



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** March 31, 2026  
**MEETING DATE:** April 7, 2026  
**SUBJECT:** 2012 Trumansburg Road 4 Lot  
Major Subdivision, Final Plat Review  
and Public Hearing

**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

The Board conducted sketch plat review on [March 17, 2026](#) and scheduled a [public hearing for April 7, 2026](#) to consider the final plat. The project was subject to 239 review which the County determined the proposed action will have no significant county-wide or inter-community impact but had several comment recommendations. During this meeting, the Board will conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [applicant's submission items and final plat map](#), review the [County's 239 comment letter](#), and re-review the [03.05.2025 memo](#) for the [March 17<sup>th</sup> meeting](#) as needed.