



TOWN OF ULYSSES

PLANNING BOARD

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Smith 2 Lot Land Division
Project File No.: MNSUB2412-02
Applicant: Daniel Smith
Project Address: 3182 Waterburg Road
Tax Parcel #: 36.-2-9.2
Zoning: A/R: Agricultural/Rural Zone

PROJECT DESCRIPTION

The applicant and property owner, Daniel Smith, applied for a minor subdivision for the subject site to subdivide the existing 117.77 acre lot into two lots: Parcel A approximately 11.57 acres and Parcel B approximately 106.2 acres.

PUBLIC COMMENT PERIOD

The application is available for inspection at 10 Elm St., Trumansburg or online 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 at 10 Elm St., Trumansburg NY 14886 or via email to planner@townofulyssesny.gov by 3 PM on February 4, 2025.

PUBLIC HEARING

Date & Time: Tuesday February 4 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.

WATERBURG ROAD
(ASSUMED 3 FOOT RIGHT OF WAY=48.3')

CERTIFICATION

I hereby certify to DANIEL H. SMITH
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: Lee Dwyer DATE: 9/23/2024

APPROVAL: MINOR SUBDIVISION NO. _____
THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO
CONSOLIDATED LAWS OF NEW YORK 65.15.276-277 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. DAY OF _____, 20____
PLANNING BOARD CHAIR, TOWN OF ULYSSES _____

NOTE:
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.

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

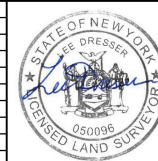
TITLE: Final Minor Subdivision
SHOWING PORTION OF LANDS OF
DANIEL H. SMITH
LOCATED ON WATERBURG ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 9/23/2024

S24835-B

SCALE: 1"=150'

REVISED



LEGEND
△-COMPUTED POINT
●-PIN SET WITH CAP
✱-IRON PIN FOUND
○-UTILITY POLE
-FENCE & HEDGE
*-PROPOSED NEW DIVISION LINE
■-STONE MONUMENT

BERGEN FARMS REALTY, LLC (R.O.)
2023-06337
TAX MAP No. 36-2-1.1

WATERBURY HEIGHTS LLC (R.O.)
2023-06335
TAX MAP No. 36-2-1.2

WELCH (R.O.)
2020-06817
TAX MAP No. 36-2-9.1

DEED TO CENTERLINE OF
ROAD EXCEPT A RESERVING
UTILITY RIGHT OF WAY
TO E. RITE OF REFRY CITY CO.

REMAINING LANDS OF SMITH
P/O 720/137
P/O TAX MAP No. 36-2-9.2
AREA=106.2 ACRES TO ROAD R/W

TITLE INFORMATION
DANIEL H. SMITH
PART OF DEED BOOK 720, PAGE 137
PART OF TAX MAP No. 36-2-9.2
AREA= 11.57 ACRES NET TO ROAD R/W

REMAINING LANDS OF SMITH
P/O 720/137
P/O TAX MAP No. 36-2-9.2
AREA=106.2 ACRES TO ROAD R/W

APPROXIMATE LOCATION OF
TOMPKINS COUNTY RESOURCES
COUNCIL WETLANDS 2012

APPROXIMATE LOCATION OF
TOMPKINS COUNTY RESOURCES
COUNCIL WETLANDS 2012
NOTE: INFORMATION SHOWN HEREON
IS PER TOMPKINS COUNTY NATURAL
RESOURCES INVENTORY WEBSITE
(https://apps.geocortex.com/webview)

NO JURISDICTIONAL DELINEATIONS WERE PERFORMED
NO WETLANDS WERE PHYSICALLY LOCATED OR
MAPPED BY NRCS (Natural Resources Conservation Service)

APPROXIMATE LOCATION OF
TOMPKINS COUNTY RESOURCES
COUNCIL WETLANDS 2012

NOTE:
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 720A
SUBDIVISION & MAPS ACT
EDUCATION LAW ARE PROHIBITED
BY LAW. ALL ALTERATIONS
MAY BE MADE ONLY BY THE
LAND SURVEYOR WHO PREPARED
THIS MAP OR BY THE LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.