



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-008

A Resolution of Final Subdivision Approval of the 2012 Trumansburg Road Four Lot Major Subdivision Located at 2012 Trumansburg Road, Town of Ulysses, Tax Parcel 20.-3-1

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of a major subdivision of a parcel located at 2012 Trumansburg Road, Town of Ulysses, Tax Parcel 20.-3-1; and
2. The subject lot is zoned R: Residential Zone and DD3: Bar/Restaurant/Trailers; and
3. The existing parcel of 11.60 acres will be subdivided into four lots, 'Parcel 1' approximately 1.259 acres, 'Parcel 2' approximately 1.127 acres, 'Parcel 3' approximately 2.76 acres, 'Parcel 4' approximately 6.446 acres; and
4. The proposed subdivision was subject to environmental review as an Unlisted Action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR); and
5. The Town Board gave due notice with intent to act as Lead Agency in the environmental review for the proposed project, and on October 28, 2025 passed Resolution 2025-143 that issued a negative determination of environmental significance for the proposal and determined an EIS would not be required; and
6. The action required 239 review, and Tompkins County's Department of Planning & Sustainability determined in their comment letter dated March 27, 2026, the proposal will not have a significant county-wide or inter-community impact, but provided the following comments on the proposed action: "We suggest that the Town create a mechanism to ensure the following issues are addressed at the time of development:
 - a. There are NYS Department of Environmental Conservation (NYSDEC) informational wetlands on proposed parcels 1 and 4. If development is proposed in these areas, the applicant should be prepared to obtain permits from NYSDEC, and the proposal may require mitigation.
 - b. FEMA-designated 1% Special Flood Hazard Areas cover a portion of proposed parcels 3 and 4. If development (or the placement of fill) is proposed in these areas, the applicant should be prepared to obtain a floodplain permit from the Town, and the proposal will need to be designed to meet the standards outlined by FEMA.
 - c. A perennial stream flows through proposed parcels 3 and 4. To preserve water quality, we encourage the Town to restrict future development within the 100-foot stream

- buffer.
- d. The proposal is located on a county road and will need permits from County Highway for any new driveways.
 - e. If new septic systems are proposed, there should be direct communication with the Tompkins County Whole Health Department’s Environmental Health Division.”; and
7. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town’s Public Legal Notice Board, was posted on the Town’s webpage, was posted on the subject site, and was mailed to property owners within a 500-foot radius of the subject property; and
 8. The Planning Board on April 7, 2026, has reviewed and accepted as adequate a map entitled "Subdivision Plat No. 2012 Trumansburg Road, Town of Ulysses, Tompkins County, New York", prepared by T.G. Miller, PC dated August 26, 2025, and other application materials; and
 9. The lots shown on said map do comply with applicable zoning requirements and are in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
 10. The lands shown on the map are of such character that it can be used safely for natural resource conservation or building purposes without danger to health or peril from fire, flood, drainage or other menace to neighboring properties or the public health, safety and welfare.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Final Subdivision Approval for the proposed major subdivision as described above, and as shown on the map noted above subject to the following conditions:

Conditions of Approval:

1. The applicant shall submit a wetland report with wetlands and stream delineations, performed by a certified professional wetland delineator using the U.S. Army Corps of Engineers (USACE) Wetlands Delineation 1987 or latest version, for the entire parent parcel as part of construction permit applications.
2. All construction plans sets shall include site plans that incorporate the wetland and stream delineations along with delineations of required buffers.
3. Jenny Creek shall have a 100-foot buffer from the top of bank.

4. No construction (including septic leach lines), grading, excavation, fill, or other disturbance shall occur within wetlands, streams, or their associated buffers.
5. The applicant shall submit a stormwater pollution prevention plan, performed by a New York State licensed professional stormwater engineer, for the entire parent parcel as part of construction permit applications.
6. No direct stormwater discharge from development to wetlands, streams, or their associated buffers shall be permitted. Any indirect stormwater discharge proposed by the stormwater engineer shall require permits and/or approvals from USACE, NYS DEC, and/or the Town as applicable as part of construction permit applications.
7. Any proposed development (or the placement of fill) within the FEMA designated flood zone shall require a floodplain development permit from the Town and variances from the Board of Zoning Appeals (BZA) as may be applicable.
8. The applicant shall submit County Highway permits for all proposed new driveways off Haleyville Road as part of construction permit applications. No driveway shall be permitted within a wetland, stream, or their associated buffers without a variance from the BZA.
9. The applicant shall submit the wetland report and wetland and stream delineations to County Whole Health as part of all septic permit applications. The applicant shall submit County Whole Health permits and approvals for septic systems and wells as part of construction permit applications.
10. Temporary erosion and sedimentation control (TESC) measures for construction activity must be operational prior to commencement of any clearing or earthwork.
11. All exposed ground must be reseeded within 30 days of the completion of construction. If reseeded is not practical due to weather or seasonal restraints, the ground must be covered with mulch as directed by the Town's Building Official.
12. All streets are to be kept clear of dirt and debris at all times during construction. Dust suppression and street cleaning must occur as directed by County and/or State Public Works Inspectors as applicable.
13. Any grading/fill on this site shall be done so as to not impact the surrounding properties.
14. No development, grading, excavation, fill etc. may occur on Parcel 4 without approval by the Planning Board and/or Town Board as may be applicable.
15. All lighting shall be dark sky compliant. The applicant shall submit fixture spec sheets for all proposed lighting as part of construction permit applications that clearly document compliance with DarkSky Approved Luminaires Guidelines.

Planning Board Chair

Date

Ayes:

Nays:

Absent:

Abstain:

Information for Applicant

1. The applicant is responsible for filling and recording the signed plat map with the County Clerk within 62 days of the date noted on the signed plat map. If the signed plat map is not filled and recorded with the County Clerk within that time frame, the plat approval shall expire.