



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Pritts 2 Lot Minor Subdivision Area Variance
Project File No.: VAR2512-01
Applicant: Town of Ulysses
Project Address: 5230 Cold Springs Road
Tax Parcel No.: 12.-4-19.2
Zoning: R: Residential and A/R Agricultural/Rural

PROJECT DESCRIPTION

The applicant, the Town of Ulysses, on behalf of the owners, Marvin and Allison Pritts, applied for a minor subdivision for the subject site to subdivide the existing 16.58 acre lot into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres. Proposed Parcel B would be a flag lot with a proposed width of 38 feet for the 'pole' portion of the lot where 50 feet is required per the Code of the Town of Ulysses 212-130.A.

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 3pm on February 18, 2026.

PUBLIC HEARING

Date & Time: Wednesday February 18, 2026 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.

GRID NORTH
AT 78°25'00" MERIDIAN WEST LONGITUDE

NOTES

1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law.

2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.

3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

TITLE INFORMATION

MARVIN P. PRITTS
ALLISON P. PRITTS
P/O DEED BOOK 821 PAGE 307
P/O TAX MAP NO.12-4-18.3
INST. NO.439800-001
TAX MAP NO.12-4-19.2
AREA=16.696 ACRES TO C/L

APPROVAL: MINOR SUBDIVISION NO. MNSUB2512-01
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

Tompkins County Whole Health Department approval signature block

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TOMPKINS COUNTY WHOLE HEALTH DEPARTMENT

Tompkins County Assessment Department approval signature block

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

TOMPKINS COUNTY ASSESSMENT DEPARTMENT

LEGEND

- - COMPUTED POINT
- - EXISTING IRON, LABELED
- - 3/4" REBAR SET WITH CAP
- - UTILITY POLE
- - TELEPHONE PEDESTAL
- - - - - FENCE & HEDGE

STREAM IS PART OF NYSDEC WETLAND INVENTORY

CARPENTER (R.O.)
520868-002

PERENNIAL STREAM
100' WIDE BUFFER

HAELSEY
CREEK

CREEK

APPROXIMATE LOCATION OF
USFAR RIVERINE INTERMITTENT
STREAMBED SEASONALLY FLOODED
WETLAND AND NYSDEC CLASS (C1) STREAM

PROPERTY IS CURRENTLY LOCATED IN
AGRICULTURAL DISTRICT NO.2
FLAG PORTION OF PARCEL A=14.890 ACRES

TITLE INFORMATION PARCEL B

MARVIN P. PRITTS
ALLISON P. PRITTS
P/O DEED BOOK 821 PAGE 307
P/O TAX MAP NO.12-4-18.3
P/O INST. NO.439800-001
P/O TAX MAP NO.12-4-19.2
AREA=15.234 ACRES TO C/L
(15.212 ACRES TO R/W)
("POLE" PORTION=0.344 ACRES)
("FLAG" PORTION=14.890 ACRES)
(VACANT LAND TO BE CONVEYED TO
THE TOWN OF ULYSSES)

FELLOWS (R.O.)
2018-14629

VEGA (R.O.)
718/225

3/4" REBAR

0.46'

536.27'

S 70°43'24" E

3/4" REBAR

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N 19°11'58" W

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