

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.

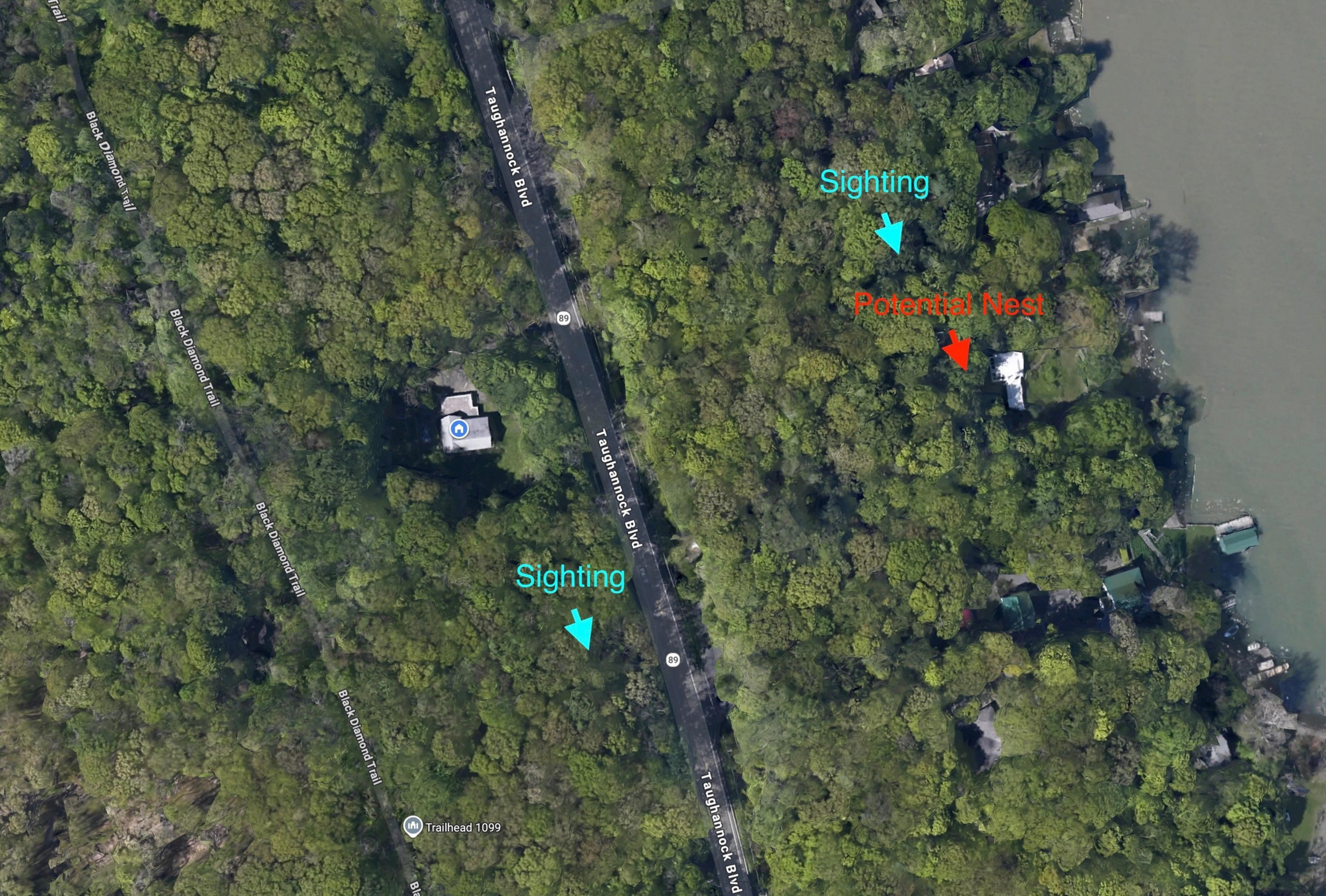
First, the Conservation Zone requires a minimum lot width of 400 feet at the front lot line and a minimum lot depth of 450 feet. Section 212-160 may allow use of an undersized lot for a single-family dwelling, but it does not appear to waive minimum lot width or minimum lot depth requirements. Section 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



Sighting



Potential Nest



Sighting



Trailhead 1099

John Susek
1110 Taughannock Blvd
Ithaca, NY 14850

February 28, 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 ask the Board to exercise its discretion to count the proposed parking area and the unnecessary bend in the driveway as part of lot coverage. These are not incidental features of a minimal access drive, but part of the project's effective development footprint. The enlarged parking area and curved driveway design increase disturbance to the site through additional clearing, grading, and surface coverage that do not appear necessary to provide direct access to the house. Given the purpose of the Conservation Zone to limit development intensity and protect sensitive land, these areas should be included in the lot coverage analysis.

Thank you for your consideration and for addressing this request on the record.

John Susek

HO. #1110
TEETER (R.O.)
2019-08196
TAX MAP #31-1-6

SIDE YARD AREA = 6,230 SF
ADU TO OCCUPY 245 SF =
4% OF SIDE YARD
10% IS ALLOWED

20'x24' (480 SF)
1-STORY
ACCESSORY
DWELLING
UNIT (ADU)

ADU UTILITIES

24'x44' (1,536 SF)
1-STORY
DWELLING

8'x10' (80 SF)
SHED

8'x10' (80 SF)
SHED

24' SIDE YARD SETBACK

WATER AND SEWER
LATERALS

GRAVEL DRIVE

REMOVE TREE
(TYPICAL OF 7)

DEAD OAK

TWIN POPLAR

LOT AREA = 44,084 SF
5% BUILDING COVERAGE ALLOWED = 2,204 SF
BUILDING COVERAGE PROPOSED =
1,536 + 480 + 80 + 80 SF = 2,176 SF