



# MAJOR SUBDIVISION SKETCH PLAT APPLICATION

## PLANNING AND ZONING DEPARTMENT

**INSTRUCTIONS:** Complete form, sign, and date.

See applicable application packet for all required checklist items.

### CONTACT INFORMATION

APPLICANT	Chad Doolittle				
ADDRESS	9504 Congress St. Ext.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	[REDACTED]	EMAIL	[REDACTED]		
OWNER	Same as above				
ADDRESS					
CITY		STATE		ZIP	
PHONE		EMAIL			
PRIMARY CONTACT: <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

### PROJECT SITE INFORMATION

ADDRESS	2012 Trumansburg Rd. Trumansburg, NY 14886
PARCEL NO(S)	

### PROJECT INFORMATION

PROJECT NAME	2012 Trumansburg Rd. Halseyville Subdivision	
PROJECT DESCRIPTION	Create 3 residential parcels along Halseyville Rd. and 1 non residential lot along Trumansburg Rd.	
VALUATION	N/A	



**Authorization:** I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE	<i>Chad Doolittle</i>	<small>dotloop verified 11/05/25 8:18 PM EST GA08-MSBK-ARZM-ELTQ</small>	DATE	11/05/25
PRINT NAME	Chad Doolittle	<small>03/02/26 10:23 PM EST dotloop verified</small>		
CITY, STATE	Trumansburg, NY			

# Resource Analysis and Project Narrative

## Town of Ulysses – Major Subdivision

**Property:** 2012 Trumansburg Road, Trumansburg, NY

**Subdivision Area:** Halseyville Road frontage portion

**Proposed Action:** Creation of three (3) residential parcels on the Halseyville side and one (1) along Route 96 that is for non residential.

This Resource Analysis has been prepared in accordance with the Town of Ulysses Planning and Zoning Department requirements for major subdivisions. The analysis identifies conservation resources on the subject parcel and within 200 feet of its boundaries, delineates potentially developable land, and describes how future residential development can be accommodated while minimizing impacts to identified resources.

## Step One: Identification of Conservation Areas

**Primary Conservation Areas:** Based on review of available mapping, site conditions, and the Town of Ulysses Natural Resources Inventory, no NYSDEC- or federally regulated wetlands, streams, watercourses, floodplains, aquifer protection overlays, or public water supply wellheads are known to be located within the subdivision area or within 200 feet of its boundaries.

**Secondary Conservation Areas:** The subdivision area consists primarily of open land with gently rolling terrain. No slopes exceeding 15% have been identified. The site does not contain known prime or statewide important farmland in active agricultural use, trail corridors, parkland, historic or archaeological resources, unfragmented forestland, wildlife corridors, vernal pools, stone walls, or individual trees with a diameter at breast height of 18 inches or greater.

**Potentially Developable Area:** The potentially developable area is located along the Halseyville Road frontage and consists largely of previous residential land as well as previously maintained open land outside identified conservation areas.

## Step Two: Locating House Sites

No specific building plans are proposed at this time. Conceptual residential building areas are shown within the potentially developable area to avoid conservation resources, maintain appropriate setbacks, and remain consistent with surrounding rural-residential development patterns.

## Step Three: Aligning Roads and Trails

Access to the proposed residential parcels will be provided from Halseyville Road. No new public roads or formal trail systems are proposed as part of this subdivision.

## **Step Four: Lot Lines and Density**

The subdivision proposes three (3) residential parcels on the Halseyville side and one (1) along Route 96 that is for non residential.

Lot lines are drawn to meet zoning requirements and density calculations based on net developable acreage. Final dimensions will be confirmed during plat review.

**Prepared by:**

Chad Doolittle

9504 Congress St. Ext.

Trumansburg, NY 14886





Legal Description – Schedule “A”

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  $02^{\circ} 31' 24''$  East along the present centerline of Halseyville Road for a distance of 258.75 feet to a point;

RUNNING THENCE North  $83^{\circ} 38' 47''$  East for a distance of 290.50 feet to a point;

RUNNING THENCE North  $13^{\circ} 59' 50''$  West for a distance of 200 feet to a point;

RUNNING THENCE North  $82^{\circ} 41' 23''$  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.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

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, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”

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.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

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Legal Description – Schedule “A”  
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.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

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, filed concurrently herewith and incorporated herein by reference.

Legal Description – Schedule “A”  
PARCEL 4

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.

SUBJECT TO covenants, restrictions, easements and encumbrances of record.

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## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
2012 Trumansburg Rd. Subdivision			
Name of Action or Project: Halseyville Rd. side Subdivision			
Project Location (describe, and attach a location map): 2012 Trumansburg Rd. ( <u>corner</u> of Halseyville Rd. and Route 96 (Trumamansburg Rd.))			
Brief Description of Proposed Action: Create 3 residential Parcels along Halseyville Rd. <u>and 1 non residential parcel on the Route 96 side.</u>			
Name of Applicant or Sponsor: Chad Doolittle		Telephone: (718) 986-4795 E-Mail: <a href="mailto:cdoo56@gmail.com">cdoo56@gmail.com</a>	
Address: 9504 Congress St. Ext.			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.146 acres	
b. Total acreage to be physically disturbed?		> 5.146 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.37 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private septic systems to be put in. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Chad Doolittle Date: \_\_\_\_\_

Signature: *Chad Doolittle* dotloop verified 12/18/25 1:43 PM EST SDJL-9ZZV-Y6EY-WUNT Title: Owner

