



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	607 423-7322	EMAIL	JACK@2PROSCONSTRUCTION.COM		
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	DATE
PRINT NAME	JACK LITZENBERGER
CITY, STATE	FREEVILLE, NY



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2024



P.O. Box 5402, Cortland, NY 13045
Office: 607-423-0344
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 the printed name and title.

Jack Litzenberger
Owner
2 Pro's Construction, LLC.

Kennedy Residence Project

1457 Taughannock Blvd

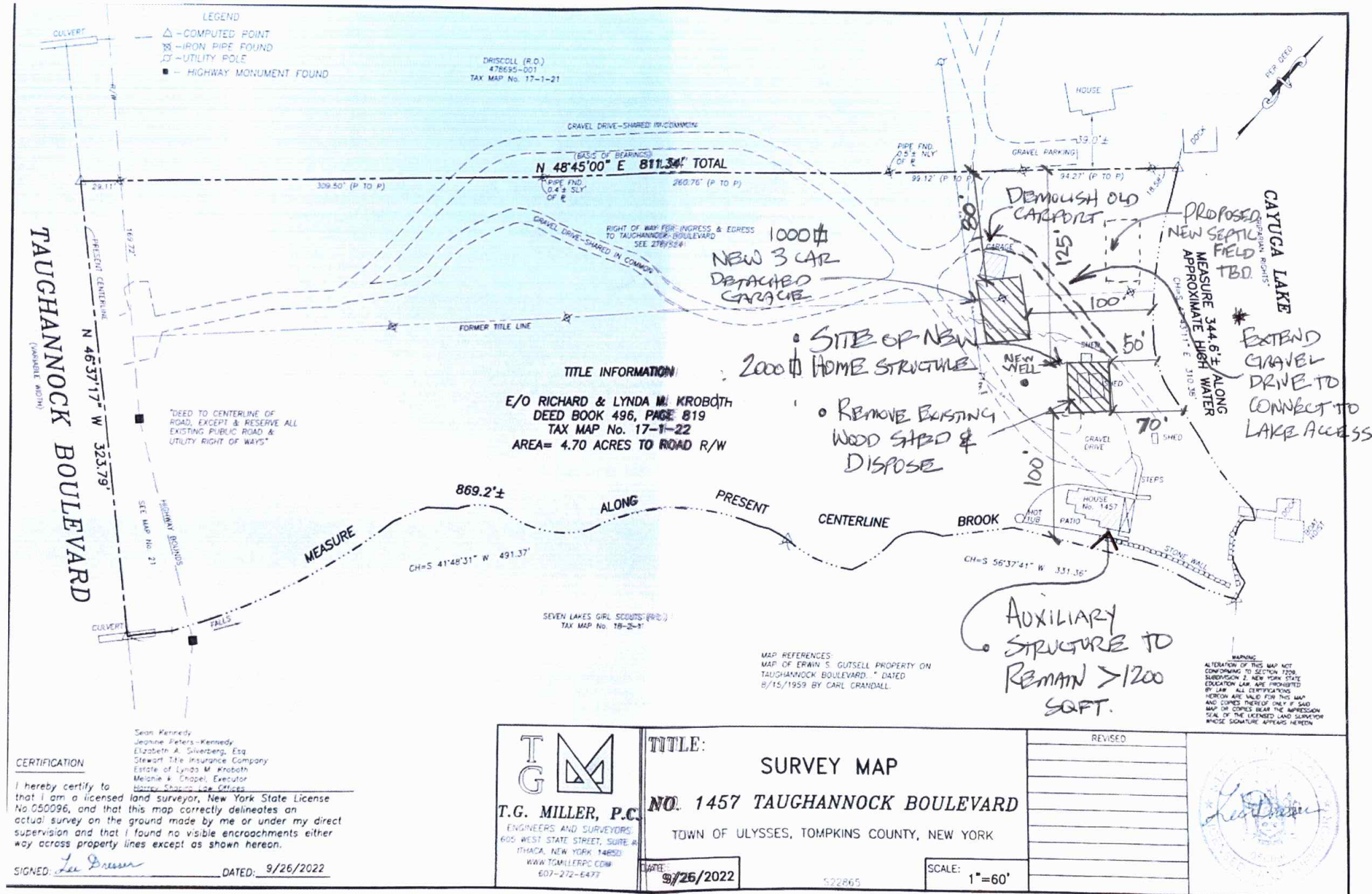
Ithaca, NY 14850

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.



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: <div style="font-size: 1.2em; font-family: cursive;">JACK LITZENBERGER 2pro's CONSTRUCTION LLC.</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">KENNEDY NEW HOME</div>							
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">1451 TAUGHANNOCK BLVD PLAZA NT 14050</div> <div style="font-size: 1.2em; font-family: cursive;">NEW HOME CONSTRUCTION WITH DETACHED GARAGE</div> <div style="font-size: 1.2em; font-family: cursive;">ALL CONVENTIONAL FRAME</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">JACK LITZENBERGER</div>		Telephone: 607 423-7322					
Address: <div style="font-size: 1.2em; font-family: cursive;">450 CORTLAND RD</div>		E-Mail: JACK@2PROSCONSTRUCTION.COM					
City/PO: <div style="font-size: 1.2em; font-family: cursive;">FRENCHVILLE</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">13068</div>				
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%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">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%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">NO</td> <td style="padding: 2px;">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?		4.70 acres					
b. Total acreage to be physically disturbed?		1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		— acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

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?	NO	YES	
	<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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" 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"/>	
9. Does the proposed action <u>meet or</u> exceed the state energy code requirements?	NO	YES	
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?	NO	YES	
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?	NO	YES	
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?	NO	YES	
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"/>	
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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



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.



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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.



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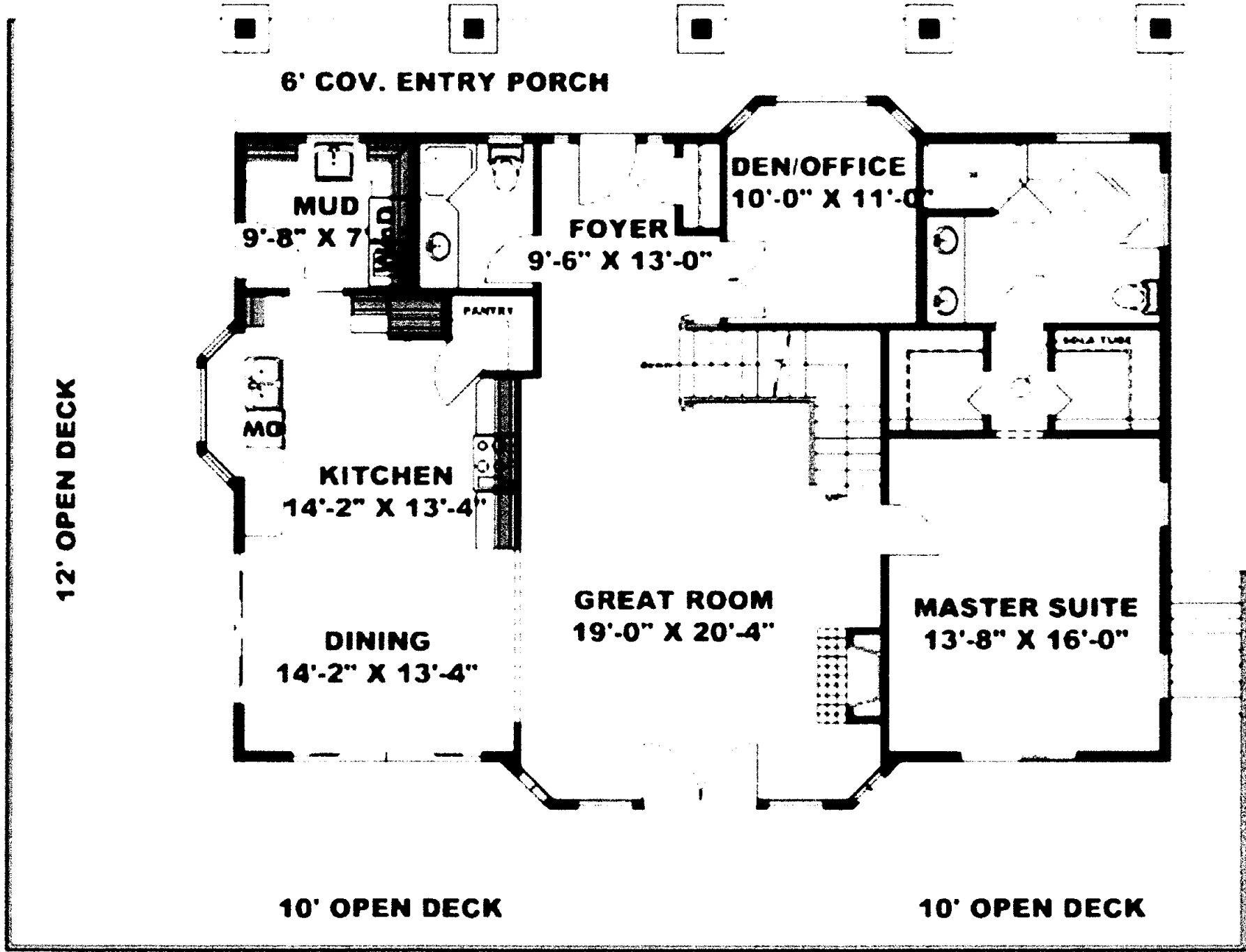
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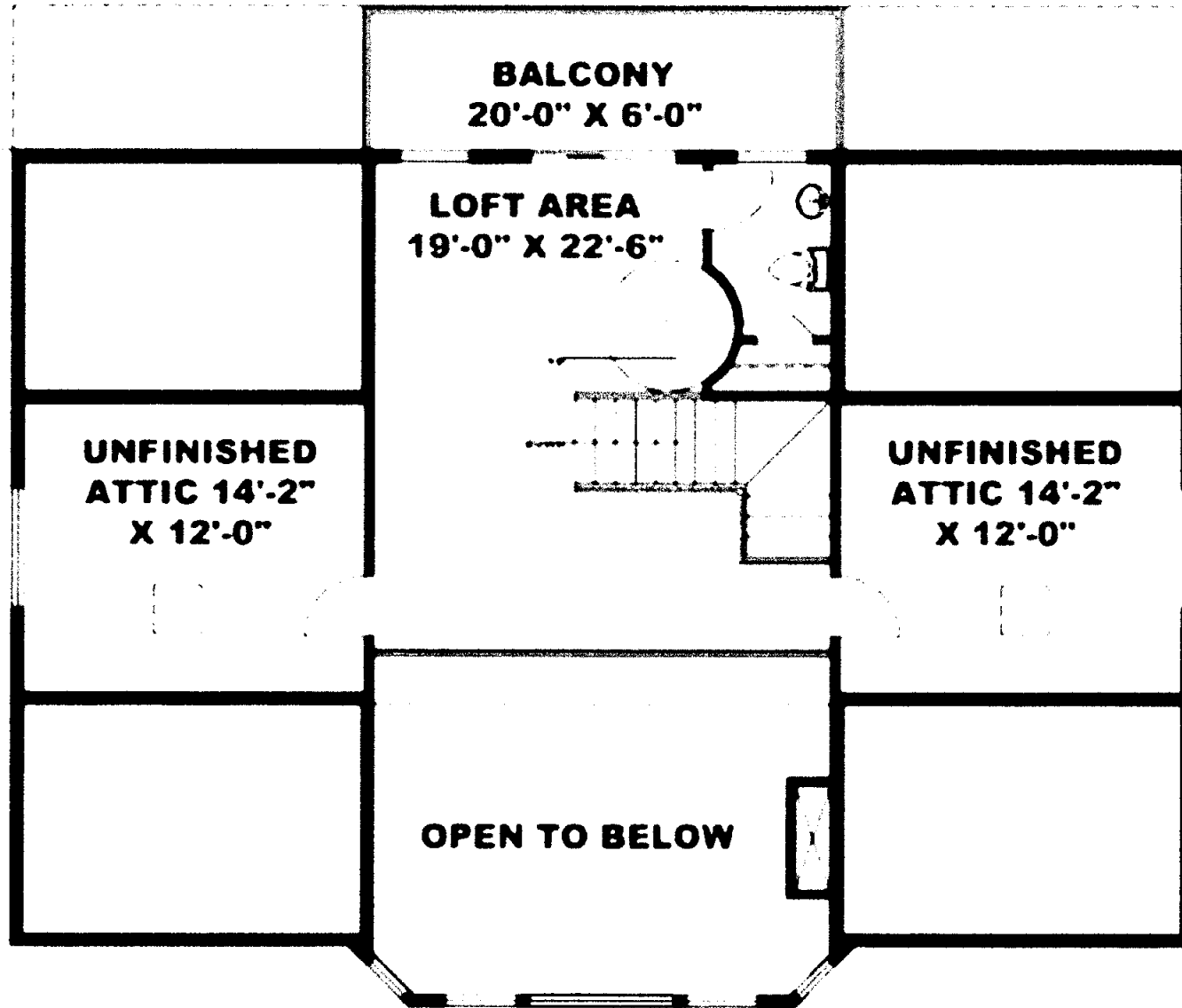
PLAN 117-896



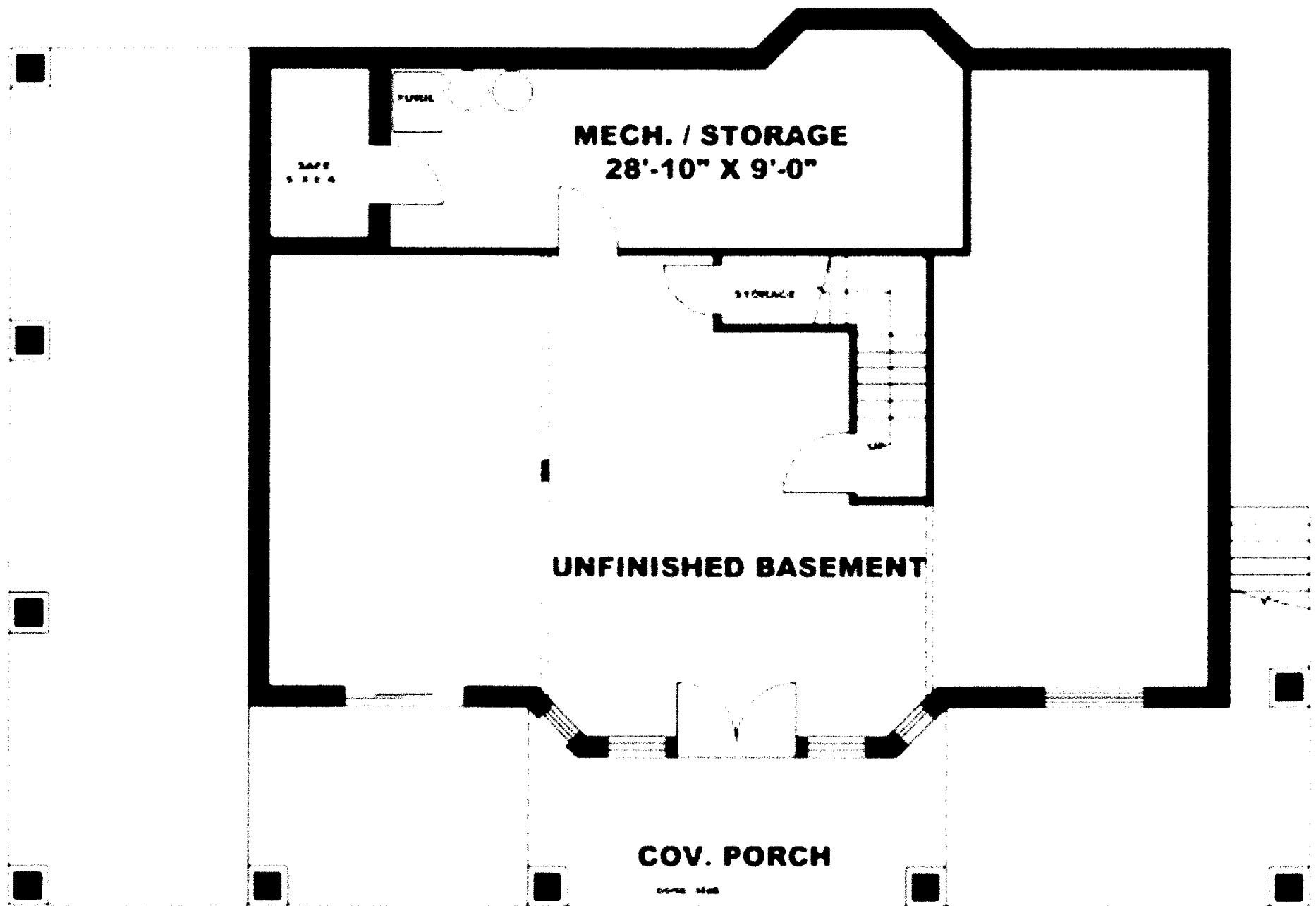
Photographs may show modified designs.



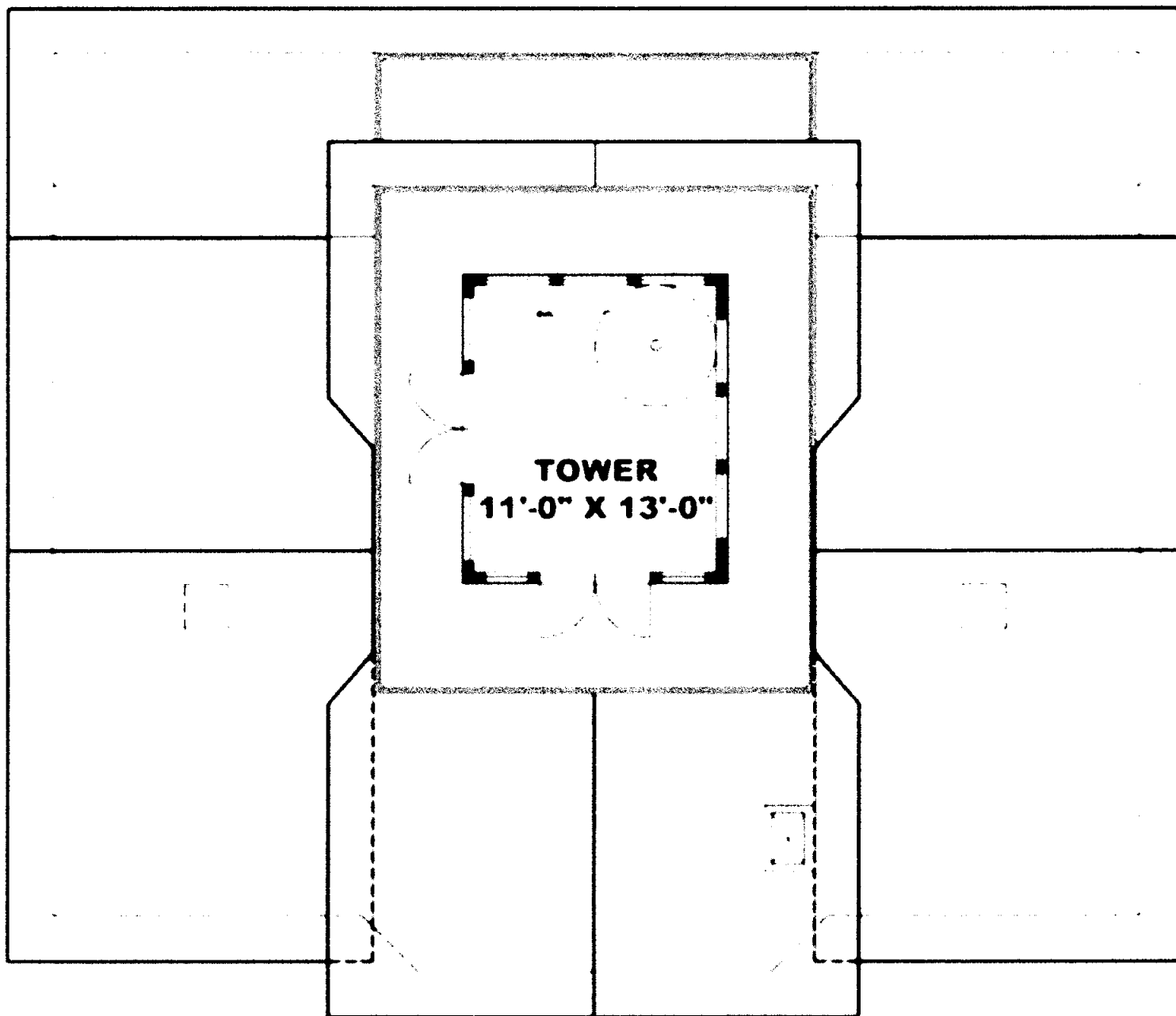
MAIN LEVEL FLOOR PLAN



LOFT LEVEL FLOOR PLAN



UNFINISHED BASEMENT LEVEL FLOOR PLAN



TOWER LEVEL FLOOR PLAN