



Department of Planning & Sustainability

COMMISSIONER
Katherine Borgella
DEPUTY COMMISSIONER
M. Megan McDonald

121 E. Court St, Ithaca, N.Y. 14850 | Phone: (607) 274-5560 | tompkinscountyny.gov/planning

January 9, 2026

Niels Tygesen, Planner
Town of Ulysses
10 Elm Street
Trumansburg, NY 14886

Re: Review Pursuant to §239 -l, -m and -n of New York State General Municipal Law

**Proposed Action: Area Variance proposed minor subdivision located at 5230 Cold Springs Road,
Tax Parcel #12.-4-19.2, Marvin and Allison Pitts, Owners; Town of Ulysses,
Applicant.**

Dear Niels Tygesen:

This letter acknowledges your referral of the proposed action identified above for review by the Tompkins County Department of Planning and Sustainability pursuant to §239 -l, -m and -n of the New York State General Municipal Law.

We have determined the proposed action will have no significant county-wide or inter-community impact.

We do, however, have the following comment on the proposed action:

- The Town should consider including, as a condition of the area variance, that the created "pole" lot must be consolidated with the created "flag" lot to ensure the proposed subdivision does not create a non-conforming lot.

We look forward to receiving notification on the final action taken by your municipality within 30 days of decision, as required by State law.

Sincerely,

Katherine Borgella, AICP
Commissioner of Planning and Sustainability