


REZONE APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Crissy Karns				
ADDRESS	112 Pine St				
CITY	Bath	STATE	NY	ZIP	14810
PHONE	(607)351-5362	EMAIL	crissykarnsvirtualassistant@gmail.com		
OWNER	Chad Doolittle				
ADDRESS	9504 Congress St. Ext.				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	718 986 4795	EMAIL	CDoo56@Gmail.com		
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. Trumanburg, NY 14886				
PARCEL NO(S)	20.-3-1				
PROJECT INFORMATION					
PROJECT NAME	Halseyville Road Rezone				
PROJECT DESCRIPTION	<div style="border: 1px solid black; padding: 5px;"> To rezone the western portion of the lot from DD3: Bar/Restaurant/Trailers to R (Agriculture/Rural) and to rezone the eastern portion of the lot from DD3 to B1. </div>				
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	
PRINT NAME	Chad Doolittle				
CITY, STATE	Trumansburg				



10 Elm Street
Trumansburg, NY 14886



607.387.5767



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REZONE NARRATIVE

PLANNING AND ZONING DEPARTMENT

Address each of the following items below to the fullest extent feasible, attach extra sheets if needed.

1. Provide a list of documents/reports included in the submittal.

Existing Survey

Proposed Rezone Site Plan

2. Describe the current zoning, the existing uses on the subject site, and the existing uses of nearby properties.

Neighboring Properties are residential and agricultural/rural on Halseyville Rd. and Trumansburg Rd. Residential is more in keeping with the surrounding area.

3. Describe the changes in circumstances since the site was last rezoned.

~~Bar / restaurant is closed and building is unusable. Trailers are abandoned and unusable.~~



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4. Describe the proposed zoning, the overall project plan, and how the proposal will meet the minimum zoning criteria of the proposed zone.

Proposed zoning is DD3 to R along Halseyville and DD3 to B1 along Trumansburg Rd. We would like to rezone the Halseyville Rd. portion of the lot to conform with surrounding areas. The proposal for DD3 to B1 along Trumansburg Rd. would allow the flexibility to potentially develop an indoor sports facility in the future.

5. Describe the Comprehensive Plan Land Use Map designation for the subject site and describe how the proposal is consistent with the Comprehensive Plan's goals and policies for the designation.

The current development district does not conform to the current comprehensive plans goals. Rezoning the Halseyville Rd. portion of the parcel will more align with the comprehensive goals for the district.

6. Describe how the proposal bears a substantial relationship to the public health, safety, and welfare.

The current structures of the property are unsafe and not appealing. Removing them in favor of newly built housing will offer residents a safe place to live.

The recreation facility will provide a safe space for physical activity through all 4 seasons (something that we don't currently have) which helps promote health and wellness among residents and our youth by offering programs that encourage teamwork and community involvement. Together, these developments will create a vibrant community atmosphere, and foster connections among residents, ultimately transforming the area into a thriving hub of activity and camaraderie.

7. Describe any safeguards to mitigate possible detrimental effects of the uses within the proposed rezoning on the entire area and on adjacent property as applicable.

The rezoning requests should have minimal impact on the neighborhood, as the Halseyville Rd. side already features residential, and the Trumansburg Rd. side previously housed a bar. In fact, the commercial activity is likely to result in a safer traffic pattern, as patrons will not be consuming alcoholic beverages, making traffic flow safer than in the past.

8. Describe and safeguards to preserve existing trees and outstanding topographic or geologic features, and reduce potential for soil erosion and sedimentation as applicable.

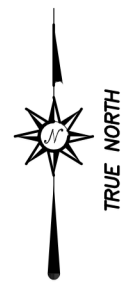
The majority of trees will remain. Only those that pose a danger or interfere with residences will be removed. Any disturbed soil will be graded and seeded before conclusion of project.

9. Describe if the proposed development will be phased, and a general indication of how the phasing is to proceed.

1st Phase: Rezone
2nd Phase: Subdivision
3rd Phase: Residential Development
4th Phase: Indoor Sports Complex

10. Describe the applicant's capacity to carry out the plan and the applicant's awareness of the scope of the application, both physical and financial.

The owner is a local builder with decades of building experience. The owner also possesses the financial means and accumen to carry out the plan.



LEGEND

- O.H. OVERHEAD WIRES
T OVERHEAD TELEPHONE
E UNDERGROUND ELECTRIC
EXISTING DITCH
PROPERTY LINE
CONTOURS PER LIDAR (PROVIDED BY TOMPKINS COUNTY DATABASE)
FEMA SPECIAL FLOOD HAZARD AREA - SEE NOTE 2
CONCRETE HIGHWAY MONUMENT
UTILITY POLE
GUY WIRE
LIGHT POLE
SIGN
ENTRANCE ELEVATION
IRON PIN SET
IRON PIN FOUND
IRON PIPE FOUND
CALCULATED POINT
PROPOSED NEW DIVISION LINE

YELLOW: PROPOSED REZONE FROM DD3 TO B1
PURPLE: PROPOSED REZONE FROM DD3 TO R

Local Wetlands

TITLE INFORMATION

PARCEL 20.-3-1
DORIS R. MARION &
RICHARD W. MARION
INSTRUMENT No.201508191
TAX MAP No.20-3-1
TOTAL AREA 11.952 = ACRES NET TO ROAD
R/W AND HIGHWAY LINES

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

N.Y.S. ROUTE 96
PRESENT CENTERLINE
VARIABLE WIDTH STATE HIGHWAY

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

- NOTES:
1) SUBJECT TO THE FOLLOWING EASEMENTS INsofar AS THEY MAY AFFECT THE PREMISES: NYSEG EASEMENT (337/250), NYSEG EASEMENT (368/269), NYSEG EASEMENT (400/238), & NYSEG EASEMENT (698/215)
2) CROSSHATCHED AREA REPRESENTS FEMA SPECIAL FLOOD HAZARD AREA BASED ON GIS DATA FROM TOMPKINS COUNTY GIS DEPARTMENT PUBLISHED OCTOBER 6, 2020. SEE ALSO FEMA FLOOD INSURANCE RATE MAP 360854 0005 B EFFECTIVE FEBRUARY 19, 1987,
3) NO UNIQUE NATURAL AREAS PRESENT WITHIN BOUNDS OF SUBJECT PARCELS SHOWN. SEE TOMPKINS COUNTY UNIQUE NATURAL AREA INVENTORY.
4) SUBJECT PARCELS ZONED DEVELOPMENT DISTRICT (DD-3) SEE TOWN OF ULYSSES ZONING MAP DECEMBER 2019.
5) 1/8/2024 REVISED PAR B TO 400' FRONTAGE.

ABSTRACT REFERENCE

REAL ESTATE CLOSING SERVICES OF ITHACA, SEARCH No.7463.2,
DATED 3/21/2022

MAP REFERENCES

- 1.) TRUMANSBURG-ITHACA STATE HIGHWAY No.616 MAP No.12
PARCEL No.30 SIGNED BY DISTRICT ENGINEER DISTRICT No.3, WM.
ROBINSON, DATED 5/4/46. (SEE 317/94)
2.) TRUMANSBURG-ITHACA STATE HIGHWAY No.616 MAP No.13
PARCEL No.31 SIGNED BY DISTRICT ENGINEER, DISTRICT No.3, WM.
ROBINSON, DATED 5/4/46. (SEE 317/79)
3.) "SURVEY MAP No.7256 HALSEYVILLE ROAD..." DATED
4/29/2003, BY T.G. MILLER P.C.



SCALE: 1"=80'

CERTIFICATION

I hereby certify to KARYN MARION
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 Dresser DATED: 1/8/2024

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 200A
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SMD
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

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: PROPOSED REZONE SITE PLAN

SHOWING LANDS OF
DORIS R. MARION
LOCATED AT

NO. 2012 TRUMANSBURG ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE:
8/22/2023

S23644

SCALE: 1"=80'

REVISED
1/8/2024 - PER NOTES 2-5





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			
Crissy Karns			
Name of Action or Project: 2012 Trumasburg Rd. Rezone			
Project Location (describe, and attach a location map): 2912 Trumansburg Rd.			
Brief Description of Proposed Action: To rezone the western portion of the lot from DD3: Bar/Restaurant/Trailers to R (Agriculture/Rural) and to rezone the eastern portion of the lot from DD3 to B1.			
Name of Applicant or Sponsor: Crissy Karns for Chad Doolittle		Telephone: (607)351-5362 E-Mail: crissykarnsvirtualassistant@gmail.com	
Address: 112 Pine St.			
City/PO: Bath		State: NY	Zip Code: 14810
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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 checked="" 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input checked="" type="checkbox"/>	YES <input 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 type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" 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 checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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)? If Yes, briefly describe:	<input 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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Crissy Karns</u> Date: <u>11/20/25</u></p> <p>Signature: <u><i>Crissy L Karns</i></u> <small>dotloop verified 01/20/25 4:41 PM EST SLMQ-AML1-RBOJ-5NDH</small> Title: <u>Executive Assistant</u></p>		

Part 1.1: Narrative of Intent

Proposed zoning is DD3 to R along Halseyville and DD3 to B1 along Trumansburg Rd. We would like to rezone the Halseyville Rd. portion of the lot to conform with surrounding areas. The proposal for DD3 to B1 along Trumansburg Rd. would allow the flexibility to potentially develop an indoor sports facility in the future. This project is in line with current comprehensive goals bringing more safe housing available to residents, with the potential to develop a year around sports facility on the western side which will support overall community health and fitness, something that doesn't currently exist in our area. The Local Wetlands and Environmentally Protected Area will not be disturbed.



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: _____

B. Address: _____

C. Description of Project _____

D. Location of Proposed Project (tax map number): _____

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.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

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



10 Elm Street
Trumansburg, NY 14886

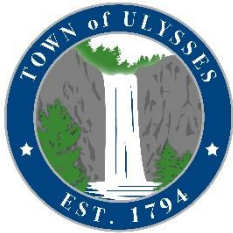


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BOARD/COMMISSION MEMBER SITE VISIT PLANNING AND ZONING DEPARTMENT

As part of their responsibilities for reviewing your application, members of Boards and Commissions may need to conduct site visits of the subject property to enable them to observe the property and the context of the neighborhood and adjacent properties. Some applications involve a project that is not wholly visible from the public right-of-way and it may be necessary for members to access your property to observe portions of the exterior of the property not visible from the right-of-way.

By signing below, you are attesting that you understand this information and authorize members to enter onto the property, including side and rear yards, as necessary to conduct their site visit for your application.

Chad Doolittle

dotloop verified
01/20/25 4:03 PM EST
YZ5-VTC1-KXB8-NZSP

1/20/25

Signature of Property Owner

Date

Up to two board members may conduct site visits at a time. Members will try to coordinate available days and times with the property owner in advance. Please note, that if the property owner does not authorize the members to access your property, you may be required to provide additional information including photographic evidence of all areas of your property not visible from the right-of-way. Failure to permit property access to members or to provide additional information including adequate photographic evidence, may impact the final decision of board members.



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