



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** March 5, 2026  
**MEETING DATE:** March 17, 2026  
**SUBJECT:** 2012 Trumansburg Road 4 Lot  
Major Subdivision, Sketch Plat  
Review

**PROJECT NUMBER:** MGSUB2602-01  
**PROJECT ADDRESS:** 2012 Trumansburg Road  
**PARCEL NUMBER:** 20.-3-1  
**ZONING:** R: Residential Zone and DD3:  
Bar/Restaurant/Trailers

### INTRODUCTION

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, Parcel '4' approximately 6.446 acres. Proposed Parcels 1-3 are zoned Residential and Proposed Parcel 4 is zoned DD3.

### PROCESS

During this sketch plat review, the Board should review the proposal in respect to applicable state and local laws and regulations pertaining to subdivisions ([Consolidated Laws of New York \(CLNY\) 62.16.276](#) and [277](#), and [CTU 212-140](#) and [142](#) respectively), provide comments and general recommendations as to any adjustment needed to satisfy the objectives of the regulations, and schedule a public hearing for the proposal. The proposal was subject to SEQR which the Town Board claimed intent to act as Lead Agency in [TB Resolution 2025-115](#) on [August 12, 2025](#). The Planning Board met on [October 21, 2025](#) and agreed the Town Board should act as Lead Agency and provided no additional comment on SEQR. The Town Board subsequently issued a negative declaration of environmental significance in [TB Resolution 2025-143](#) on [October 28, 2025](#), and rezoned the portion of the parcel identified as Parcels 1, 2, and 3 from DD3 to Residential in [TB Resolution 2025-143 and Local Law 2025-003](#). The proposal is subject to 239 review which a copy of the application was sent to Tompkins County Planning & Sustainability Department.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, the submitted [sketch plat application](#); review the land division general requirements listed in [CTU 212-140.A.2](#), [212-140.A.5](#), [212-142.1](#), [212-142.5](#), and [212-142.10](#); review [CLNY 62.16.276](#) and [277](#) as applicable; review the lot requirements for the R zone listed in [CTU 212 Article VII](#); create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations; and discuss timelines for a public hearing.