



TOWN OF ULYSSES

PLANNING BOARD

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Schaffner Littlefield 2 Lot Land Division
Project File No.: MNSUB2506-01
Applicant: Spencer Schaffer and Melissa Littlefield
Project Address: 4296 Krums Corners Road
Tax Parcel #(s): 27.-2-18.2
Zoning: A/R: Agricultural/ Rural Zone

PROJECT DESCRIPTION

The applicant and property owner, Spencer Schaffer and Melissa Littlefield, applied for a minor subdivision for the subject site to subdivide the existing 48.91 acre lot into two lots, 'Parcel A' approximately 27.33 acres and 'Parcel B' approximately 21.52 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 July 15, 2025.

PUBLIC HEARING

Date & Time: Tuesday July 15, 2025 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

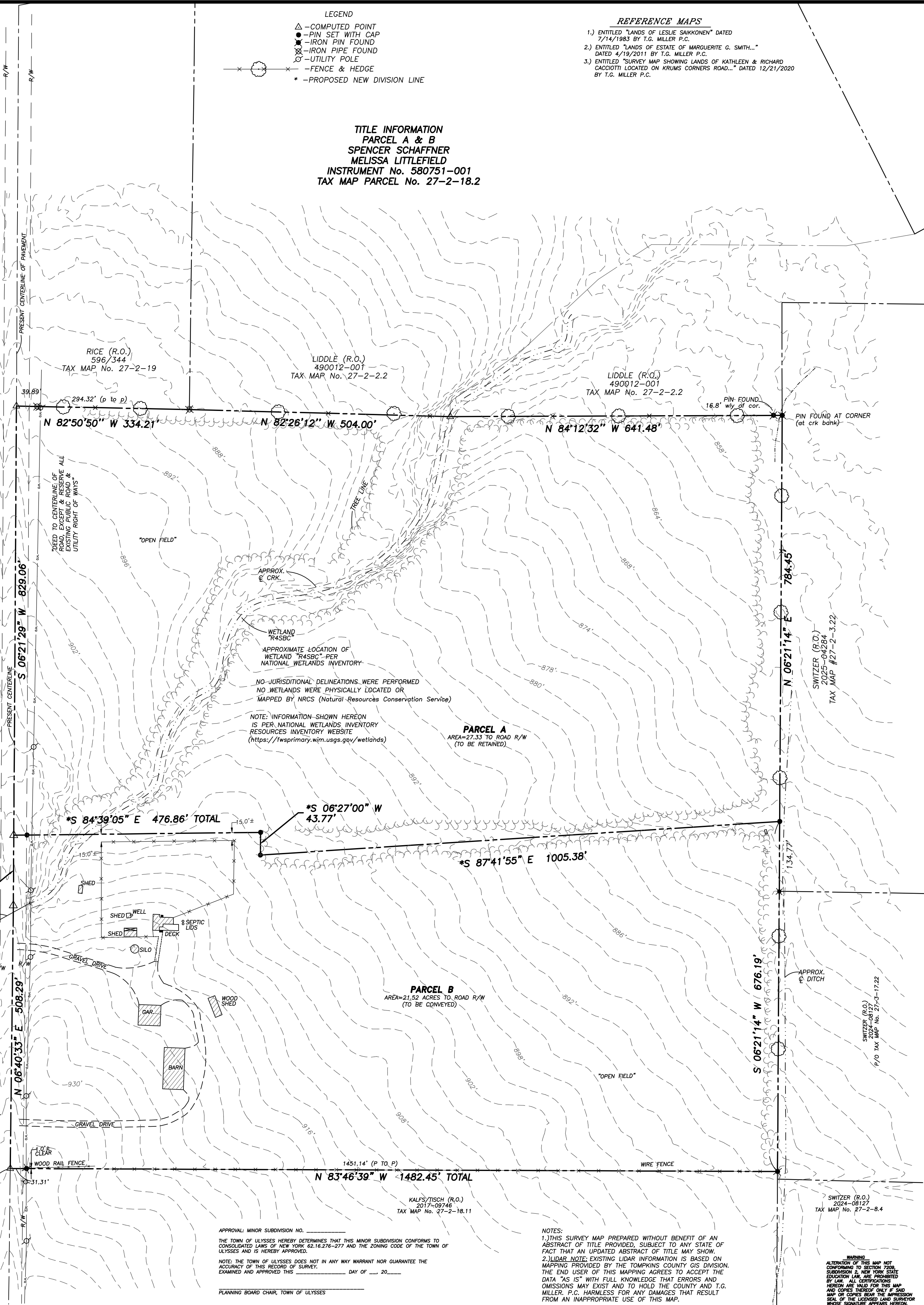
- △ - COMPUTED POINT
- - PIN SET WITH CAP
- ✕ - IRON PIN FOUND
- ✕ - IRON PIPE FOUND
- - UTILITY POLE
- - FENCE & HEDGE
- * - PROPOSED NEW DIVISION LINE

REFERENCE MAPS

- 1.) ENTITLED "LANDS OF LESLIE SAIKKONEN" DATED 7/14/1983 BY T.G. MILLER P.C.
- 2.) ENTITLED "LANDS OF ESTATE OF MARGUERITE G. SMITH..." DATED 4/19/2011 BY T.G. MILLER P.C.
- 3.) ENTITLED "SURVEY MAP SHOWING LANDS OF KATHLEEN & RICHARD CACCIOTTI LOCATED ON KRUMS CORNERS ROAD..." DATED 12/21/2020 BY T.G. MILLER P.C.

TITLE INFORMATION
PARCEL A & B
SPENCER SCHAFFNER
MELISSA LITTLEFIELD
INSTRUMENT No. 580751-001
TAX MAP PARCEL No. 27-2-18.2

KRUMS CORNERS ROAD
(ASSUMED 3 ROD RIGHT OF WAY=49.5')



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

NOTES:
1.) 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.
2.) LIDAR NOTE: EXISTING LIDAR INFORMATION IS BASED ON MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION. THE END USER OF THIS MAPPING AGREES TO ACCEPT THE DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G. MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT FROM AN INAPPROPRIATE USE OF THIS MAP.

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

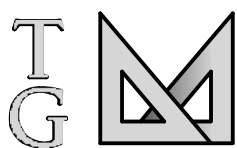
CERTIFICATION

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: Lee Druen

DATED: 6/20/2025

SPENCER SCHAFFNER
MELISSA LITTLEFIELD



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

OF

NO. 4296 KRUMS CORNERS ROAD

TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE:
6/20/2025

SCALE: 1"=120'

S25521

REVISED

