

John Susek
1110 Taughannock Blvd
Ithaca, NY 14850

February 26, 2026

Town of Ulysses Planning Board
10 Elm Street
Trumansburg, NY 14886

Re: SPR2601-01: Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements, Final Plan Review & Public Hearing

Dear Members of the Planning Board,

I live immediately north of this parcel at 1110 Taughannock Boulevard.

I ask the Board to address three threshold issues on the record before acting on this application.

First, the Conservation Zone requires a minimum lot width of 400 feet at the front lot line and a minimum lot depth of 450 feet. Section 212-160 may allow use of an undersized lot for a single-family dwelling, but it does not appear to waive minimum lot width or minimum lot depth requirements. Section 212-160(A) expressly requires compliance with all other provisions of Chapter 212. I ask the Board to determine whether this application requires zoning variances for lot width and lot depth.

Second, I ask the Board to determine whether the drainage feature on the parcel is an intermittent stream. In the Conservation Zone, buildings, structures, paved areas, and construction equipment may not be within 50 feet of the bank of any perennial or intermittent stream.

Finally, there is evidence of a bald eagle nest under 660ft from the project area. I ask the Board to determine whether further investigation is needed regarding the presence and status of the nest, potential construction impacts during the breeding season, and whether consultation with NYSDEC or the U.S. Fish and Wildlife Service is required before any approval or site disturbance.

Thank you for your consideration and for addressing these threshold issues on the record.

John Susek