

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.