



# PERMIT APPLICATION

## TOWN OF ULYSSES PLANNING DEPARTMENT

**INSTRUCTIONS:** Complete form, sign, and date.  
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	JACK LITZENBERGER 2 PRO'S CONSTRUCTION, LLC.				
ADDRESS	450 CORTLAND RD.				
CITY	FREEVILLE	STATE	NY	ZIP	13068
PHONE	[REDACTED]	EMAIL	[REDACTED]		
OWNER	SEAN & JEANINE KENNEDY				
ADDRESS	11 JOHN ST				
CITY	ITHACA	STATE	NY	ZIP	14850
PHONE		EMAIL			
PRIMARY CONTACT: <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	1457 TAUGHANNOCK BLVD ITHACA NY 14850
PARCEL NO(S)	7.-1-22

PROJECT INFORMATION	
PROJECT NAME	KENNEDY
PROJECT DESCRIPTION	NEW HOME CONSTRUCTION ~ 2000 SQFT W/ DETACHED 3 CAR GARAGE ~ 1000 SQFT. CONVENTIONAL FRAME CONSTRUCTION.
VALUATION	~ \$600,000

**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	[Signature]	DATE	
PRINT NAME	JACK LITZENBERGER		
CITY, STATE	FREEVILLE, NY		



10 Elm Street  
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2/2024



P.O. Box 5402, Cortland, NY 13045  
Office: [REDACTED]  
[www.2prosconstruction.com](http://www.2prosconstruction.com)

4-30-24

To Whom it may concern:

2 Pro's Construction has been retained to develop a new home plan for Sean and Jeanine Kennedy at the property located at 1457 Taughannock Blvd. Ithaca NY 14850. The Goal is to Build a Conventional frame structure Home of approximately 2000-2500 square feet (Preliminary house plan attached in this proposal) as well as a 3 gar detached garage structure of approximately 1000 square feet. There is currently an Auxilliary cottage structure on the site which is proposed to remain for limited use by the owners. The Current R-2 designation of the property has been identified as a site that may maintain a current structure as long as it is not used as the permanent residence which is the intention of the Owners.

A current shared driveway exists and other than gravel upgrade and the removal of adjacent trees that will hinder the transportation and delivery of equipment and materials, no further improvements will be made.

The Home will be served by current utilities run to the current structures and should suffice as service for the new structures, with utility companies advising on service upgrades if needed. Water service is proposed to be Lake water service, and if advised by client there may be a well drilled on site min 100' from the newly proposed septic system.

The home will have a newly designed Septic system which will be submtted following initial approval of this proposal and final decision on the home to be constructed.

Please advise if any further documentation is required for this proposed project so that we may provide it for future meetings.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Litzenberger', is written over a horizontal line.

Jack Litzenberger  
Owner  
2 Pro's Construction, LLC.

Kennedy Residence Project

1457 Taughannock Blvd

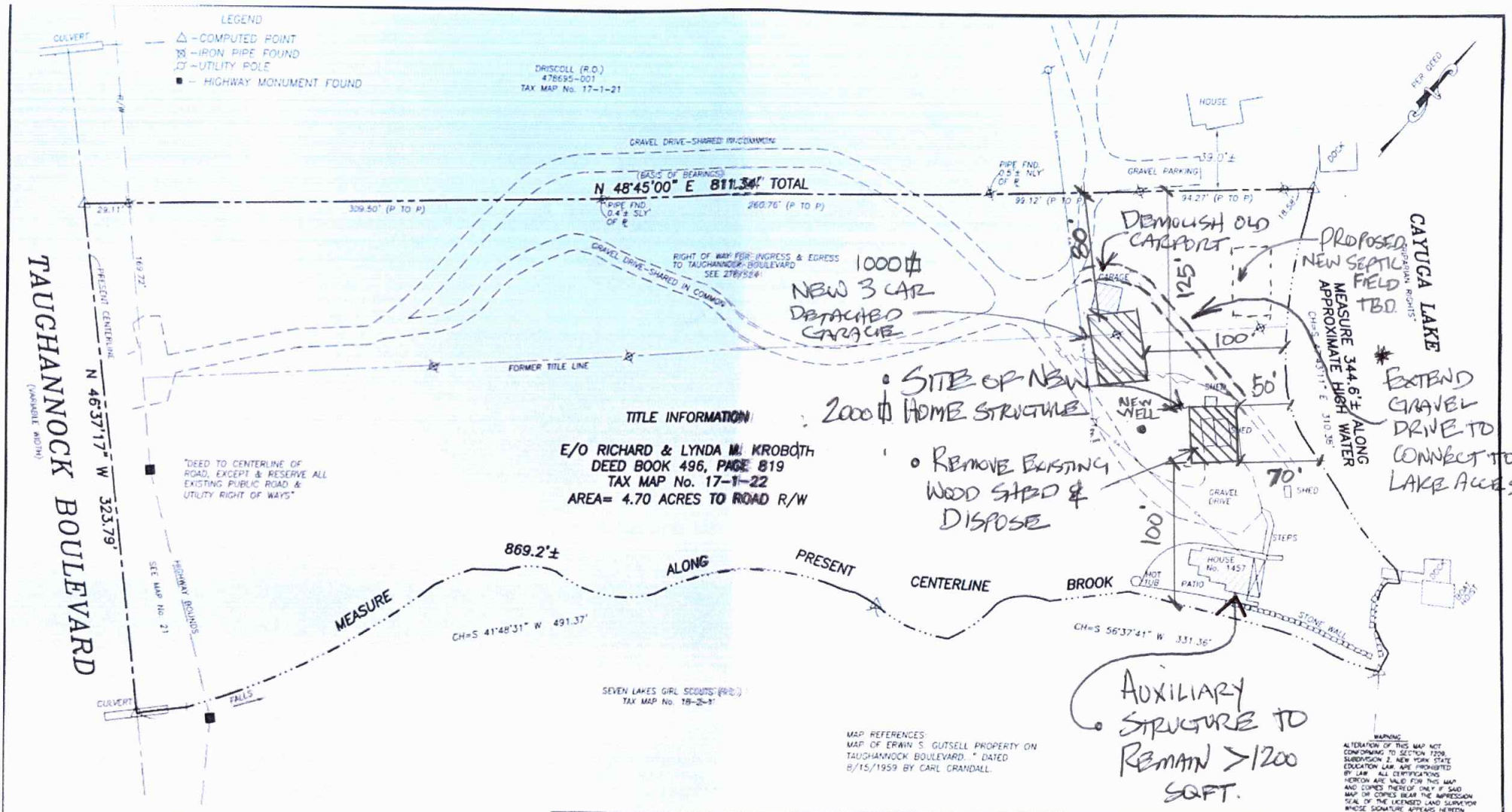
Ithaca, NY 14850

The Grading and excavation for this project including work to be done on the home foundation and a detached garage foundation will effect the following Cubic yards of disturbance.

House = 260 Cubic yards

Garage = 88 cubic yards.

All cut and fill including backfill will be re-graded around the structures to allow for proper water runoff away from structures.



**CERTIFICATION**

Sean Kennedy  
 Jeannine Peters-Kennedy  
 Elizabeth A. Silverberg, Esq.  
 Stewart Title Insurance Company  
 Estate of Lyndia M. Krobath  
 Melonie K. Chapel, Executor  
 Harry Shapiro, Law Offices

I hereby certify 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: Lee Dresser DATED: 9/26/2022

**T G M**

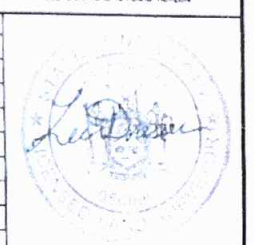
**T.G. MILLER, P.C.**  
 ENGINEERS AND SURVEYORS  
 605 WEST STATE STREET, SUITE 4  
 ITHACA, NEW YORK 14850  
 WWW.TGMILLERPC.COM  
 607-272-6477

**TITLE:**  
 SURVEY MAP  
 NO. 1457 TAUGHANNOCK BOULEVARD  
 TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 9/26/2022

SCALE: 1" = 60'

REVISED



# 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.

Part 1 – Project and Sponsor Information							
Name of Action or Project: <b>JACK LITZENBEAVER 2pro's CONSTRUCTION LLC.</b>							
Project Location (describe, and attach a location map): <b>KENNISON NEW HOME</b>							
Brief Description of Proposed Action: <b>1457 TAUGHANNOCK BLVD PHACA NY 14050</b>  <b>NEW HOME CONSTRUCTION WITH DETACHED GARAGE</b>  <b>ALL CONVENTIONAL FRAME</b>							
Name of Applicant or Sponsor: <b>JACK LITZENBEAVER</b>		Telephone: <b>607 423-7322</b>					
Address: <b>450 CENTINA RD</b>		E-Mail: <b>JACK@2PROS.CONSTRUCTION.COM</b>					
City/PO: <b>FRENCHVILLE NY</b>		State: <b>NY</b>	Zip Code: <b>13068</b>				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<u>4.70</u> acres					
b. Total acreage to be physically disturbed?		<u>1</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>—</u> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
9. Does the proposed action <u>meet or</u> exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?  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"/>	<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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" 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 <input checked="" type="checkbox"/> <input type="checkbox"/>
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:		<input checked="" type="checkbox"/> <input type="checkbox"/>
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"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

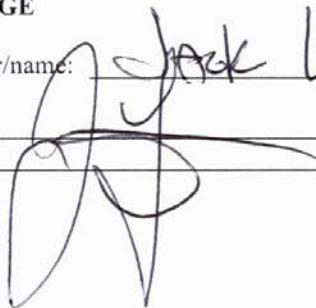
Applicant/sponsor/name:

JACK LITZENBERGER

Date:

5/20/23

Signature:



Title:

OWNER CONTRACTOR



# AGRICULTURAL DATA STATEMENT

## PLANNING AND ZONING DEPARTMENT

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

“Farming operations” are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as “... the land used in agricultural production, farm buildings, equipment and farm residential buildings.”

A. Name of Applicant: JACK LITZENBERGER

B. Address: 1451 TAUCHANNOCK BLVD. ITHACA NY 14850

C. Description of Project  
PROPOSED NEW HOME CONSTRUCTION WITH DETACHED GARAGE  
2000 SF 1000 SF

D. Location of Proposed Project (tax map number): 7. - 1 - 22

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

Name	Address	Tax Map #
1. <u>NONE KNOWN.</u>		
2.		
3.		
4.		
5.		

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.

IT IS MY BELIEF THAT ALL ADJACENT PROPERTIES WITHIN 500' ARE ALL RESIDENTIAL.






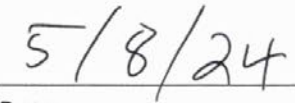
## BOARD/COMMISSION MEMBER SITE VISIT PLANNING AND ZONING DEPARTMENT

As part of their responsibilities for reviewing your application, members of Boards and Commissions may need to conduct site visits of the subject property to enable them to observe the property and the context of the neighborhood and adjacent properties. Some applications involve a project that is not wholly visible from the public right-of-way and it may be necessary for members to access your property to observe portions of the exterior of the property not visible from the right-of-way.

By signing below, you are attesting that you understand this information and authorize members to enter onto the property, including side and rear yards, as necessary to conduct their site visit for your application.



Signature of Property Owner



Date

Up to two board members may conduct site visits at a time. Members will try to coordinate available days and times with the property owner in advance. Please note, that if the property owner does not authorize the members to access your property, you may be required to provide additional information including photographic evidence of all areas of your property not visible from the right-of-way. Failure to permit property access to members or to provide additional information including adequate photographic evidence, may impact the final decision of board members.



10 Elm Street  
Trumansburg, NY 14886



607.387.5767



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

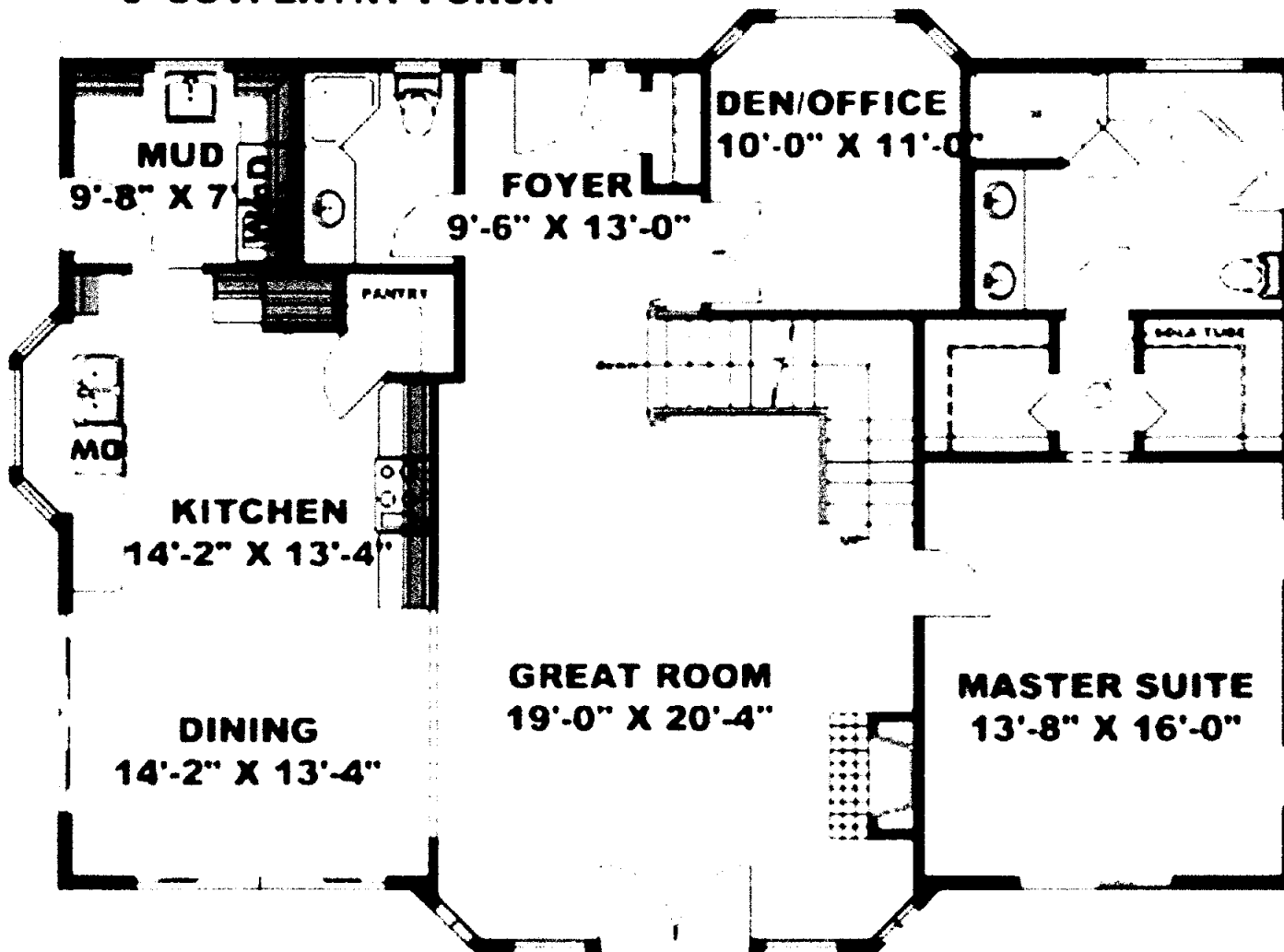
UPDATED 2024

PLAN 117-896



Photographs may show modified designs.

6' COV. ENTRY PORCH

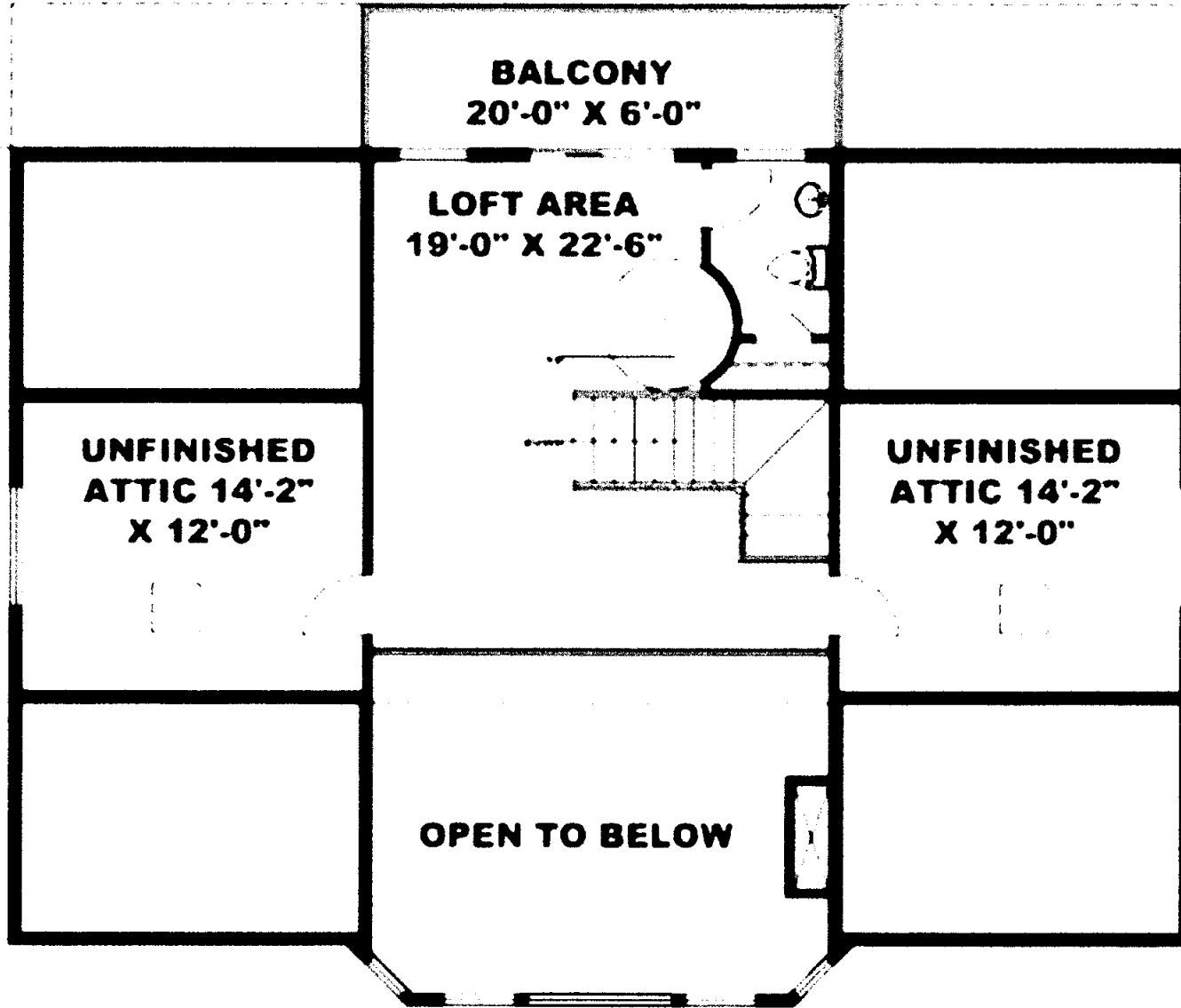


12' OPEN DECK

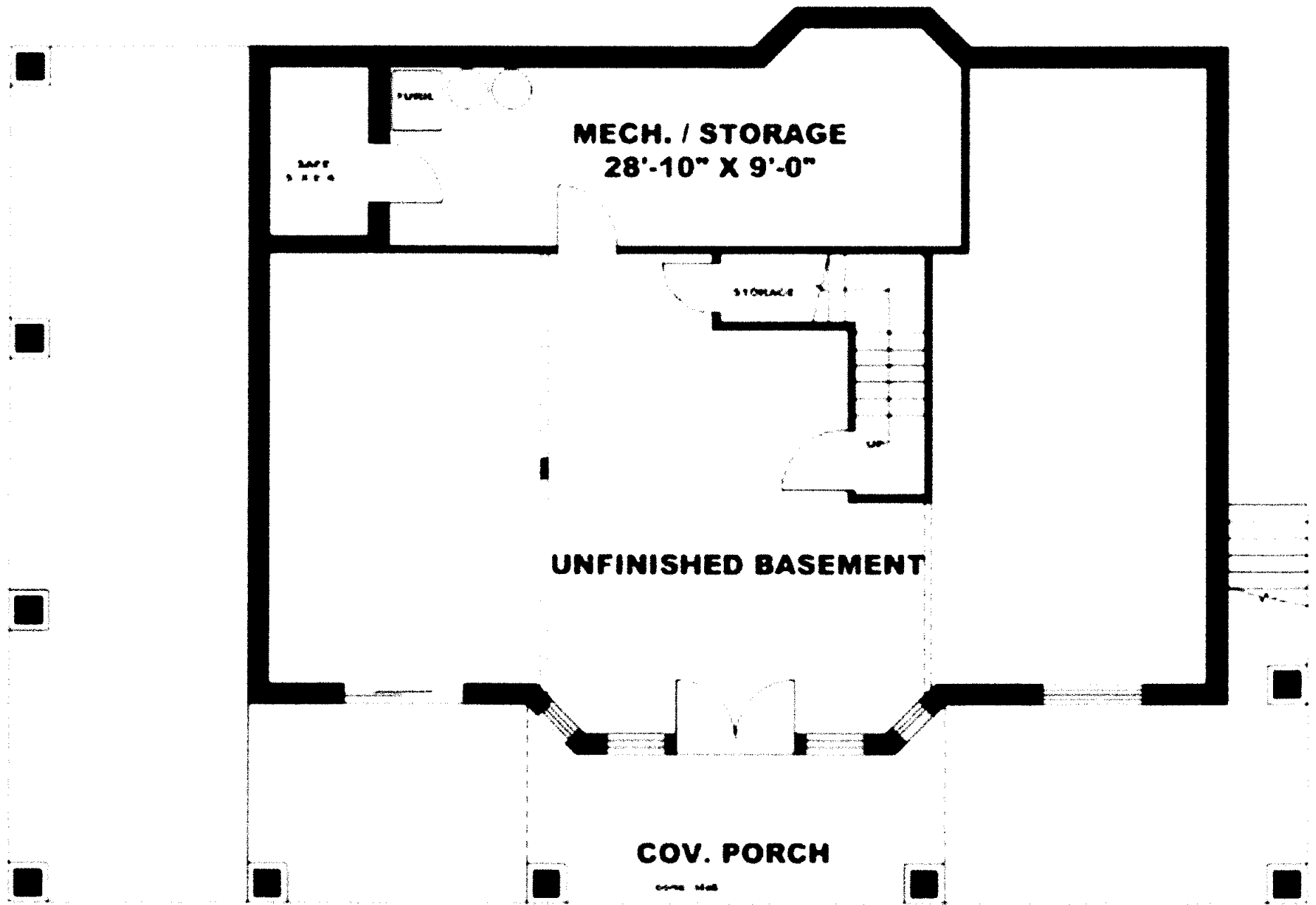
10' OPEN DECK

10' OPEN DECK

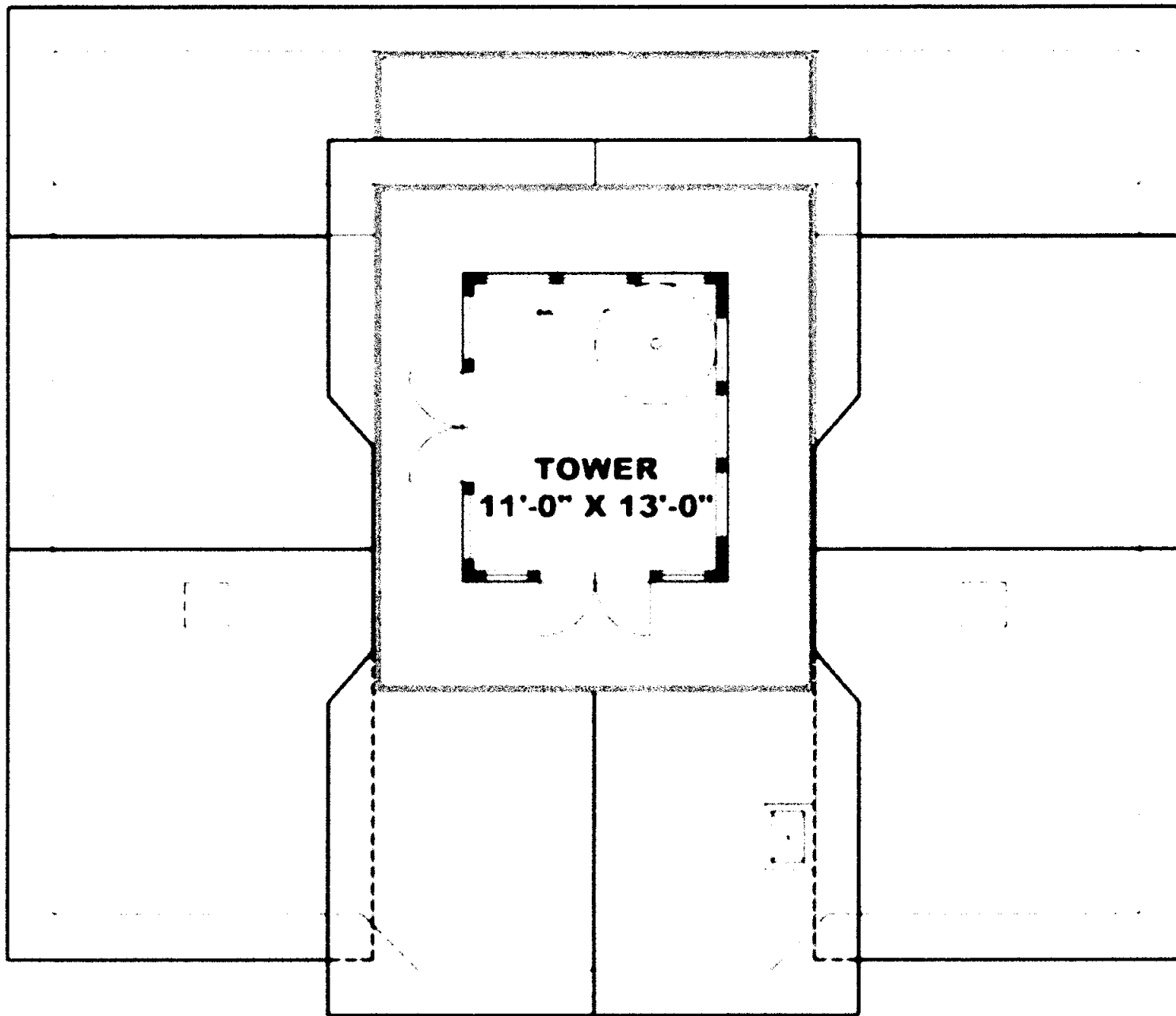
MAIN LEVEL FLOOR PLAN



**LOFT LEVEL FLOOR PLAN**



**UNFINISHED BASEMENT LEVEL FLOOR PLAN**



**TOWER LEVEL FLOOR PLAN**