



TOWN OF ULYSSES

PLANNING BOARD

NOTICE OF SEQRA DECLARATION OF INTENT TO BE LEAD AGENCY

This notice has been prepared and issued in accordance with the New York State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617 et seq., the “SEQRA Regulations”) (collectively, “SEQRA”).

PROJECT NAME: Wilson Detached Accessory Dwelling Unit

PROJECT FILE NO.: SPR2512-01

PROJECT ADDRESS: 1587 Taughannock Blvd

PARCEL NUMBER: 503689-18.-1-1.4

DATE OF NOTICE: January 21, 2026

The Planning Board of the Town of Ulysses has received a site plan application from property owner Victoria Wilson (the “Owner”) to renovate an existing detached accessory building into a 2-story accessory dwelling unit, at their property located at the address noted above and as described in a plan set by SPACE Architectural Studio, P.C., dated January 20, 2026. The project requires review under SEQRA, and will require site plan approval, area variance(s), and a floodplain development permit. The action’s preliminary classification is “Unlisted Action” under SEQRA.

In accordance with applicable law, the Planning Board hereby declares its intent to serve as the Lead Agency (LA) for the coordinated review with regard to this Proposed Action. Per SEQRA, LA must be agreed upon within thirty (30) calendar days of the date of this notice. The Planning Board will automatically assume the role of LA within (30) days from the date of this notification in accordance with applicable law unless a written objection is submitted to the Planning Board.

Enclosed with this notice are Part 1 of the Environmental Assessment Form and the application which have been submitted by the Applicant, Planning Board Resolution 2026-004 regarding initial SEQRA classification and intent to declare LA status, and the SEQRA LA Consent Form. Written comments on the proposal are solicited and must be received at the Town of Ulysses Planning Board by February 20, 2026. This may be the only opportunity to comment on the environmental impacts of this portion of the project. The project may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent determination for the project may be obtained upon request.

If you consent to the Planning Board acting as LA, please complete the enclosed form and return it to the address listed or via email. Please note whether you are responding on behalf of an involved agency.

Description of Action

The proposed action is a renovation of an existing detached accessory building into a 2-story accessory dwelling unit. The first floor will be built on the existing foundation footprint and will have a small kitchenette and eating area. The second floor will have a bedroom, bathroom, deck, and stairs. Area variances from the setback from the MHWI for Cayuga Lake will be required, for the second-floor expansion, and potentially for the second-floor deck supports closest to the lake. Portions of the second-floor deck and support system are proposed to be located within and over the FEMA designated floodzone and will require a floodplain development permit. And permit approval from Tompkins County Whole Health appears to be required for connection to an existing septic system via a proposed new sewer line.

If you have any questions about this proposal, please contact Niels Tygesen at planner@townofulyssesny.gov for more information.

Enclosures

Part 1 of the Environmental Assessment Form
Application Submittal
Planning Board Resolution 2026-004
SEQRA Lead Agency Consent Form

Distribution List

New York State Department of Environmental Conservation
Tompkins County Department of Planning and Sustainability
Tompkins County Whole Health
Town of Ulysses Board of Zoning Appeals
Town of Ulysses Building, Code, Planning, and Zoning Department
US Army Corps of Engineers
US DHS FEMA