



# TOWN OF ULYSSES

## BOARD OF ZONING APPEALS

## Notice of Public Hearing

### PROJECT FILE SUMMARY

**Project Name:** Doolittle Area Variances  
**Project File No.:** VAR2503-01  
**Applicant:** Chad Doolittle  
**Project Address:** 5280 and 5288 Curry Road  
**Tax Parcel No.:** 12.-1-13.4 and 12.-1-13.2  
**Zoning:** R: Residential

### PROJECT DESCRIPTION

The applicant and owner, Chad Doolittle, proposes to construct a new detached dwelling unit on a vacant lot, parcel 12.-1-13.4, 5280 Curry Road. The subject site is impacted by a Tompkins County designated intermittent stream, federally and locally designated wetlands, and potentially state jurisdictional wetlands. A contractor recently constructed a driveway and associated culvert in the wetland and stream, affecting both properties listed above, without obtaining variances from the minimum required buffer setbacks. Per the Code of the Town of Ulysses ([CTU 212-41](#) and [CTU 212-124.B](#)) a 50-foot buffer is required from both federally and locally designated wetlands and from intermittent streams. The proposed location of the dwelling unit appears it may be within designated wetlands and/or their associated buffers.

### PUBLIC COMMENT PERIOD

The application is available for inspection at 10 Elm St., Trumansburg or online at: <https://www.townofulyssesny.gov/boards/board-zoning-appeals/bzameetings/>. 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](mailto:planner@townofulyssesny.gov) by 3pm on May 14, 2024.

### PUBLIC HEARING

**Date & Time:** Wednesday May 14, 2025 at 7:00 PM.

**Location:** Town Hall, 10 Elm St., Trumansburg.

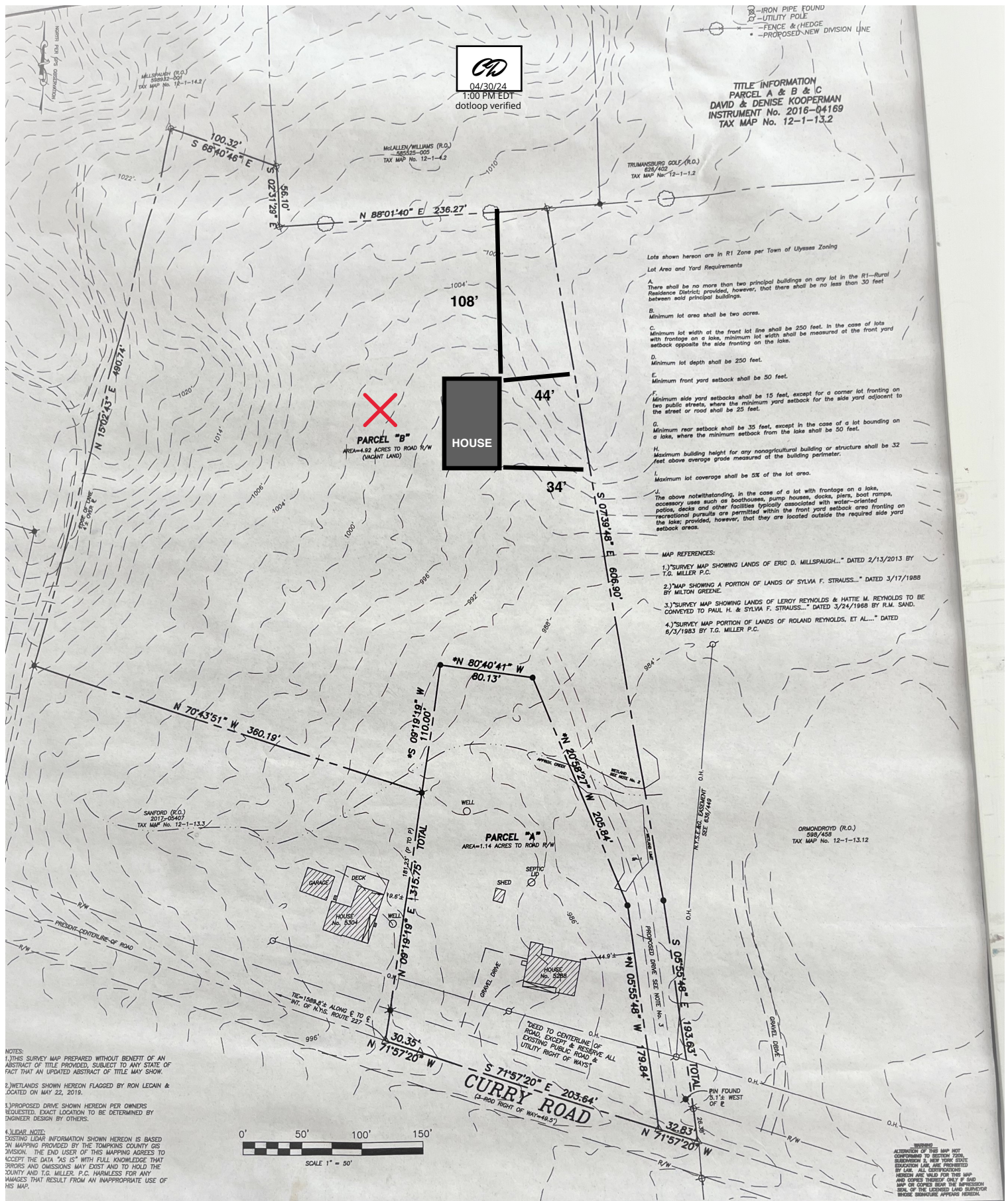
Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at:

<https://zoom.us/j/96162758850>

**Meeting ID:** 961 6275 8850

+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.



**CERTIFICATION**

I, David & Denise Kooperman, hereby certify to DAVID & DENISE KOOPERMAN that I am a licensed land surveyor, New York State License No. 050098, 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 by or across property lines except as shown hereon.

DATED: 9/26/2018 & 10/16/2019

<p><b>T. G. MILLER P.C.</b> ENGINEERS AND SURVEYORS 203 NORTH ALBURA STREET ITHACA, NEW YORK 14850 TEL. (607)272-8477</p>	<p><b>TITLE:</b></p> <p><b>SURVEY MAP</b> <b>NO. 5288 CURRY ROAD</b> TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK</p>	<p>REVISED</p> <p>10/16/2019-ADDED LIDAR &amp; RECONFIGURE LOTS</p>	
	<p>DATE: <u>9/26/2018</u></p>	<p>SCALE: <u>1"=50'</u></p>	