



# Department of Planning & Sustainability

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

**COMMISSIONER**

Katherine Borgella

**DEPUTY COMMISSIONER**

M. Megan McDonald

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,

A handwritten signature in black ink, appearing to read "Katherine Borgella".

Katherine Borgella, AICP  
Commissioner of Planning and Sustainability