a href="mailto:vwilson54@icloud.com">vwilson54@icloud.com</a>	
Address: 1587 Taughannock Blvd			
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.			
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:			
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? If Yes, identify: _____	NO	YES	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
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?	<input checked="" 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	
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 checked="" 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
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:	<hr/> <hr/>	
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: Victoria Wilson	Date: 11/3/25	
Signature: 	Title: Applicant	



# AREA VARIANCE NARRATIVE

## PLANNING AND ZONING DEPARTMENT

Address each of the following items below to the fullest extent feasible, attach extra sheets if needed.

1. Describe how the proposal will not create an undesirable change in the character of the neighborhood or create a detriment to nearby properties if the area variance(s) were to be granted.

The proposal will not create an undesirable change in the neighborhood. The dwelling unit will provide functional use of the existing footprint by providing one bedroom, a powder room, and a small kitchenette and eating area. The design aligns with the Town of Ulysses' future development goals while maintaining the character of the area.

2. Describe how the proposal cannot be achieved by a feasible alternate method other than the area variance(s).

The proposal cannot be achieved by a feasible alternative method because the requested variance addresses a pre-existing nonconforming condition on the property. Rebuilding within the existing footprint will improve the structure while maintaining the existing area disturbance on the site.

3. Describe how the requested area variance(s) is/are not substantial.

The requested area variance is not substantial because the proposed +/- 121.6 SF dwelling unit maintains the +/- 9.0 FT setback from the lakeshore mean high-water elevation. Additionally, the structure sits at an appropriate elevation of approximately +/- 386.0 FT above the mean high-water level of +/- 383.5 FT.



10 Elm Street  
Trumansburg, NY 14886



607.387.5767



[www.townofulyssesny.gov](http://www.townofulyssesny.gov)

4. Describe how the proposed variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variance will have no adverse impact on the neighborhood or environment. The roof is appropriately pitched to manage stormwater and runoff direction, while the septic and electrical systems will connect to existing infrastructure, avoiding any new disturbance to the site or surrounding area.

5. Describe how the difficulty for the proposal to comply with code regulation(s) is not self-created.

The difficulty is not self-created because the project reuses the existing foundation and footprint. All new construction will occur above grade with no ground disturbance. The proposal maintains the existing area conditions on the site.

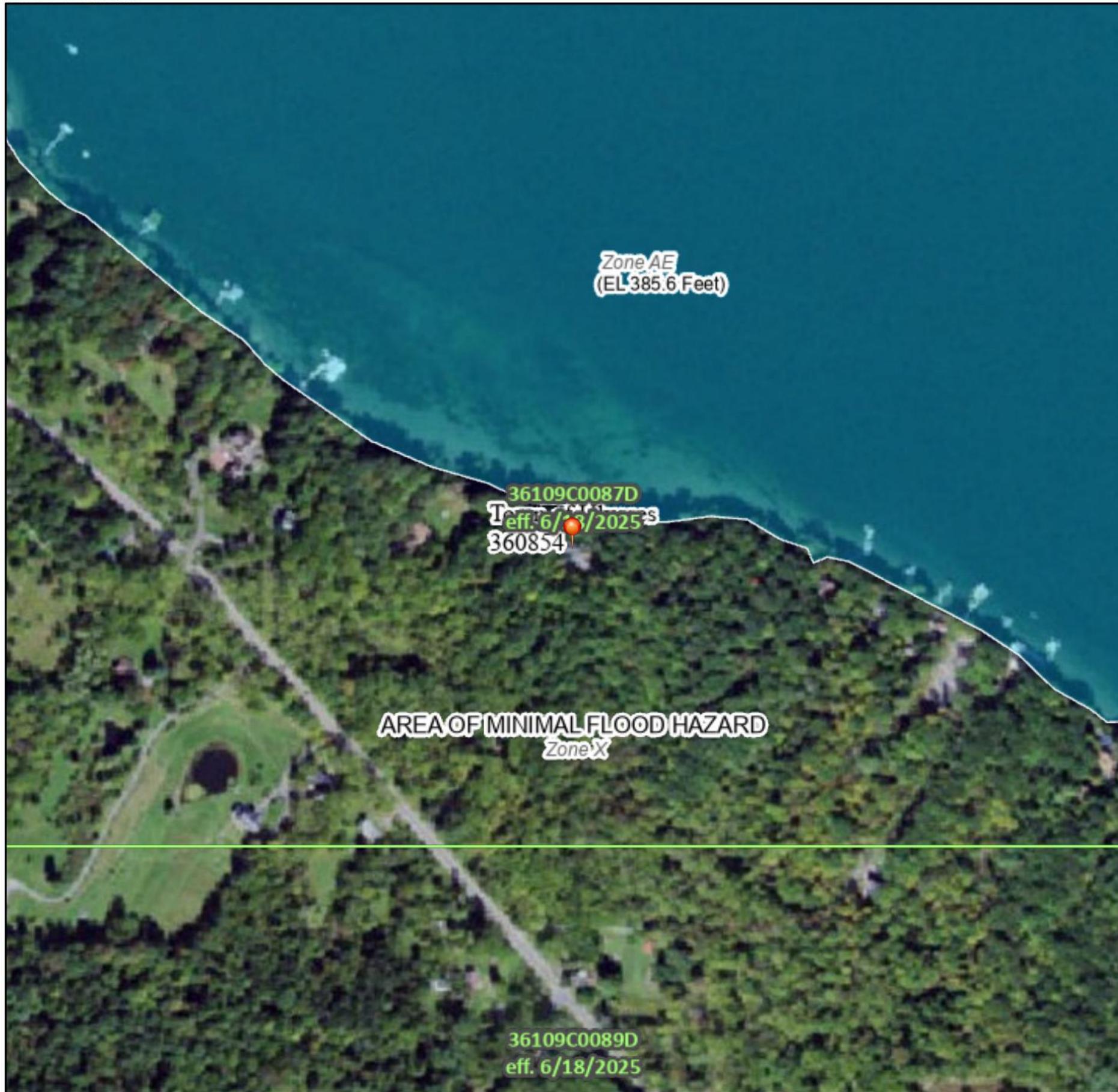
6. Describe how the granting of the area variance(s) will not create a detriment to the health, safety, and welfare of the neighborhood or community.

Please see attached documentation from the Department of Environmental Conservation, the Office of General Services, and the Department of the Army regarding the proposed work. Based on their review, there will be no detriment to the health, safety, and welfare of the neighborhood or community.

# National Flood Hazard Layer FIRMette



76°34'58"W 42°32'13"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

**0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X**

**Future Conditions 1% Annual Chance Flood Hazard Zone X**

**Area with Reduced Flood Risk due to Levee. See Notes. Zone X**

**Area with Flood Risk due to Levee Zone D**

**NO SCREEN Area of Minimal Flood Hazard Zone X**

**Effective LOMRs**

**Area of Undetermined Flood Hazard Zone D**

**GENERAL STRUCTURES**  
 - - - - - Channel, Culvert, or Storm Sewer  
 | | | | | Levee, Dike, or Floodwall

**20.2**  
 17.5  
 B 20.2  
 17.5  
 8 - - - Coastal Transect  
 ~~~~ 513 ~~~~ Base Flood Elevation Line (BFE)

**Limit of Study**

**Jurisdiction Boundary**

**Coastal Transect Baseline**

**Profile Baseline**

**Hydrographic Feature**

### OTHER FEATURES

**Digital Data Available**  
**No Digital Data Available**  
**Unmapped**



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/29/2025 at 7:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS BUFFALO DISTRICT  
478 MAIN STREET  
BUFFALO, NY 14202-3278

June 11, 2025

Regulatory Branch

**SUBJECT:** Determination of No Permit Required, Department of Army No. LRB-2006-02427

Victoria Wilson  
1587 Taughannock Blvd  
Ithaca, NY 14850

Dear Ms. Wilson:

This pertains to the application submitted on behalf of Victoria Wilson by Space Architectural Studio for a Department of the Army permit to renovate existing single story CMU storage structure (on the lake shore of Cayuga Lake) into a guesthouse. Project will be located at 1587 Taughannock Blvd Ithaca, NY 14850.

Under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), a permit is required for any structure or work that takes place in, under, or over a navigable water, or wetlands adjacent to navigable waters of the United States (WOUS). Under Section 404 of the Clean Water Act (CWA), the U.S. Army Corps of Engineers regulates the discharge of dredged or fill material into WOUS, including freshwater wetlands. Certain types of excavation activities are defined as discharges of dredged material when they occur in WOUS. For instance, land clearing using mechanized equipment, ditching, channelization and other types of excavation when performed in such waters, including wetlands, would likely be regulated under Section 404 of the CWA.

I have reviewed the information which accompanied your application and have determined that a Department of the Army (DA) permit is not required due to all work being completed above the Ordinary High-Water Mark (OHWM).

Should you modify your proposal to entail work in navigable waters or a discharge of dredged or fill material into a WOUS you must contact this office regarding DA permit requirements.

Although a permit is not required, we request that proper measures be taken to prevent unintentional discharges from entering the waterway.

You are encouraged to contact the appropriate state and local governmental officials to ensure that the proposed work complies with their requirements.

Regulatory Branch

SUBJECT: Determination of No Permit Required, Department of Army No. LRB-2006-02427

Questions pertaining to this matter should be directed to me by writing to the following address: U.S. Army Corps of Engineers Regulatory Branch 478 Main Street Buffalo, NY 14202 or by e-mail at: samantha.j.jones@usace.army.mil.

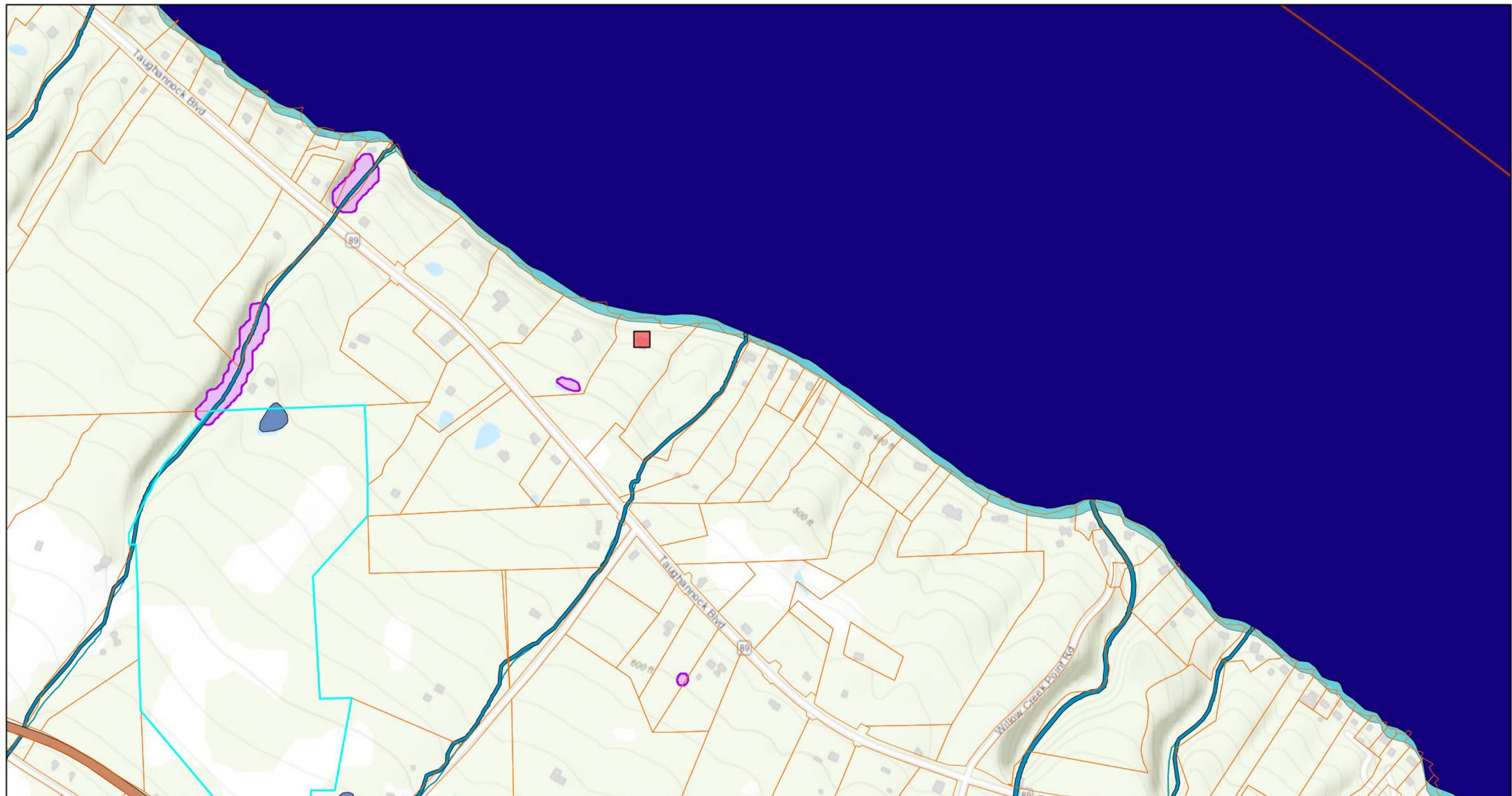
Sincerely,

A handwritten signature in black ink that reads "Samantha Jones". The signature is fluid and cursive, with "Samantha" on the top line and "Jones" on the bottom line.

Samantha Jones  
Biologist

cc: Eric Mau [REDACTED]

# Wilson Guesthouse



October 29, 2025

1:9,028

0 0.07 0.15 0.3 mi  
0 0.13 0.25 0.5 km

County of Tompkins, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



August 14, 2025

Victoria Wilson  
1587 Taughannock Blvd  
Ithaca, NY 14850

**RE: Wilson Property**  
**DEC ID: 7-5036-00115**  
**Letter of No Jurisdiction**  
**1587 Taughannock Blvd, Ithaca, NY 14850**

Dear Ms. Wilson,

The New York State Department of Environmental Conservation (DEC) has reviewed the Article 15 Permit application materials for the above referenced project. These materials were submitted on April 15, 2025, May 29, 2025, and August 1, 2025. According to the submitted information, you are proposing the renovation of an existing single-story structure on the shore of Cayuga Lake [NYS Water Index #: ONT-66-12-P296, Class AA(T)], a navigable water of the State.

Based upon review of the provided plans, it has been determined that the location of the structure to be renovated is above the mean high water level of Cayuga Lake. Therefore, an Article 15, Protection of Waters, Permit **is not required** for this proposal. Further, as a Section 404 Permit from the US Army Corps of Engineers (USACE) does not appear to be required, a Section 401 Water Quality Certification (WQC) is not required from the DEC. Please contact this office if project plans change to the extent that a federal permit is required.

Additionally, the project proposes no regulated activities within the boundary of state regulated freshwater wetlands and/or regulated adjacent areas. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required for the project, as proposed.

Although a protection of waters permit is not required, you, as the project sponsor, are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project. Sufficient erosion and sedimentation controls must be installed and maintained through the entire life of the project to prevent the contravention of water quality standards.

Please be aware that this determination does not, however, relieve you of any requirements under any other applicable laws which may exist. You are advised to contact all appropriate Federal, State, and/or local agencies for any approvals that may be required. Other permits

from the DEC may be required for projects conducted on this property in the future. If significant modifications are proposed to the above referenced scope of work, please contact the DEC for additional review.

Please feel free to contact me with any questions regarding the above

Sincerely,

*Melanie Kukko*

Melanie Kukko  
Environmental Analyst  
Division of Environmental Permits, Region 7  
(315) 426-7482

cc: T. Yorks, R7 BEH  
J. Cronell, R7 DEP  
Eric Mau, Consultant



## Office of General Services

**KATHY HOCHUL**  
Governor

**JEANETTE M. MOY**  
Commissioner

4/16/2025

1587 Taughannock Blvd.  
Ithaca, NY 14850

Dear Victoria Wilson:

**Re: Joint Application I-6826 Guesthouse Project**  
**Applicant: Victoria Wilson**  
**Stream/Waterbody: Cayuga Lake**  
**County: Tompkins**  
**Town: Ulysses**

The New York State Office of General Services (NYSOGS) has received the Joint Application Form (JAF) for your proposed project to renovate a storage structure into a guesthouse. We have assigned this project as project No. I-6826.

Based on a review of the proposed activities, it has been determined that the activities do not require a permit from the NYSOGS. Please save this email as proof of determination by this office of "No Permit Required" since we will not be sending additional correspondence related to this determination.

**Please be aware that this determination does not obviate the need for permits and/or permissions from other involved agencies.**

Thank you for your interest in the Lands Underwater Program which is administered by the Office of General Services. Should you have any questions, please do not hesitate to contact me at 518-474-2195.

Sincerely,

*Rebecca Blanchard*

Rebecca Blanchard  
Office Assistant 1  
State Asset and Land Management  
40<sup>th</sup> Floor