

**Town of Ulysses, NY
Subdivision Review Checklist**

Project Name Food Location 4331 Willow Creek Rd
Trumansburg, N.Y. 14886
X = Item Submitted; N/A = Not Applicable; W = Waive; COND = Condition of Approval

Subdivision Plan List

Told only needed (1) copy and (1) digital

✓	Digital and nine (9) paper copies of the following materials.
✓	Completed and signed application form, including a narrative description of proposed project.
✓	The proposed subdivision name (if any), and the names of the town and county in which it is located
✓	Completed and signed Environmental Assessment Form. <i>(The NY DEC has an online application that greatly facilitates this process: http://www.dec.ny.gov/cafmapper/)</i>
✓	Completed and signed Agricultural Data Statement (for properties containing or within 500 feet of a farm operation located in a County-designated Agricultural District).
✓	If applicant is not the owner of the land under consideration, written approval from the owner to submit the sketch plan.
✓	A copy of such covenants or deed restrictions that are intended to cover all or part of the tract.
✓	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corner of each tract shall also be located on the ground and marked with an approved pin, pipe, or monument and shall be referred to and shown on the plat.
✓	The date, a true North arrow, the map scale, and the names, addresses and phone numbers of all owners of record and the subdivider.
✓	Topographic or contour map to adequate scale and detail to show site topography and natural features such as Unique Natural Areas, Critical Environmental Areas, and all streams and wetlands or evidence of these such as hydric soils or vegetation indicative of wetlands,
NA	All on-site sanitation and water supply facilities (if any) shall be designed to meet the specifications of the Tompkins County Health Department; approval shall be stated on the plat and signed by an officer of the Health Department.
NA	Conceptual stormwater management plan consistent with local law that outlines the approach to manage runoff and its post construction treatment on the site. A Stormwater Pollution Prevention Plan does not have to be submitted for Sketch Plan Conference.
✓	Payment of all application fees.

**The Planning Board may request additional items as
may be required to complete its review**

*****Incomplete Applications Will Not Be Accepted For Review*****

(Applications submitted by deadline will be evaluated for completeness and placed on the agenda at the discretion of the Planning Dept.)

Town of Ulysses, NY
Subdivision Sketch Plan Review Checklist

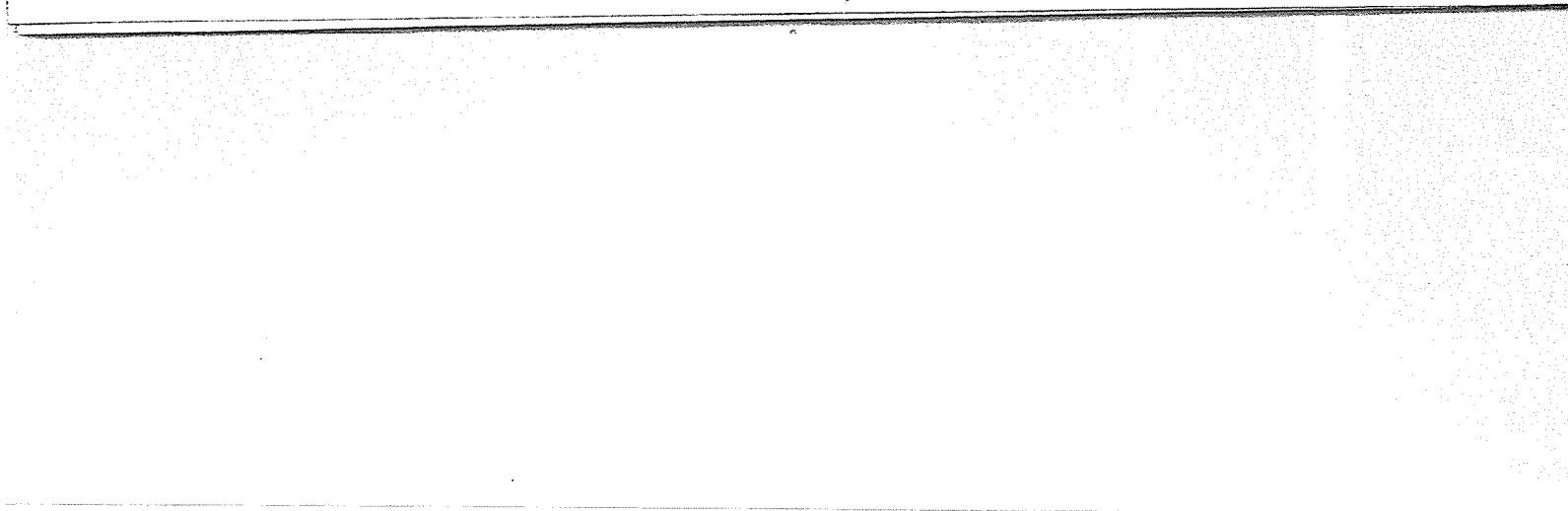
Project Name Ford Location 7331 Willow Creek Rd
Trumansburg, N.Y. 14886
X = Item Submitted; N/A = Not Applicable; W = Waive; COND = Condition of Approval

Sketch Plan List

✓	The sketch plat initially submitted to the Zoning Officer shall be based on Tax Map information or on some other similarly accurate base map at a scale (preferably not less than 1:2,400) that enables the entire tract to be shown on one sheet.
✓	The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection.
✓	All existing structures, wooded areas, streams, wetlands, flood hazard areas and other significant physical features within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 10 feet.
✓	The names of the owner and of all adjoining property owners as disclosed by the current tax roll.
✓	The Tax Map, block and lot numbers of all lots shown on the plat.
✓	All the utilities available and all streets as they appear on the Official Map
✓	The proposed pattern of lots (with dimensions), street layout, recreation areas, systems of drainage, sewerage and water supply within the subdivided area.
✓	All existing restrictions on the use of land, including easements, covenants and zoning district boundary lines.

7331 WILLOW CREEK ROAD







#1- Tax Map # 14.-4-6.2

#2-Location is on east end of 14.-4-6.2 bordering Willow Creek Rd. Marked by dot on map #1

#3-some woods east and west of house

#4-Just the house and carport on the portion of 14.-4-6.2

#5-small stream not named on the north side of house which does not flow water year round

#6- I Brian C. Ford, is the only owner of adjoining property around proposed house lot

#7- All tax map numbers are: 14.-4-6.1, 14.-3-15, 14.3-15.2, 7.1 and 7.2 adjoining 14.-4-6.2

#8- all utilities are; NYSEG Trumansburg telephone and internet

#9-Willow Creek rd, Rt. 89, Taughannock Park rd, and Agard rd. On map #2

#10- Water well and septic tank locations on map #3

#11- No existing restrictions on use of land

NARRATIVE:

#1- Selling of my mother house inherited by me Brian C. ford on 6/23/2020 on a 2.4 acre lot separated off of Tax Map # 14.-4-6.2 20 acre lot.

#2 No environmental resources will be effected.

#3 Exiting house



Town of Ulysses
Planning Department
10 Elm Street
Trumansburg, NY 14886
(607) 387-9778 ext. 222

Minor Subdivision

Fee: \$150

Project #: _____

Business/Project Name: Ford
Address/Location: 7331 Willow Creek Rd Trumansburg, N.Y. 14886
Applicant Name: Brian C. Ford Address: 7375 Willow Creek Rd Trumansburg, N.Y. 14886
Telephone #: 607-342-8893 Fax #: _____ Email: deerhunterny1947@gmail.com
**** Owner Authorization must be provided if you do not own the property.**

Property Owner (if different):
Name: _____ Address: _____
Telephone #: _____ Fax #: _____ Email: _____
Business Representative: _____ Address: _____
Telephone #: _____ Fax #: _____ Email: _____

Site:
Parcel identification # (SBL#) of lots included: 14.-4-6.2
Zone: agricultural Size of
existing lot(s): 1 20.9 acres
Existing Frontage: 666 feet

Number of lots proposed: 1 Area of proposed disturbance: 2.4 Acres
Size of proposed buildings: existing house of 1688 sqft with 2 car carport

Proposed Use: Residential Single Family ☒ Residential Multi-Family ☐ Agricultural ☐ Commercial ☐ Other _____
Area of State Wetlands none acres Area of Federal Wetlands _____ acres
Area of Flood Plain none acres Area of Critical Slopes (> 15%) _____ acres
Soil Classification 1 Stream Name N/A
Stream Classification N/A Stream Length (Ft) 300

Date property was acquired by the applicant: 6/23/2020
Name(s) of Previous Owner(s): Louise C. Ford

Has applicant subdivided any portion of the above-described property prior to the date of this application? Yes ☐ No ☒
If yes, indicate number of parcels _____ Conveyed to: _____ Date: _____

Describe any easements or other restrictions on this property: none

By submitting this application, the applicant consents to the Town, through its officers or employees, entering upon the subject premises to conduct relevant site inspections in connection with this application.

Applicant/Business Representative Signature: Brian C. Ford Date: 7/15/2021

Office use only
Fee \$ _____ Paid: Yes _____ No _____ Escrow Amount \$ _____

Application Status: Complete ☒ Incomplete ☐ Reason: _____ Reviewer's initials _____

TOWN OF ULYSSES
AGRICULTURAL DATA STATEMENT AND CONTROL FORM

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. All such applications must be referred to the Tompkins County Planning Board in accordance with Section 239-m and 239-n of the General Municipal Law.

"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."

PART 1 (completed by Applicant)

- A. Name of Applicant: Brian C. Ford
B. Address: 7375 Willow Creek Rd Trumansburg N.Y. 14886
C. Description of Project (attach a brief narrative describing the project)
D. Location of Proposed Project (tax map number): 14-4-612
E. Names and address of owners of land within Agricultural District #5 containing Farm Operations and located within five hundred (500) feet of the project property.

	Name	Address	Tax Map #
1.			
2.			
3.			
4.			
5.			

None

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

PART II (to be completed by Municipal Review Agency)

Type of Submission: Special Permit _____ Use Variance _____ Site Plan _____ Subdivision _____
Review Agency: Zoning Board of Appeals _____ Planning Board _____ Town Board _____

PART III (to be completed by Municipal Review Agency)

Consistent with Section 283-a(3) of the Town Law, written notice of the application described in Part I has been provided to the owners of land identified in the Agricultural Data Statement.

Date Notice Mailed: _____

PART IV (to be completed by Municipal Review Agency)

Consistent with Section 293-a(5) of the Town Law, the Clerk of the Municipal Review Agency identified in Part II must refer all applications requiring an Agricultural Data Statement to the County Planning Board.

Date Notice Mailed: _____

617.20
Appendix B
Short Environmental Assessment Form

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>Brian C. Ford</i>							
Project Location (describe, and attach a location map): <i>Selling of mother house</i>							
Project Location (describe, and attach a location map): <i>7331 Willow Creek Rd Trumansburg, N.Y. 14886</i>							
Brief Description of Proposed Action: <i>Selling of inherited mother house onto a 2.4 acer lot from a 20.9 acer Lot # 14.-4-6.2</i>							
Name of Applicant or Sponsor: <i>Brian C. Ford</i>		Telephone: <i>607-342-8893</i>					
		E-Mail: <i>deerhanterny1947@gmail.com</i>					
Address: <i>7375 Willow Creek Rd</i>							
City/PO: <i>Trumansburg</i>		State: <i>N.Y.</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? 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="height: 40px;"></td> <td style="text-align: center; vertical-align: middle;">✓</td> </tr> </table>	NO	YES		✓
NO	YES						
	✓						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="height: 40px; text-align: center; vertical-align: middle;">✓</td> <td style="height: 40px;"></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action?		<i>20.9</i> acres					
b. Total acreage to be physically disturbed?		<i>2.48</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>87</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">9 Urban ✓</div> <div style="width: 50%;">9 Rural (non-agriculture) ✓</div> <div style="width: 50%;">9 Industrial</div> <div style="width: 50%;">9 Commercial</div> <div style="width: 50%;">9 Residential (suburban)</div> <div style="width: 50%;">9 Forest ✓</div> <div style="width: 50%;">9 Agriculture</div> <div style="width: 50%;">9 Aquatic</div> <div style="width: 50%;">9 Other (specify): _____</div> <div style="width: 50%;">9 Parkland</div> </div>							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<input checked="" 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: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" 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: _____	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>well system</u>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>septic system</u>	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?			
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?	<input checked="" type="checkbox"/>		
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: _____	<input checked="" 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 checked="" type="checkbox"/> Forest <input 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?	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>creek next to house</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Brian C. Ford</u> Date: <u>7/15/2021</u> Signature: <u>Brian C. Ford</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

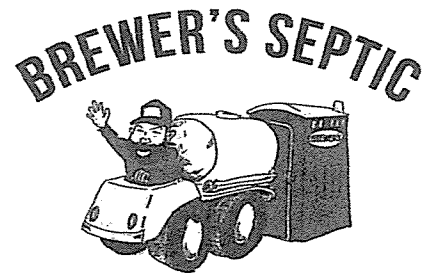
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

9	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
9	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="display: flex; justify-content: space-between;"> <div>_____ Name of Lead Agency</div> <div>_____ Date</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>_____ Print or Type Name of Responsible Officer in Lead Agency</div> <div>_____ Title of Responsible Officer</div> </div>	
<div style="display: flex; justify-content: space-between;"> <div>_____ Signature of Responsible Officer in Lead Agency</div> <div>_____ Signature of Preparer (if different from Responsible Officer)</div> </div>	

Brewer's Septic Services Inc.
1929 County Rd. 139 - Ovid, NY 14521
607-869-5096



SEPTIC INSPECTION FORM

- Inspection date: 6/29/21
- Current weather: SUNNY
- Inspection address: 7331 WILLOW CREEK RD, TRUMANSBURG
- Seller / Homeowner name: FORD
- Mailing address:
- Phone: 6073428893
- Results sent to: (email address) DEERHUNTERNY1947@GMAIL.COM
- Property currently occupied:
- If no - since what date: N/A
- Number occupants:
- Number bedrooms: 4
- Number bathrooms: 1
- Water supply -
 - Well:
- Age of home:
- Age of system: 1985-90
- Date last pumped: pumped at inspection



Community Science Institute, Inc.

NYSDOH ELAP #11790

www.communityscience.org

EPA Lab Code NY01518

Test Report

Client: Brian C. Ford 7375 Willow Creek Rd Trumansberg, NY Receipt: \$55.00	Sample matrix: Drinking Water Date & time sampled: 7/6/2021, 8:35 AM Sampled by: Brian C. Ford Sampling location: 7331 Willow Creek Rd, Trumansburg, NY. Kitchen. Date and time received: 7/6/2021, 9:10 AM
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Client Code: Gen Pub

Sample Lab ID: TB-1199

Project Code: Lab

Report ID: Gen Pub-12640, TB-1199

Test Methods: <TC/E.coli>40 CFR141.21(f)6v-MI Agar/SM 22 9222 A,B

Test For	Allowed Level*	Reporting Limit‡	Result¹	Units	Test Date, Time	Additional Information
Total Coliform	Absent	Absent	Absent	Present/Absent	7/6/2021, 4:05 PM	
E.coli	Absent	Absent	Absent	Present/Absent	7/6/2021, 4:05 PM	

*Upper limit allowed for public water supplies regulated by NYS Dept. of Health.

‡Reporting limit is set by the standard method and/or by historical data of laboratory performance.

¹ Results that exceed the Allowed Level are listed in bold.

Result applies only to sample listed above and not to any other samples.

Sample was received on ice: Yes.

Additional Information: None.

Report prepared by: Stephen C. Penningroth
 Stephen Penningroth, Executive Director

Date: 7/12/2021

The Community Science Institute, Inc., warrants that analytical results are accurate and representative of samples received for analysis. Clients frequently collect samples and submit them for analysis. When that is the case, client acknowledges that sample representativeness depends on his or her adhering to sampling instructions provided by CSI. If a test result is shown to be inaccurate, CSI agrees to repeat the test free of charge but accepts no further liability. CSI treats this Test Report as confidential. Client may reproduce Test Report in its entirety. Partial duplication is not allowed except with written approval from CSI.