

To: Planning Board- Town of Ulysses

May 18th 2026

Re: Kearl revised site plan- photos and additional documentation of properties in the area of the Kearl property

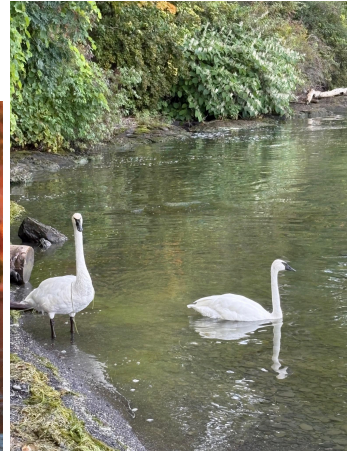
From: Leslie Webster

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Examples of good lake stewardship

I am attaching these photos of the properties surrounding and in the vicinity of the Kearl property to illustrate how they demonstrate good stewardship of the lakeshore. All the banks are held by native trees and plants and the beaches are unencumbered by structures and artificial buffers such as concrete pads, riprap, gabions or stone walls. None of this is needed on the properties shown below to keep erosion and run off at bay. Mr. Kearl's present shoreline and the proposed changes he wants to make on his property will not be in harmony with the neighborhood.

The pictures below show the shoreline between the two properties to the south of Mr. Kearl's property. You can observe how the natural vegetation holds the shoreline, preserves the natural beauty and attracts wildlife. These swans appeared out of nowhere this past summer. Aren't they beautiful! Ducks often eat some of the plants that hang down from the bank.



The second set of pictures is much older. They show the property two houses to the north of the Kearl property. The first is of my mother and uncle, taken around 1930. You can see the beach which looks very natural. The second is of my grandmother, taken around 1950- you can see how wide the beach is- no erosion. The third is my grandparents' cottage, taken around 1971. All the trees and plants were left on the bank behind it so there are no issues with water run off or soil erosion. This area has been intact for over 140 years. The people who currently own the land have modified it somewhat. The cottage has been replaced but the property still looks like it did when I was a child over 70 years ago- very natural without artificial buffers.



These pictures of two houses south of the Kearnl property were taken at the top of the bank and show that the area is mostly permeable land which absorbs rain and most of the water runs off down the bank. Plants and trees along the bank hold the soil and prevent soil erosion and water runoff. A natural way of demonstrating good land stewardship. Our new septic is in the grassy area. The area was covered with mud after the new septic was put in so they had to plant grass to prevent erosion. We hope the native plants will take over soon. Two hemlock trees on the bank were lost to the woolly adelgid. We plan to plant white pine in their place- never a gabion, riprap or stone wall!



The last 2 pictures show the shoreline of the two properties to the south of Kearnl and his current shoreline (behind the blue tarp) . I am not sure why this fence was needed as it does nothing to enhance the beauty of the shoreline. The bank behind Mr. Kearnl's shoreline is barren as he removed all his trees and natural plants when he bought the property. We all wondered why he would do such a thing! I don't recall there was ever an issue with erosion before he bought the property.

Viewing the last two pictures- which one do you think illustrates the purpose section of the lakeshore zoning code- to keep the lakeshore as natural as possible "to protect the

fragile environment of the lakeshore“ and “to provide a regulatory framework in which development can occur with minimal impact to the environment”? If you look carefully at the first picture, you can see a heron standing on a stone in the lake.

There is also an eagle nest in a tree on the property just south of Kearn. The eagles return each year and we watch them fly out around 5 pm to catch fish in the lake, which is a very cool site to see.



Good stewardship will keep the lakeshore beautiful, viable and natural as these photos illustrate. Leaving or enhancing natural vegetation is far superior for holding the soil and preventing water runoff than putting up gabions, riprap and stone walls which look artificial, harden the shoreline, will wear out in time and are not harmonious with the neighborhood around them. They will also encroach on habitat for the wildlife that reside and live off the native plants in the area.

It is extremely sad that so many new residents do not know how to be good stewards of the lakeshore. They do not put a priority on keeping it environmentally viable or on preserving the natural beauty of the area. It is the obligation of the Planning Board to provide guidance and to make decisions taking into account the important features of the zoning code i.e. adhering to specific provisions of the Lakeshore section of the zoning code (212- 48) (B) Vegetation and Landscape- 1 and 2, and section 4 – Recommendations (b,c,h,n) and also to the spirit of preserving the lakeshore as stated in the Purpose section. Otherwise the Lakeshore will lose all of its value and beauty. Protecting the environment and being in harmony with surrounding properties is critical.