



# Department of Planning & Sustainability

**COMMISSIONER**  
Katherine Borgella  
**DEPUTY COMMISSIONER**  
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | [tompkinscountyny.gov/planning](http://tompkinscountyny.gov/planning)

March 27, 2026

Niels Tygesen, Planner  
Town of Ulysses  
10 Elm Street  
Trumansburg, NY 14886

**Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law**

**Proposed Action: Subdivision located at 2012 Trumansburg Road, Tax Parcel #20.-3-1,  
Chad Doolittle, Owner and Applicant.**

Dear Niels Tygesen:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We do, however, have the following comments on the proposed action:

- We suggest that the Town create a mechanism to ensure the following issues are addressed at the time of development:
  - There are NYS Department of Environmental Conservation (NYSDEC) informational wetlands on proposed parcels 1 and 4. If development is proposed in these areas, the applicant should be prepared to obtain permits from NYSDEC, and the proposal may require mitigation.
  - FEMA-designated 1% Special Flood Hazard Areas cover a portion of proposed parcels 3 and 4. If development (or the placement of fill) is proposed in these areas, the applicant should be prepared to obtain a floodplain permit from the Town, and the proposal will need to be designed to meet the standards outlined by FEMA.
  - A perennial stream flows through proposed parcels 3 and 4. To preserve water quality, we encourage the Town to restrict future development within the 100-foot stream buffer.
  - The proposal is located on a county road and will need permits from County Highway for any new driveways.
  - If new septic systems are proposed, there should be direct communication with the Tompkins County Whole Health Department's Environmental Health Division.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP  
Commissioner of Planning and Sustainability