



# TOWN OF ULYSSES

## PLANNING BOARD

## Notice of Public Hearing

### PROJECT FILE SUMMARY

**Project Name:** 2012 Trumansburg Road 4 Lot Major Subdivision  
**Project File No.:** MGSUB2602-01  
**Applicant:** Chad Doolittle  
**Property Owner:** Chad Doolittle  
**Project Address:** 2012 Trumansburg Road  
**Tax Parcel No.:** 20.-3-1  
**Zoning:** R: Residential Zone and DD3: Bar/Restaurant/Trailers

### PROJECT DESCRIPTION

The applicant and property owner, Chad Doolittle, applied for a major subdivision for the subject site to subdivide the existing 11.60 acre lot into four lots, Parcel '1' approximately 1.259 acres, Parcel '2' approximately 1.127 acres, Parcel '3' approximately 2.76 acres, and Parcel '4' approximately 6.446 acres.

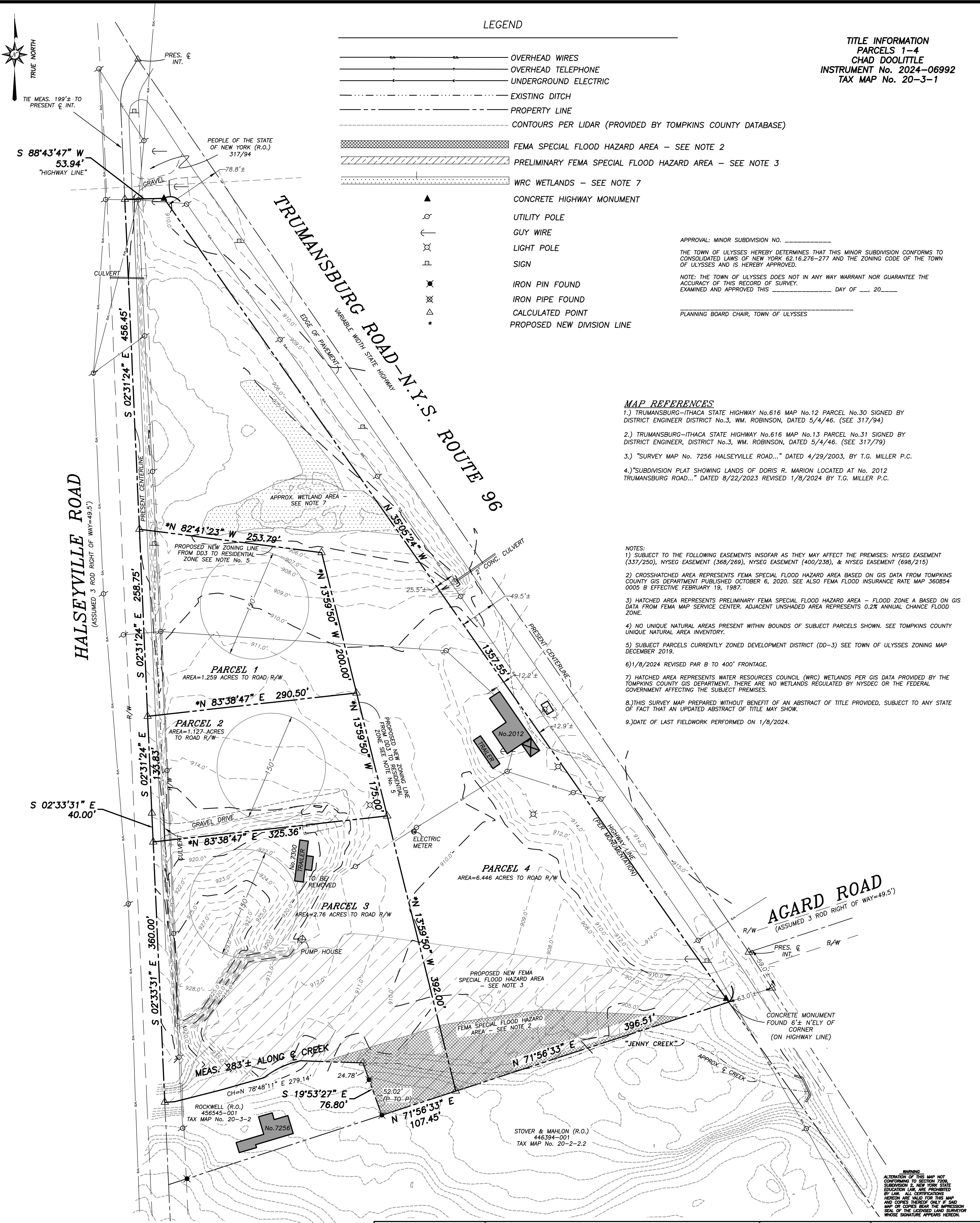
### PUBLIC COMMENT PERIOD

The application is available for inspection at: <https://townofulyssesny.gov/calendar/>. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner via email to [planner@townofulyssesny.gov](mailto:planner@townofulyssesny.gov) by 3pm on April 7, 2026, or hard copy sent to Town Hall, 10 Elm St., Trumansburg NY 14886.

### PUBLIC HEARING

**Date & Time:** Tuesday April 7, 2026 at 7:00 PM  
**Location:** Town Hall, 10 Elm St., Trumansburg.  
Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at: <https://zoom.us/j/96593175470>  
**Meeting ID:** 965 9317 5470  
+1 646 876 9923 US (New York)

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.



LEGEND

- OVERHEAD WIRES
- OVERHEAD TELEPHONE
- UNDERGROUND ELECTRIC
- - - EXISTING DITCH
- — — PROPERTY LINE
- · - · - CONTOURS PER LIDAR (PROVIDED BY TOMPKINS COUNTY DATABASE)
- [Hatched Box] FEMA SPECIAL FLOOD HAZARD AREA - SEE NOTE 2
- [Dotted Box] PRELIMINARY FEMA SPECIAL FLOOD HAZARD AREA - SEE NOTE 3
- [Stippled Box] WRC WETLANDS - SEE NOTE 7
- ▲ CONCRETE HIGHWAY MONUMENT
- UTILITY POLE
- GUY WIRE
- ⊥ LIGHT POLE
- ⊠ SIGN
- ★ IRON PIN FOUND
- ⊠ IRON PIPE FOUND
- CALCULATED POINT
- \*— PROPOSED NEW DIVISION LINE

TITLE INFORMATION  
 PARCELS 1-4  
 CHAD DOOLITTLE  
 INSTRUMENT No. 2024-06992  
 TAX MAP No. 20-3-1

APPROVAL: MINOR SUBDIVISION NO. \_\_\_\_\_  
 THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62.16.276-277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.  
 NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 PLANNING BOARD CHAIR, TOWN OF ULYSSES

MAP REFERENCES

- 1.) TRUMANSBURG-ITHACA STATE HIGHWAY No.616 MAP No.12 PARCEL No.30 SIGNED BY DISTRICT ENGINEER DISTRICT No.3, WM. ROBINSON, DATED 5/4/46. (SEE 317/94)
- 2.) TRUMANSBURG-ITHACA STATE HIGHWAY No.616 MAP No.13 PARCEL No.31 SIGNED BY DISTRICT ENGINEER, DISTRICT No.3, WM. ROBINSON, DATED 5/4/46. (SEE 317/79)
- 3.) "SURVEY MAP No. 7256 HALSEYVILLE ROAD..." DATED 4/29/2003, BY T.G. MILLER P.C.
- 4.) "SUBDIVISION PLAT SHOWING LANDS OF DORIS R. MARION LOCATED AT No. 2012 TRUMANSBURG ROAD..." DATED 8/22/2023 REVISED 1/8/2024 BY T.G. MILLER P.C.

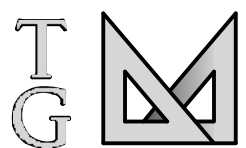
NOTES:

- 1) SUBJECT TO THE FOLLOWING EASEMENTS INsofar AS THEY MAY AFFECT THE PREMISES: NYSEG EASEMENT (337/250), NYSEG EASEMENT (368/269), NYSEG EASEMENT (400/238), & NYSEG EASEMENT (698/215)
- 2) CROSSHATCHED AREA REPRESENTS FEMA SPECIAL FLOOD HAZARD AREA BASED ON GIS DATA FROM TOMPKINS COUNTY GIS DEPARTMENT PUBLISHED OCTOBER 6, 2020. SEE ALSO FEMA FLOOD INSURANCE RATE MAP 360854 0005 B EFFECTIVE FEBRUARY 19, 1987.
- 3) HATCHED AREA REPRESENTS PRELIMINARY FEMA SPECIAL FLOOD HAZARD AREA - FLOOD ZONE A BASED ON GIS DATA FROM FEMA MAP SERVICE CENTER. ADJACENT UNSHADED AREA REPRESENTS 0.2% ANNUAL CHANCE FLOOD ZONE.
- 4) NO UNIQUE NATURAL AREAS PRESENT WITHIN BOUNDS OF SUBJECT PARCELS SHOWN. SEE TOMPKINS COUNTY UNIQUE NATURAL AREA INVENTORY.
- 5) SUBJECT PARCELS CURRENTLY ZONED DEVELOPMENT DISTRICT (DD-3) SEE TOWN OF ULYSSES ZONING MAP DECEMBER 2019.
- 6) 1/8/2024 REVISED PAR B TO 400' FRONTAGE.
- 7) HATCHED AREA REPRESENTS WATER RESOURCES COUNCIL (WRC) WETLANDS PER GIS DATA PROVIDED BY THE TOMPKINS COUNTY GIS DEPARTMENT. THERE ARE NO WETLANDS REGULATED BY NYSDCR OR THE FEDERAL GOVERNMENT AFFECTING THE SUBJECT PREMISES.
- 8) THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
- 9) DATE OF LAST FIELDWORK PERFORMED ON 1/8/2024.

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_



T.G. MILLER, P.C.  
 ENGINEERS AND SURVEYORS  
 605 WEST STATE STREET, SUITE A  
 ITHACA, NEW YORK 14850  
 WWW.TGMILLERPC.COM  
 607-272-6477

TITLE:

SUBDIVISION PLAT  
 NO. 2012 TRUMANSBURG ROAD  
 TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 8/26/2025

SCALE: 1"=80'

REVISED


WARNING: ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

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