



MINOR SUBDIVISION SKETCH PLAT APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.

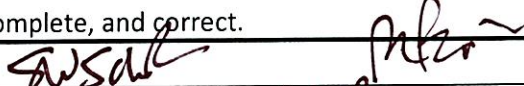
See applicable application packet for all required checklist items.



CONTACT INFORMATION					
APPLICANT	Spencer Schaffner & Melissa Littlefield				
ADDRESS	4296 Knarrs Corner Rd				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	217-273-7236	EMAIL	metaspencer@gmail.com		
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	4296 Knarrs Corner Rd / Trumansburg, NY 14886
PARCEL NO(S)	27.-2-18.2

PROJECT INFORMATION	
PROJECT NAME	Subdivision
PROJECT DESCRIPTION	50 acre parcel to be subdivided roughly in half leaving a 20 & a 28 acre parcel. Both parcels have over 400' of road frontage
VALUATION	

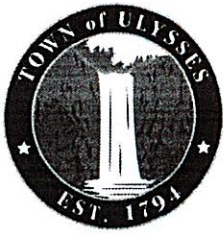
Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.	
SIGNATURE	
DATE	June 1, 2025
PRINT NAME	Spencer Schaffner & Melissa Littlefield
CITY, STATE	Trumansburg NY



Town of Ulysses Minor Subdivision Sketch Plat for Schaffner & Littlefield

- entire parcel is lighter on the sketch plat
- proposed plot is inside the white solid lines
- existing buildings on new lot are minimum of 125' from the new proposed lot line running West to East
- existing buildings are at 4296 Krums Corners Rd / Trumansburg, NY 14886
- southern lot area is approximately 20.7 acres; northern lot area is approximately 28 acres
- exiting lot number is 27.-2-18.2
- sketch drawn June 1, 2025
- no right of ways, easements
- no steep slopes exist on this farmland





AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

"Farming operations" are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as "... the land used in agricultural production, farm buildings, equipment and farm residential buildings."

A. Name of Applicant: Spencer Schaffner & Melissa Littlefield

B. Address: 4296 Krums Corners Rd / Trumansburg NY 14886

C. Description of Project
Minor subdivision of 48 acre parcel into 20 & 28 acre parcels.

D. Location of Proposed Project (tax map number): 27.-2-18.2

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

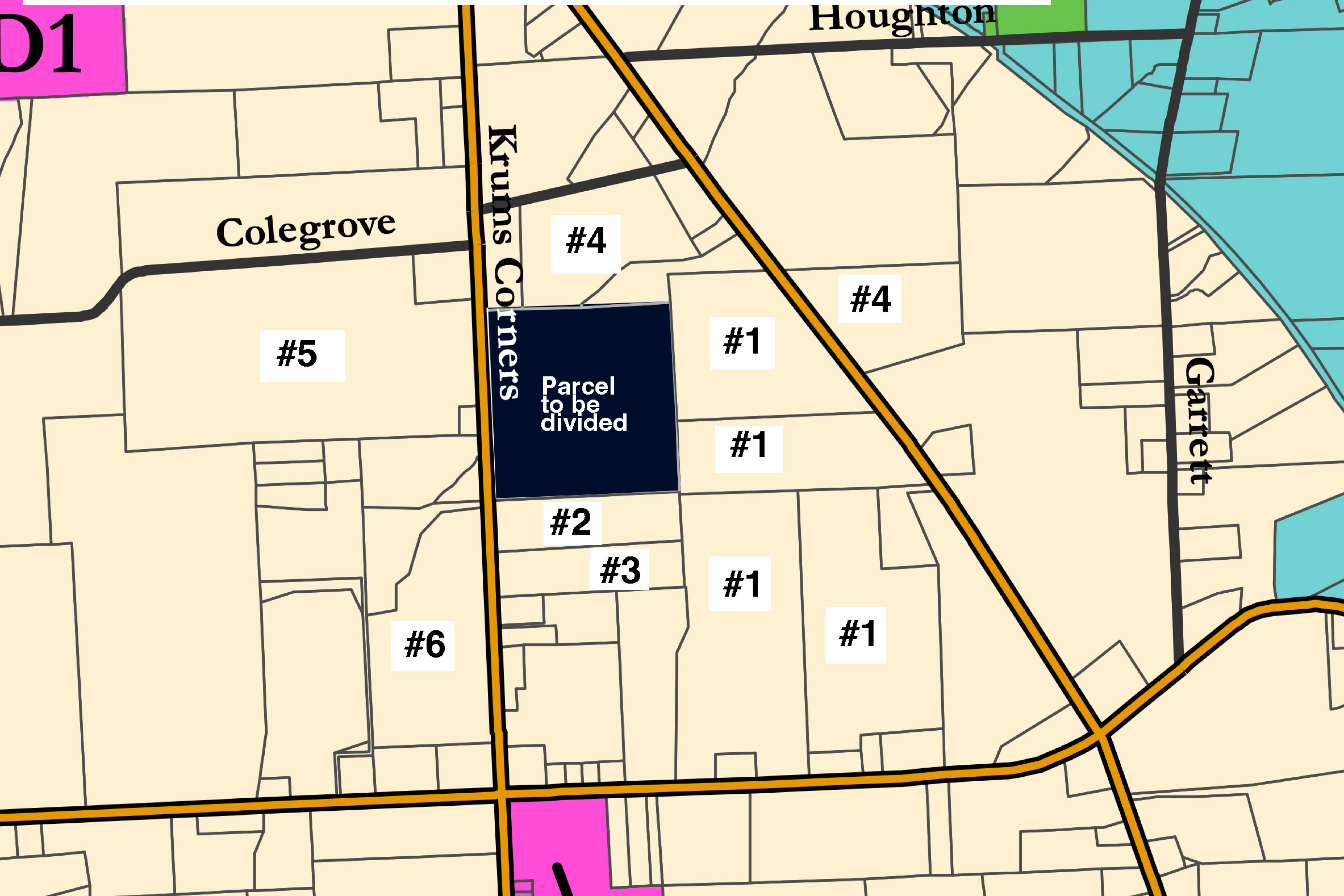
	Name	Address	Tax Map #
1.	Phil & Heidi Switzer	- 1312 Perry City Rd	26.-2-13.22, 27.-2-5.1, etc.
2.	Jan Kalfs & Nancy Tighe	- 4204 Krums Corners	27.-2-18.11
3.	Kathleen Cacciotti	- 4144 Krums Corners	27.-2-18.12
4.	John & Linda Liddle	- 4231 Deboir Rd	27.-3-14.21
5.	Alan & Cheryl Sai K Kwan	- 3584 Idlewood Loop	26.-2-7.22
6.	Bergon Farms	- 4060 Bergon, Odesa (The Villages, FL)	23.-3-9

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.



Numbered parcels correspond with the numbered list of farm operations within 500' of the property

D1



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

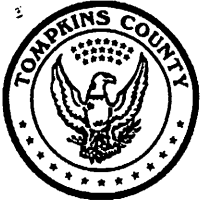
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>Minor Subdivision, Spencer Schaffner & Melissa Littlefield</i>			
Project Location (describe, and attach a location map): <i>4296 Krons Corners Rd / Turnersburg, NY 14886</i>			
Brief Description of Proposed Action: <i>48 acre parcel split roughly in half via a East-West line forming a 20 acre & 28 acre lot. Home and out buildings exist on the southern 20 acre lot.</i>			
Name of Applicant or Sponsor: <i>Spencer Schaffner & Melissa Littlefield</i>		Telephone: <i>217 273 7236</i>	
		E-Mail: <i>metaspencer@gmail.com</i>	
Address: <i>4296 Krons Corners Rd</i>			
City/PO: <i>Turnersburg NY 14886</i>		State: <i>NY</i>	Zip Code: <i>14886</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>48</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>48</i> 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,				
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	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: <u>Spencer Schaffner</u> Date: <u>June 1, 2025</u> Signature: <u>[Signature]</u> Title: <u>Owner</u>		



Aurora R. Valenti
TOMPKINS COUNTY CLERK

320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431
Fax: (607) 274-5445

Instrument Number

580751-001

No. of Pages: 3
(including this
cover page)

Receipt No. 580751

Date: 09/16/2011

Time: 03:52 PM

Document Type: DEED

Parties
To Transaction: SMITH ESTATE - SCHAFFNER

Town/City: ULYSSES

Delivered By:

THALER & THALER

Return To:

THALER & THALER

Deed Information

Taxable Consideration: \$163,000.00

State Transfer Tax: \$652.00

County Transfer Tax: \$326.00

RETT No.: 00261

State of New York
Tompkins County Clerk

Mortgage Information

Taxable Mortgage Amount:

Basic Mortgage Tax:

Special Mortgage Tax:

Additional Mortgage Tax:

Local Mortgage Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York.

Aurora R. Valenti

Tompkins County Clerk

Please do not remove this page.



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[illegible]

REPORTING OFFICER: STAFF SGT. J. J. HILL 10/1/77

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. It is a very important document, and it is one of the most interesting documents in the collection.

This Indenture, made the 16th day of September, 2011

SHERYL LYNN MANCIOCCHI, of 3140 Taughannock Park Road, Trumansburg, New York 14886, as Executrix of the **ESTATE OF MARGUERITE G. SMITH** late of 4291 Krums Corners Road, Trumansburg, New York 14886, who died testate on the June 14, 2010, and **LEE M. SCOTT and EILEEN FAYE SCOTT**, husband and wife, both of 8050 Falls Road, Trumansburg, New York 14886,

Parties of the first part and

SPENCER SCHAFFNER AND MELISSA LITTLEFIELD, husband and wife, both of 308 West Washington, Urbana Illinois 61801, as tenant by the entirety

Party of the second part

Witnesseth, that whereas letters testamentary were issued to the party of the first part by the Surrogate's Court, Tompkins County, New York on December 6, 2010, and by virtue of the power and authority given in and by Article 11 of the Estates, Powers and Trusts Law, or any amendment thereof from time to time made, and in consideration of \$163,00000 lawful money of the United States, paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant and release unto the party of the second part, the survivor, his heirs, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, Tompkins County, State of New York, being a part of Lot 25 in said Town, bounded and described as follows:

BEGINNING at the northwest corner of Lot 26 in a point in the centerline of Krums Corners Road, which point is also the southwest corner of premises now or formerly of Rice (Liber 596 of Deeds at Page 344); thence South 06° 21' 29" West 744.57 feet along the centerline to a point; thence South 06° 21' 29" West 220.16 feet along the centerline to a point; thence continuing South 06° 40' 30" West 508.29 feet along the centerline of said Krums Corners Road to a point; thence South 83 ° 46' 39" East 1,482.45 feet to an iron pin in the west line of premises now or formerly of Houghton and Filley (Instrument No. 560373-001); thence North 06 ° 21' 14" East 1,460.64 feet along the east line of said Houghton and Filley premises at the west line of premises now or formerly of Smith (Liber 560 of Deeds at Page 177) to an iron pin set and the corner of a creek bed, being also the southeast corner of premises now or formerly of Liddle (Instrument No. 490012-001); thence North 84° 12' 32" East 641.48 feet passing through an iron pin at 16.8 feet to a point; thence North 82 ° 26' 12" West 504 feet continuing along the south line of said Liddle premises to an existing iron pipe in the southwest corner of said Wright premises; thence North 82° 50' 50" West 334.21 feet passing through an iron pipe at 294.32 feet to the point of place of beginning in the centerline of said Krums Corners Road, containing 48.873 acres of land net to road right-of-way and are shown on a Survey Map entitled "LANDS OF THE ESTATE OF MARGUERITE G. SMITH LOCATED ON KRUMS CORNERS ROAD, TOWN OF ULYSESS, TOMPKINS COUNTY, NEW YORK" dated April 19, 2011, made by Lee Dresser, License Surveyor No. 050096, a copy of which is filed concurrently herewith.

BEING a part of the premises described in a Deed from Harrison A. Smith, Charles Smith and Marguerite G. Smith to Harrison A. Smith, Charles Smith and Marguerite G. Smith, as joint tenants, the survivor to take all, dated September 23, 1964 and recorded in the Tompkins County Clerk's Office in Liber 453 of Deeds at Page 478. Charles B. Smith died February 20, 1993 and Harrison A. Smith (Harry A. Smith) died February 19, 1989, leaving Marguerite G. Smith as the sole owner of the premises and Marguerite G. Smith died June 14, 2010 and Sheryl Lynn Manciocchi was appointed by Letters Testamentary as Executrix under the Last Will and Testament, said Letters Testamentary were issued by the Tompkins County Surrogate's Court on December 6, 2010.

Lee M. Scott and Eileen Faye Scott join in this Deed together with the Estate of Marguerite G. Smith to convey all of their right, title and interest to the above-described premises as they may have pursuant to the Last Will and Testament of Marguerite G. Smith.

Town of Ulysses
Tax Map No. 27-2-18 p/o

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof;

...the ... of the ... and the ... of the ...

...the ... of the ... and the ... of the ...

...the ... of the ... and the ... of the ...

...the ... of the ... and the ... of the ...

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...the ... of the ... and the ... of the ...

...the ... of the ... and the ... of the ...

...the ... of the ... and the ... of the ...

To Have and to Hold the premises herein granted unto the party of the second part, his heirs, and assigns forever.

Subject to the trust fund provisions of Section 13 of the Lien Law.

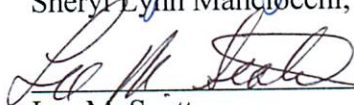
And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

In Presence of

 L.S.
Sheryl Lynn Manciocchi, Executor

 L.S.
Lee M. Scott

 L.S.
Eileen Faye Scott

State of New York }
County of Tompkins} ss:

On the 16th day of September, 2011 before me, the undersigned, personally appeared **SHERYL LYNN MANCIOCCHI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

LORRAINE MOYNIHAN SCHMITT
Notary Public, State of New York
No. 02MO6030786
Qualified in Tompkins County
Commission Expires: September 20 13


Notary Public

State of New York }
County of Tompkins} ss:

On the 16th day of September, 2011 before me, the undersigned, personally appeared **LEE M. SCOTT**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

LORRAINE MOYNIHAN SCHMITT
Notary Public, State of New York
No. 02MO6030786
Qualified in Tompkins County
Commission Expires: September 20 13


Notary Public

State of New York }
County of Tompkins} ss:

On the 16th day of September, 2011 before me, the undersigned, personally appeared **EILEEN FAYE. SCOTT**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

LORRAINE MOYNIHAN SCHMITT
Notary Public, State of New York
No. 02MO6030786
Qualified in Tompkins County
Commission Expires: September 20 13


Notary Public