

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.

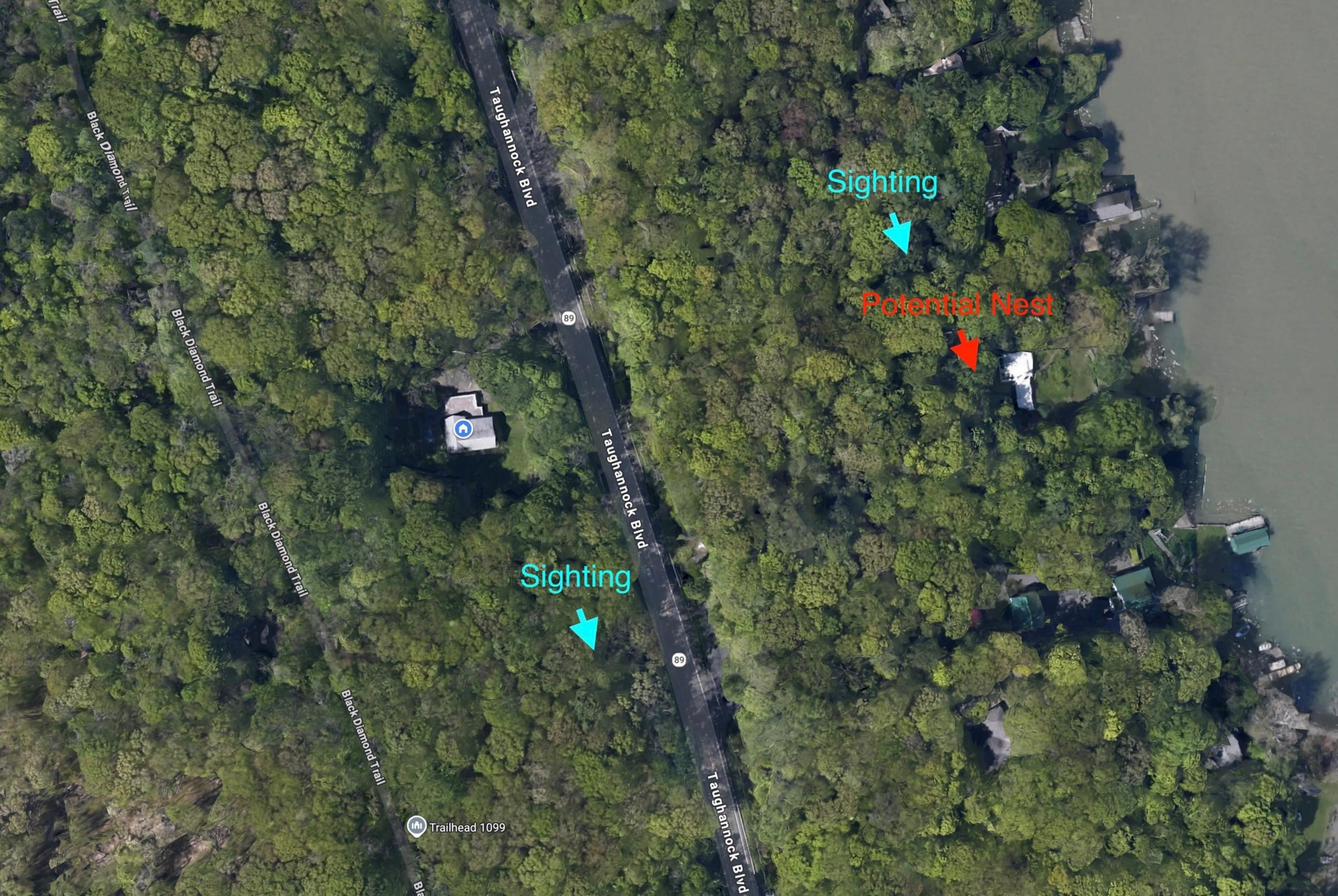
First, the Conservation Zone requires a minimum lot width of 400 feet at the front lot line and a minimum lot depth of 450 feet. Section 212-160 may allow use of an undersized lot for a single-family dwelling, but it does not appear to waive minimum lot width or minimum lot depth requirements. Section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

March 3, 2026

Via email: planner@townofulyssesny.gov

Town of Ulysses Planning Board

Re: Project File SPR2601-01
Project Name: Dennington-Helgren New Single Detached Dwelling

Dear Planning Board Members:

We own 1099 Taughannock Boulevard, just down the hill from the proposed house at 1102 Taughannock Boulevard. We just received notice of the planning board meeting yesterday (March 2). We will not be able to attend the planning board meeting in person, so are submitting these comments by email.

We agree with the comments submitted by John Susek at 1110 Taughannock Boulevard. In addition, we have the following questions and concerns:

- * Because of the steep slope, runoff and erosion are a concern. There is also an intermittent stream on the property. We worry that the house and the driveway will increase runoff and erosion downhill, especially in large storms. The board should consider a larger runoff pipe and drain to mitigate these problems.
- * No construction or personal vehicles should be allowed to park in the pull-offs on the east side of Taughannock Boulevard across from 1102 or in areas north and south of 1102 on the east side of Taughannock Boulevard. This is a direct concern because of the joint driveway between 1095 and 1103 Taughannock Boulevard.
- * There are two proposed sheds. One would be very close to the Black Diamond trail; the other would be very close to the property line owned by NYS Parks. We recommend that the two sheds be moved in 10 feet farther from the property line.
- * The narrative and the site plan for the project state that the house will be one story. However, the proposed rendering of the house appears to show two floors, not one. This inconsistency is a concern.

If you have any questions, please email us at SWY1@cornell.edu or amyaleloehr@gmail.com. Please email us the board's decision.

Thank you, Steve and Amy Yale-Loehr