

Planning Board

May 19th 2026

Re: Kearl revised site plan

Flooding concerns with solid structures on the shoreline of Cayuga Lake

I would appreciate a definition of a structure. According to NY state concrete pads and walls are considered to be structures as they are permanently attached to the soil. There are regulations for setbacks for structures. In the Ulysses zoning code it is 50' back from the high-water mark. (bottom of chart 212-47). The placement of the concrete pad violates this part of the code as it is at the high water mark and not 50' back.

In addition, structures near the water present a flooding hazard as they harden the beach and during a flood the water will be diverted to neighboring properties and possibly damage beach wells by clogging them with silt and debris. There is past and current history of flooding on Cayuga Lake. There was massive flooding in 1972 and in 2018 where the water came up well above the high water mark, destroyed docks and even reached steps of houses on the beach. The past two years Cayuga Lake has been at or above flood stage along several areas of the shoreline. It is not impossible to predict that flooding will likely occur in the future . It is the lowest of all the Finger Lakes and the water will have nowhere else to go.

In this light allowing construction of solid permanent structures less than 50' from the high water mark poses a danger should not be allowed per the zoning code.

Can you please supply me with the documentation the shows when and how Mr. Kearl was permitted to install his concrete pad on his beach. Now that he is proposing to install a solid structure stone wall at the high water mark this is an additional concern for the safety of all the properties in the vicinity in the event of flooding.

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