

7 **Section 2**

8 ++++++

9 **RESOLUTION # _____ OF 2025: APPROVAL OF THE AGENDA**

10 RESOLVED that the Ulysses Town Board agenda for September 23, 2025 is approved as
11 presented/amended.
12

13 **Section 4 OLD BUSINESS ++++++**

14 **RESOLUTION # _____ of 2025: INTRODUCTION AND SCHEDULING A PUBLIC HEARING FOR “A LOCAL**
15 **LAW REZONING A PORTION OF DEVELOPMENT DISTRICT 3 TO RESIDENTIAL”**

16
17 WHEREAS, a local law entitled “A LOCAL LAW REZONING A PORTION OF DEVELOPMENT DISTRICT 3 TO
18 RESIDENTIAL” was introduced at this meeting; and
19

20 WHEREAS, the Town Board desires to hold a public hearing with respect to the adoption of said Local Law.
21

22 NOW, THEREFORE, BE IT RESOLVED that a public hearing shall be held by the Town Board of the Town of
23 Ulysses with respect to the adoption of the aforesaid Local Law on October 28, 2025 at 7 p.m., or as soon
24 thereafter as may be heard; and it is further
25

26 RESOLVED, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing
27 to be given as provided by law.
28

29 **Section 5 NEW BUSINESS ++++++**

30 **RESOLUTION # _____ of 2025: RCAP SOLUTIONS COMMUNITY SERVICE AGREEMENT**

31
32 WHEREAS, planning for the long-term functionality of the infrastructure of Water District 3 is a high
33 priority of the Town of Ulysses; and
34

35 WHEREAS, RCAP Solutions is able to provide long-term assessment and planning services to the Town
36 for free, valued at thousands of dollars in professional services;
37

38 NOW, THEREFORE, BE IT
39

40 RESOLVED, that the Ulysses Town Board authorizes the Town Supervisor to sign the contract with the
41 RCAP Solutions.
42

43 **Section 7 APPROVAL OF MINUTES ++++++**

44
45 **RESOLUTION # _____ of 2025 APPROVAL OF MINUTES**

46 RESOLVED, that the Ulysses Town Board approves the meeting minutes, as presented/amended:
47
48
49

DRAFT- TOWN BOARD MEETING

Town of Ulysses

August 12, 2025

The meeting was held in person at the Town Hall at 10 Elm St., Trumansburg NY as well as via Zoom videoconference. Notice of Town Board meetings are posted on the Town's website and Clerk's board.

*Video recordings of meetings are available on Youtube at
<https://www.youtube.com/channel/UCWVIs--q9CpHlxdk9YxZyPw>.*

CALL TO ORDER:

Mr. Goldman (Deputy Supervisor) called the meeting to order at 7:04pm.

ATTENDANCE:

TOWN OFFICIALS:

In person-

Board members- Rich Goldman, Michael Boggs, Liz Weatherby, Mary Bouchard

Town Clerk- Carissa Parlato

Absent-

Town Supervisor- Katelin Olson

Via Zoom-

Nathan VanWhy, Attorney for the Town

OTHERS:

In person-

Fred Bonn (NYS Parks Regional Director), Nancy Zahler, Linda Liddle (WSPPC), Melanie Cole, Theresa Fulton, Amy Puryear, Liz & Bob Thomas, Judy Abrams, Chad Doolittle, Maria Klemperer-Johnson, Sally Yates, Tom Prisloe, Roxanne Marino (WSPPC), Eric Slocum, Jana Hexter

Via Zoom- Aubryn Sidle, Anne Koreman (Tompkins County Legislator)

APPROVAL OF AGENDA:

Mr. Goldman suggested holding an additional Privilege of the Floor specifically for the Gorge Road "No Parking" comments.

Mr. Boggs moved to approve the agenda as amended. This was seconded by Ms. Weatherby and passed unanimously.

PRIVILEGE OF THE FLOOR (3 minutes per person):

Ms. Zahler, a neighbor of 2012 Trumansburg Road/Dev. District 3 wanted clarification on the Planning Board's recommendation for rezoning this property. She met with other neighbors and they feel that it is preferable for the Route 96 section to be zoned as A/R (agricultural/rural) rather than business. She also has traffic concerns.

PUBLIC HEARING ON A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW3-C:

Mr. Goldman explained that the board is not planning to override the tax cap but considers passing the law to be preventative in case it is needed.

Ms. Weatherby made a motion to open the hearing at 7:11pm. This was seconded by Mr. Boggs and passed unanimously.

Mr. Slocum feels that the town needs to adhere to its budget the way a household does and should not be able to go above it. He said that his family has been here for 4 generations but it is getting too expensive for him to stay.

Mr. Goldman asked if there was anyone else who wanted to speak.

The clerk noted that a comment was received via email and shared with the board.

No one else wished to comment.

Mr. Boggs made a motion to close the hearing at 7:14pm. This was seconded by Ms. Weatherby and passed unanimously.

OLD BUSINESS:

TEMPORARY NO-PARKING ON GORGE ROAD – UPDATE FROM NYS PARKS

Mr. Bonn gave a brief introduction, saying that Taughannock Park now has a new parking lot and restroom. It was constructed on Gorge Road as the prior lot on Jacksonville Road was unsafe due to visibility, space, and traffic speeds. He noted that park use has increased dramatically and said that the paid parking is not a “money grab”. He shared information on state programs that offer free/reduced parking fees. He said that park police & the sheriff support the temporary no parking rule on the shoulder of Gorge Road near the intersection with Jacksonville Road.

Ms. Hexter inquired about the source of funding for the project. Mr. Bonn said it is part of the annual allocation.

Mr. Prisloe asked how far the signs are posted on Gorge Road. Mr. Bonn said that it is the town’s purview. Mr. Prisloe said that they are farther down than they need to be.

Ms. Weatherby said that the parking ban is temporary and coincides with the time period for when DOT will allow signage for the new speed limit reductions. She has concerns for bikes, pedestrians and cars sharing the road near the trail.

Ms. Koreman asked where people can find a list of upcoming projects for the park. Mr. Bonn said it is an internal document as the park region is large and projects are ever-changing.

Ms. Sidle has concerns about access due to park closures and fees. She supports limiting the amount of no parking on Gorge Road to make sure everyone can access the park without having to pay. Mr. Bonn said that the new lot has 70 spots and in 2026 additional parking at regional headquarters will be created.

Mr. Slocum said that this is a money grab and we shouldn’t be charged. He read a statement (see Appendix).

Mr. Thomas read a statement (see Appendix).

Ms. Thomas read a statement (see Appendix).

Ms. Hexter added that she loves new parking lot and instigated getting the speed limits lowered around the park. She noticed that the new lot hasn't been used much and feels there is a real need for signage for safety reasons.

Ms. Marino suggested smaller signs on Gorge Road and a way to collect data on usage.

Ms. Koreman encouraged Mr. Bonn and the park to share their project/construction plans. As a legislator, she often gets questions and some issues may be mitigated with more information.

The group discussed possible solutions to the parking issue.

Mr. Goldman read a statement from Highway Superintendent Scott Stewart.

RESOLUTION # 114 OF 2025: RESCINDING NO PARKING ON GORGE RD

RESOLVED that the Ulysses Town Board rescinds the July 22 resolution that authorized "No Parking" signs on Gorge Road.

Ms. Weatherby made a Friendly Amendment to leave up 2 signs on the south side of Gorge Road closest to the Black Diamond Trail entrance/crossing. This motion was approved by Mr. Boggs and Goldman.

Moved: Mr. Boggs

Seconded: Mr. Goldman

Olson *absent*

Boggs aye

Bouchard aye

Goldman aye

Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

DEVELOPMENT DISTRICT 3 – APPLICATION REVISION BASED ON PLANNING BOARD RESIDENTIAL ZONE RECOMMENDATION

Mr. Doolittle said that after some feedback from the Town's Attorney, he understands that it is best for Development District 3 to stay in effect along Route 96 and to rezone the Halseyville Road side to Residential (pending a subdivision).

Mr. Van Why explained that a survey description, subdivision and local law language are necessary before the Town Board can move this forward.

The group discussed.

RESOLUTION # 115 OF 2025: AUTHORIZING DRAFTING OF REZONING LOCAL LAW AND RELATED MATTERS

WHEREAS, Chad Doolittle previously submitted an application to the Town of Ulysses to rezone the western portion of property located at 2012 Trumansburg Rd., Trumansburg, NY 14886, tax parcel no. 20.-3-1, from Development District 3 to Residential, and the eastern portion of said property from Development District 3 to Business; and

WHEREAS, the Town Board has received and reviewed the recommendation from the Town of Ulysses Planning Board to rezone the entire property as Residential; and

WHEREAS, Mr. Doolittle has submitted an amended application to the Town of Ulysses to rezone only the western portion of property located at 2012 Trumansburg Rd., Trumansburg, NY 14886, tax parcel no. 20.-3-1, from Development District 3 to Residential, leaving the eastern portion of said property as Development District 3; and

WHEREAS, said application includes a draft plan showing an intent to subdivide such western portion of property into three separate lots, but does not include a legal description of the area proposed for rezoning; and

WHEREAS, the Town Board wishes to consider the proposed rezoning and intends to draft a local law implementing such rezoning for further Town Board consideration and public review, after submission by the applicant of an updated survey and legal description for the area to be rezoned; and

WHEREAS, the Town Board further deems it necessary to ensure the costs and expenses of the Town's professional consultants engaged for the drafting, review, and implementation of the rezoning local law are reimbursed through an escrow agreement; and

WHEREAS, the Town Board intends to act as lead agency for the purposes of environmental review of the proposed rezoning and related subdivision under the New York State Environmental Quality Review Act (SEQRA), and to preliminarily classify this action as an Unlisted Action; and

WHEREAS, the Town Board, as an interested agency, has identified the following additional involved and interested agencies for which Lead Agency coordination must be conducted:

- US Army Corp of Engineers
- US Federal Emergency Management Agency
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Department of Agriculture and Markets
- Tompkins County Highway Department
- Tompkins County Planning and Sustainability Department
- Tompkins County Department of Whole Health
- Town of Ulysses Planning Board
- Town of Ulysses Building, Code, Planning, and Zoning Office; and

WHEREAS, the Town Board intends to proceed with coordinated review and a Lead Agency must be established prior to making a determination of significance.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses hereby authorizes and directs the drafting of a local law to rezone the western portion of 2012 Trumansburg Rd., Trumansburg, NY 14886, tax parcel no. 20.-3-1, from Development District 3 to Residential, for Town Board consideration and review, after submission by the applicant of an updated survey and legal description of the area to be rezoned; and be it further

RESOLVED, that the Town Supervisor is hereby authorized to execute an escrow agreement with the applicant, Chad Doolittle, in an initial amount of not less than \$1,500 for the reimbursement of all costs and expenses of the Town's professional consultants related to the drafting, review, and implementation of such rezoning local law, including matters relating to the initial application for rezoning; and be it further

RESOLVED, that the Town Board hereby declares its intent to act as lead agency under SEQRA for the environmental review of the proposed rezoning and related subdivision, and classifies the action as an Unlisted Action for purposes of initial environmental review; and be it further

RESOLVED, that the Town Board shall continue to consider the recommendations of the Planning Board and Tompkins County, and shall undertake any and all actions necessary to further consider the proposed rezoning in accordance with applicable law; and be it further

RESOLVED, upon submission of the updated survey and legal description and drafting of the related local law, the Town Supervisor shall cause a notice of intent to act as lead agency be submitted to all identified involved and interested agencies; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Ms. Bouchard

Seconded: Mr. Boggs

Ms. Weatherby made a Friendly Amendment to change DD3 from A/R to Residential.

Olson	<i>absent</i>
Boggs	nay
Bouchard	aye
Goldman	aye
Weatherby	aye

Vote: 3-1

Date adopted: 8/12/25

NEW BUSINESS:

PRESENTATIONS FROM COMMUNITY GROUPS REQUESTING FUNDING IN THE 2026 BUDGET (3 MIN PER GROUP)

Maria Klemperer-Johnson from Hammerstone Carpentry for Women shared the following information about her business:

- Empowers women and gender minorities
- Gives people the skills and confidence to stay in their homes

- Participants experience a personal transformation from not confident to proud
 - Nurtures community
- She is seeking to make the programs more accessible so offers a sliding-scale model and free classes to gender queer/non-binary folks, immigrants, and refugees. She is requesting funds from the town for summer 2026 to reach a wider group of residents.

Theresa Fulton from Mutual Aid Tompkins- Food Sharing Cabinets shared the following:

- Began in 2020
- Food insecurity is higher in TC
- Most cabinets have a steward
- Need for personal items that can't be purchased with SNAP
- Each cabinet stocked 10 times (over the course of several months)

Amy Puryear from Women's Wellness Wednesday shared the following:

- Program started in 2023
- Facebook group has over 600 ppl
- Presenters from the community each week
- Asking for funds for 6-8 hours/week to compensate self and presenters

Ms. Puryear also shared information on Sing Song Music Education:

- Has been teaching for 15 years
- Wants to expand the age groups currently served
- Has received funding from local libraries to offer if for free
- 15 kids/class and waitlists

Melanie Cole from Trumansburg Farmers Market shared the following:

- From Jan.- April there are 13 markets inside; May-Oct markets are outside
- Vending also happens during Grassroots festival on and off-site
- Pollinator garden at market
- Free programming at markets
- Is closest market to Ulysses residents

WATER SOURCE PROTECTION PLAN – INTRODUCTION AND SCHEDULING A PUBLIC HEARING

Jacob Gardner shared information about the draft plan.

The board, WSPP Committee members, and Mr. Van Why discussed the plan, public hearing, and adoption timing.

RESOLUTION #116 of 2025: SENDING THE DRAFT DSWP2 PLAN TO DEC

Mr. Boggs moved that the plan be sent to the NYS DEC for feedback. This was seconded by Ms. Bouchard.

Olson	<i>absent</i>
Boggs	<i>aye</i>

Bouchard aye
Goldman aye
Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

RESOLUTION #117 of 2025: SCHEDULING A PUBLIC HEARING ON THE DRAFT WATER SOURCE PROTECTION PLAN

WHEREAS, the Water Source Protection Plan Committee was formed in 2022 for the proposes for putting together a Water Source Protection Plan, and

WHEREAS, the Ulysses Town Board is grateful for the committee volunteers who have worked with NY DEC staff to prepare this robust draft; and

WHEREAS, the Ulysses Town Board is interested in getting the opinions of the community and staff on the draft plan;

NOW, THEREFORE, BE IT

RESOLVED, that the Ulysses Town Board schedules a voluntary public hearing on the draft Water Source Protection Plan for September 9, 2025 at 7pm; and be it

FURTHER RESOLVED, that it directs the Town Clerk to advertise the public hearing both in the newspaper of record and in other ways to promote community engagement and feedback.

Moved: Ms. Bouchard Seconded: Mr. Boggs

Olson *absent*
Boggs aye
Bouchard aye
Goldman aye
Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

UNITED WAY MOA FOR RECREATION AND YOUTH SERVICES

RESOLUTION # 118 OF 2025: AUTHORIZING SUPERVISOR TO SIGN MOU WITH UNITED WAY

RESOLVED, Ulysses Town Board authorized the Town Supervisor to sign MOUs with United Way for 2025-2026 funding for Recreation and Youth Services.

Moved: Ms. Weatherby Seconded: Mr. Boggs

Olson *absent*
Boggs aye
Bouchard aye
Goldman aye

Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

MUNICIPAL BOARD AND STAFF REPORTS & ANNOUNCEMENTS:

Ms. Weatherby shared that the Comp Plan committee will be releasing more drafts elements soon and is scheduling an open house.

UPCOMING EVENTS

August 26 – Regular Meeting CANCELLED

2026 Budget Meetings:

- Monday, September 8 (10am),
- Wednesday, September 10 (9am),
- Wednesday, September 17 (9am)
- September 9 – Regular Town Board Meeting, 7pm @ Town Hall

APPROVAL OF MINUTES:

RESOLUTION # 119 OF 2025: APPROVAL OF MINUTES

RESOLVED, that the Ulysses Town Board approve the meeting minutes as presented from July 22, 2025 (regular meeting).

Moved: Ms. Bouchard

Seconded: Ms. Weatherby

Olson *absent*

Boggs aye

Bouchard aye

Goldman aye

Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

BOARD NOTIFICATIONS:

none

BUDGET MODIFICATIONS:

none

PAYMENT OF CLAIMS:

RESOLUTION # 120 OF 2025: PAYMENT OF CLAIMS

RESOLVED that the Ulysses Town Board approves payment of audited claims #378-430 in the amount of \$201,193.30.

Moved: Mr. Goldman

Seconded: Mr. Boggs

Olson *absent*
Boggs aye
Bouchard aye
Goldman aye
Weatherby aye

Vote: 4-0

Date adopted: 8/12/25

PRIVILEGE OF THE FLOOR (3 min limit per person):

Ms. Marino thanked the board for their support with the Water Source Protection Plan.

ADJOURN:

Mr. Goldman made a motion to adjourn at 9:26pm. This was seconded by Ms. Bouchard and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk, 9/5/25



REZONE APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Crissy Karns				
ADDRESS	112 Pine St				
CITY	Bath	STATE	NY	ZIP	14810
PHONE	(607)351-5362	EMAIL	crissykarnsvirtualassistant@gmail.com		
OWNER	Chad Doolittle				
ADDRESS	9504 Congress St. Ext.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	718 986 4795	EMAIL	CDoo56@Gmail.com		
PRIMARY CONTACT ☒ APPLICANT ☐ OWNER ☐ OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	2012 Trumansburg Rd. Trumanburg, NY 14886
PARCEL NO(S)	20.-3-1

PROJECT INFORMATION	
PROJECT NAME	Halseyville Road Rezone
PROJECT DESCRIPTION	To rezone the western portion of the lot from DD3: Bar/Restaurant/Trailers to R1
VALUATION	

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE		DATE
PRINT NAME	Chad Doolittle	
CITY, STATE	Trumansburg	



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

UPDATED 2024



AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

“Farming operations” are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as “... the land used in agricultural production, farm buildings, equipment and farm residential buildings.”

A. Name of Applicant: _____

B. Address: _____

C. Description of Project _____

D. Location of Proposed Project (tax map number): _____

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

Name	Address	Tax Map #
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.





REZONE NARRATIVE

PLANNING AND ZONING DEPARTMENT

Address each of the following items below to the fullest extent feasible, attach extra sheets if needed.

1. Provide a list of documents/reports included in the submittal.

Existing Survey

Proposed Rezone Site Plan

2. Describe the current zoning, the existing uses on the subject site, and the existing uses of nearby properties.

Neighboring Properties are residential and agricultural/rural on Halseyville Rd. and Trumansburg Rd. Residential is more in keeping with the surrounding area.

3. Describe the changes in circumstances since the site was last rezoned.

Trailers are abandoned and unsafe.



10 Elm Street
Trumansburg, NY 14886



607.387.5767



planner@townofulyssesny.gov
www.ulysses.ny.us

UPDATED 2023

4. Describe the proposed zoning, the overall project plan, and how the proposal will meet the minimum zoning criteria of the proposed zone.

Proposed zoning is DD3 to R along Halseyville Rd. We would like to rezone the Halseyville Rd. portion of the lot to conform with surrounding areas.

5. Describe the Comprehensive Plan Land Use Map designation for the subject site and describe how the proposal is consistent with the Comprehensive Plan's goals and policies for the designation.

The current development district does not conform to the current comprehensive plans goals. Rezoning the Halseyville Rd. portion of the parcel will more align with the comprehensive goals for the district.

6. Describe how the proposal bears a substantial relationship to the public health, safety, and welfare.

The current structures of the property are unsafe and not appealing. Removing them in favor of newly built housing will offer residents a safe place to live.

7. Describe any safeguards to mitigate possible detrimental effects of the uses within the proposed rezoning on the entire area and on adjacent property as applicable.

The rezoning request should have minimal impact on the neighborhood, as the Halseyville Rd. side already features residential.

8. Describe and safeguards to preserve existing trees and outstanding topographic or geologic features, and reduce potential for soil erosion and sedimentation as applicable.

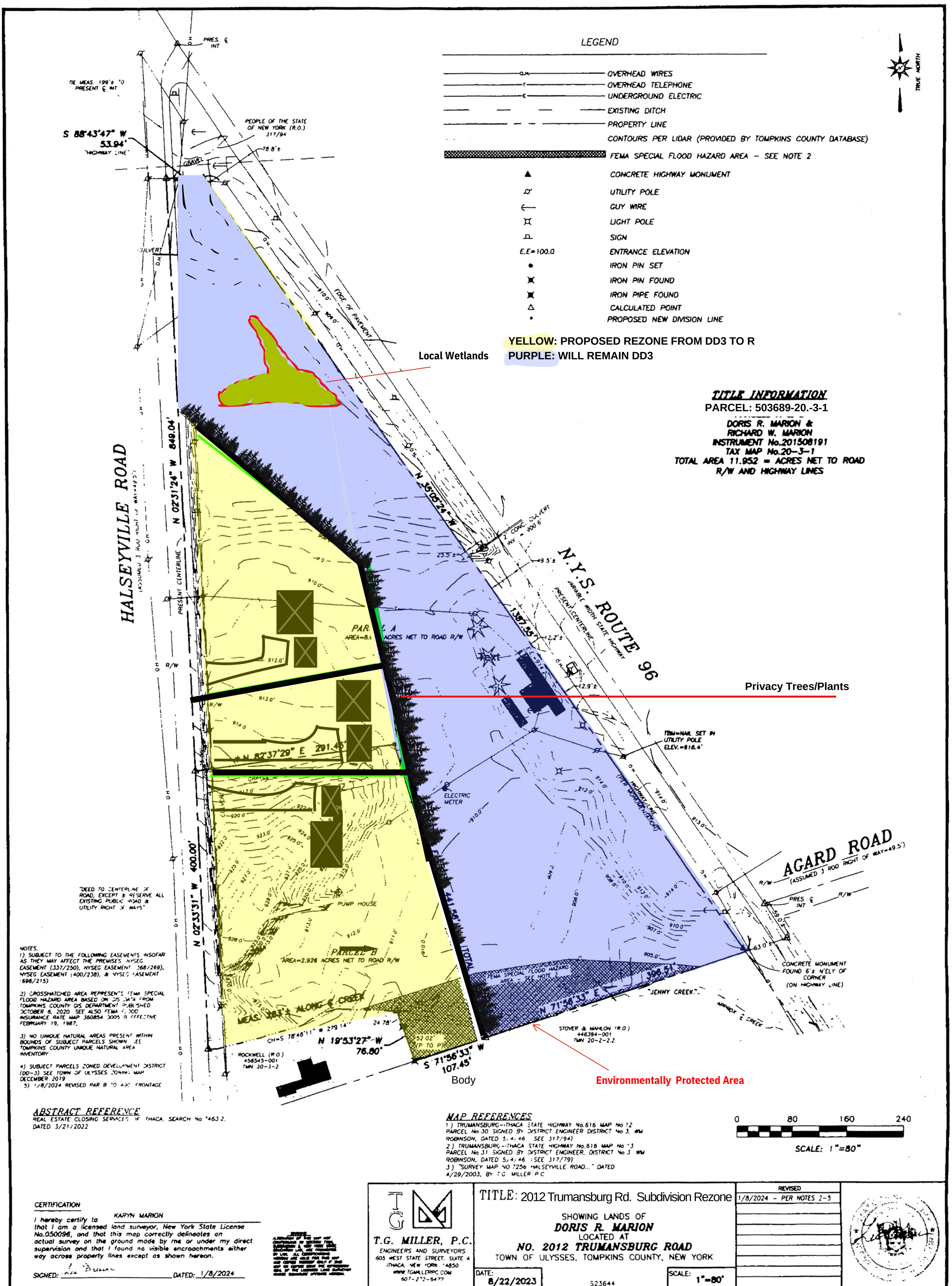
The majority of trees will remain. Only those that pose a danger or interfere with residences will be removed. Any disturbed soil will be graded and seeded before conclusion of project.

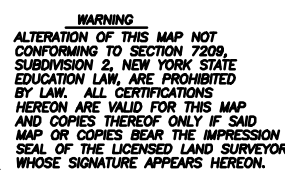
9. Describe if the proposed development will be phased, and a general indication of how the phasing is to proceed.

1st Phase: Rezone
2nd Phase: Subdivision
3rd Phase: Residential Development

10. Describe the applicant's capacity to carry out the plan and the applicant's awareness of the scope of the application, both physical and financial.

The owner is a local builder with decades of building experience. The owner also possesses the financial means and accumen to carry out the plan.





Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Crissy Karns			
Name of Action or Project: 2012 Trumasburg Rd. Rezone			
Project Location (describe, and attach a location map): 2912 Trumansburg Rd.			
Brief Description of Proposed Action: To rezone the western portion of the lot from DD3 to R			
Name of Applicant or Sponsor: Crissy Karns for Chad Doolittle		Telephone: (607)351-5362 E-Mail: crissykarnsvirtualassistant@gmail.com	
Address: 112 Pine St.			
City/PO: Bath		State: NY	Zip Code: 14810
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☒	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☐ ☒ ☒	YES ☒ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☒ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Crissy Karns

Date: 11/20/25

Signature:

Crissy L Karns

dotloop verified
01/20/25 4:41 PM EST
SLMQ-AML1-RBOJ-5NDH

Title: Executive Assistant

Crissy L Karns

dotloop verified
08/01/25 1:57 PM EDT
VRGN-MVVK-O1OM-PAWZ

Part 1:1 Narrative of Intent
Proposed zoning is DD3 to R along Halseyville Rd. We would like to rezone this area to conform with surrounding areas. This project is in line with current Comprehensive Goals bringing more safe housing to area residents. The local Wetlands and Environmentally Protected Area will not be disturbed.

Legal Description – Schedule “A”

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 655.5 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 31' 24''$ East along the present centerline of Halseyville Road for a distance of 258.75 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 290.50 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 200 feet to a point;

RUNNING THENCE North $82^{\circ} 41' 23''$ West for a distance of 253.79 feet to the point and place of beginning;

Said parcel containing an area of 1.259 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 914.2 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 31' 24''$ East along the present centerline of Halseyville Road for a distance of 133.83 feet to a point;

Continuing along the present centerline of Halseyville Road, South $02^{\circ} 33' 31''$ East for a distance of 40.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 325.36 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 175.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 290.50 feet to the point and place of beginning;

Said parcel containing an area of 1.127 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”
PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 1048 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 33' 31''$ East along the present centerline of Halseyville Road for a distance of 360.00 feet to a point;

RUNNING THENCE northeasterly along the centerline of an existing creek for an arc distance of approximately 283 feet to a point, having chord tie of North $78^{\circ} 48' 11''$ East 279.14 feet

RUNNING THENCE South $19^{\circ} 53' 27''$ East passing through an iron pin found at a distance of 24.78 feet, and continuing for a total distance of 76.80 feet to an iron pin found;

RUNNING THENCE North $71^{\circ} 56' 33''$ East for a distance of 107.45 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 392.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 325.36 feet to the point and place of beginning;

Said parcel containing an area of 2.76 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”
PARCEL 4

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 199 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South 02° 31’ 24” East along the present centerline of Halseyville Road for a distance of 456.45 feet to a point;

RUNNING THENCE South 82° 41’ 23” East for a distance of 253.79 feet to a point;

RUNNING THENCE South 13° 59’ 50” East for a distance of 767.00 feet to a point;

RUNNING THENCE North 71° 56’ 33” East for a distance of 396.51 feet to point, said point being approximately 63.00 feet from the present centerline of Trumansburg Road A.K.A, N.Y.S Route 96;

RUNNING THENCE North 35° 05’ 24” West for a distance of 1357.55 feet to a concrete highway monument;

RUNNING THENCE South 88° 43’ 47” West for a distance of 53.94 feet to the point and place of beginning;

Said parcel containing an area of 6.446 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 655.5 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 31' 24''$ East along the present centerline of Halseyville Road for a distance of 258.75 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 290.50 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 200 feet to a point;

RUNNING THENCE North $82^{\circ} 41' 23''$ West for a distance of 253.79 feet to the point and place of beginning;

Said parcel containing an area of 1.259 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 914.2 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 31' 24''$ East along the present centerline of Halseyville Road for a distance of 133.83 feet to a point;

Continuing along the present centerline of Halseyville Road, South $02^{\circ} 33' 31''$ East for a distance of 40.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 325.36 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 175.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 290.50 feet to the point and place of beginning;

Said parcel containing an area of 1.127 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 1048 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A N.Y.S. Route 96;

RUNNING THENCE South $02^{\circ} 33' 31''$ East along the present centerline of Halseyville Road for a distance of 360.00 feet to a point;

RUNNING THENCE northeasterly along the centerline of an existing creek for an arc distance of approximately 283 feet to a point, having chord tie of North $78^{\circ} 48' 11''$ East 279.14 feet

RUNNING THENCE South $19^{\circ} 53' 27''$ East passing through an iron pin found at a distance of 24.78 feet, and continuing for a total distance of 76.80 feet to an iron pin found;

RUNNING THENCE North $71^{\circ} 56' 33''$ East for a distance of 107.45 feet to a point;

RUNNING THENCE North $13^{\circ} 59' 50''$ West for a distance of 392.00 feet to a point;

RUNNING THENCE North $83^{\circ} 38' 47''$ East for a distance of 325.36 feet to the point and place of beginning;

Said parcel containing an area of 2.76 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses,

Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”
PARCEL 4

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 199 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South 02° 31’ 24” East along the present centerline of Halseyville Road for a distance of 456.45 feet to a point;

RUNNING THENCE South 82° 41’ 23” East for a distance of 253.79 feet to a point;

RUNNING THENCE South 13° 59’ 50” East for a distance of 767.00 feet to a point;

RUNNING THENCE North 71° 56’ 33” East for a distance of 396.51 feet to point, said point being approximately 63.00 feet from the present centerline of Trumansburg Road A.K.A, N.Y.S Route 96;

RUNNING THENCE North 35° 05’ 24” West for a distance of 1357.55 feet to a concrete highway monument;

RUNNING THENCE South 88° 43’ 47” West for a distance of 53.94 feet to the point and place of beginning;

Said parcel containing an area of 6.446 acres, net to the road right of way.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, filed concurrently herewith and incorporated herein by reference.

TOWN OF ULYSSES

LOCAL LAW NO. __ OF 2025

**A LOCAL LAW REZONING A PORTION OF DEVELOPMENT DISTRICT 3 TO
RESIDENTIAL**

Be it enacted by the Town Board of the Town of Ulysses as follows:

Section 1. Rezoning.

The following area presently contained within Development District No. 3 (“DD3”) is hereby removed from DD3 and added to the Residential Zoning District. The Town of Ulysses Zoning Map shall be amended accordingly.

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 655.5 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South 02° 31’ 24” East along the present centerline of Halseyville Road for a distance of 258.75 feet to a point;

RUNNING THENCE North 83° 38’ 47” East for a distance of 290.50 feet to a point;

RUNNING THENCE North 13° 59’ 50” West for a distance of 200 feet to a point;

RUNNING THENCE North 82° 41’ 23” West for a distance of 253.79 feet to the point and place of beginning;

Said parcel containing an area of 1.259 acres, net to the road right of way.

For a more particular description thereof, reference is hereby made to a survey map entitled “Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York” dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, incorporated herein by reference.

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 914.2 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South 02° 31' 24" East along the present centerline of Halseyville Road for a distance of 133.83 feet to a point;

Continuing along the present centerline of Halseyville Road, South 02° 33' 31" East for a distance of 40.00 feet to a point;

RUNNING THENCE North 83° 38' 47" East for a distance of 325.36 feet to a point;

RUNNING THENCE North 13° 59' 50" West for a distance of 175.00 feet to a point;

RUNNING THENCE North 83° 38' 47" East for a distance of 290.50 feet to the point and place of beginning;

Said parcel containing an area of 1.127 acres, net to the road right of way.

For a more particular description thereof, reference is hereby made to a survey map entitled "Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York" dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, incorporated herein by reference.

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 1048 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A N.Y.S. Route 96;

RUNNING THENCE South 02° 33' 31" East along the present centerline of Halseyville Road for a distance of 360.00 feet to a point;

RUNNING THENCE northeasterly along the centerline of an existing creek for an arc distance of approximately 283 feet to a point, having chord tie of North 78° 48' 11" East 279.14 feet

RUNNING THENCE South 19° 53' 27" East passing through an iron pin found at a distance of 24.78 feet, and continuing for a total distance of 76.80 feet to an iron pin found;

RUNNING THENCE North 71° 56' 33" East for a distance of 107.45 feet to a point;

RUNNING THENCE North 13° 59' 50" West for a distance of 392.00 feet to a point;

RUNNING THENCE North 83° 38' 47" East for a distance of 325.36 feet to the point and place of beginning;

Said parcel containing an area of 2.76 acres, net to the road right of way.

For a more particular description thereof, reference is hereby made to a survey map entitled "Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York"

dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, incorporated herein by reference.

Section 2. Amendment to Section 212-118(C)(2).

Section 212-118(C)(2) is hereby amended to read as follows:

District area and boundaries. The area of said district shall be approximately 6.446 acres, bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows:

Beginning at a point in the present centerline of Halseyville Road, said point being further located approximately 199 feet southerly of the intersection of the present centerline of Halseyville Road and the present centerline of Trumansburg Road A.K.A, N.Y.S. Route 96;

RUNNING THENCE South 02° 31' 24" East along the present centerline of Halseyville Road for a distance of 456.45 feet to a point;

RUNNING THENCE South 82° 41' 23" East for a distance of 253.79 feet to a point;

RUNNING THENCE South 13° 59' 50" East for a distance of 767.00 feet to a point;

RUNNING THENCE North 71° 56' 33" East for a distance of 396.51 feet to point, said point being approximately 63.00 feet from the present centerline of Trumansburg Road A.K.A, N.Y.S Route 96;

RUNNING THENCE North 35° 05' 24" West for a distance of 1357.55 feet to a concrete highway monument;

RUNNING THENCE South 88° 43' 47" West for a distance of 53.94 feet to the point and place of beginning;

Said parcel containing an area of 6.446 acres, net to the road right of way.

For a more particular description thereof, reference is hereby made to a survey map entitled "Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York" dated August 26, 2025, prepared by T. G. Miller, P.C., Engineers and Surveyors, Ithaca, New York, incorporated herein by reference.

Section 3. Separability

The provisions of this local law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included

therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 4. Repealer

All Ordinances, Local Laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.