

§ 212-118. Existing Development District.

NOTE: The following Development Districts were established prior to the adoption of this chapter and shall remain in effect as set forth below.

A. Development District 1: Spruce Row Campsite (formerly Development District 1, as amended October 8, 1991; June 2009).

(1) Allowed uses. The purposes for which the district may be used are as follows:

(a) The site plan as listed on the map dated June 2009 for this district is listed as a legal and conforming use. Any future buildings, site changes/additions will require compliance with § 212-127A, Campgrounds, seasonal.

[1] Site plan review shall be required for future buildings, site changes/additions above the 208 sites regulated by Tompkins County Department of Health.

[2] The maximum number of sites for the Development District shall be 425.

(b) Campsites.

(c) Living accommodations for campers shall be tents, recreational vehicles, recreational park trailers, or camping cabins intended for transient use.

[1] A "tent" shall be defined as a portable shelter, made of fabric, stretched over a supporting framework of poles with ropes and pegs.

[2] A "recreational vehicle" shall be defined as a vehicle that can only be moved on the highway without a special permit from the New York State DOT (therefore no wider than eight feet), built on a single chassis, mounted on wheels, with gross trailer area not to exceed 400 square feet in area.

[3] A "recreational park trailer" shall be defined as a vehicle that can be moved on the highway with a special permit from the New York State DOT (therefore may be wider than eight feet but no more than 12 feet), built on a single chassis, mounted on wheels with gross trailer area not to exceed 400 square feet in area.

[4] A "camping cabin" shall be defined as a hard-sided tent or shelter less than 400 square feet in an area without plumbing which is on skids or otherwise designed to be readily moveable.

(d) The campgrounds shall be open for the season camping annually from May 1 through October 31. Off season, no more than 20% occupancy of existing sites at any given time is permitted for temporary camping units. Length of stay is no more than seven consecutive days during the off season. (This is designed to accommodate such recreational activities as hunting, fishing, skiing, etc.) Snowmobiles will be limited to four per site with a maximum of 40 allowed in the campground at any one time.

(e) Commercial sales of recreational vehicles, recreational park trailers and retail sales

of camping-related items shall be an allowed use.

- (f) The following recreational uses are allowed in the campsite for only registered campers and guests: mini-golf, hayrides, arcade, two playgrounds (as listed on the map), swimming pool, fishing pond, paddle boat rentals, geocaching, pedal cart rentals, golf cart rentals, volleyball, basketball, horseshoes, nature/hiking trails, live music entertainment, ball field and similar activities.
- (2) District area boundaries.

- (a) The area of said district shall be approximately 83 acres as described on the map dated June 2009.
- (b) The district boundaries are as follows: All that tract or parcel of land situated in the Town of Ulysses, County of Tompkins and State of New York, being part of Military Lot 16 in said Town and bounded and described as follows:

BEGINNING at a point in the center line of Kraft Road approximately 2,643 feet from the west line of Military Lot 16, thence south parallel to the west line of Military Lot 16 approximately 2,061 feet to the south line of Military Lot 16; thence west along the said south line of Military Lot 16 approximately 2,643 feet to the west side of said Military Lot 16 (being the east line of military lot 15); thence north along the west line of Military Lot 16 approximately 1,188 feet to a point; thence northeasterly along a hedgerow and woodlot about 528 feet; thence southeasterly along the said hedgerow and woodlot about 462 feet; continuing in a southeasterly direction along the said hedgerow about 792 feet to a second hedgerow which runs north and south; thence north along said second hedgerow about 792 feet to a third hedgerow which runs east and west; thence west and parallel to Kraft Road approximately 88 feet to a point; thence north and perpendicular to Kraft Road approximately 351 feet to a center line of Kraft Road; thence east along center line of Kraft Road 1,034 feet to the point of beginning.

- (3) Specifications for campsites.
- (a) The number of campsites in the district is not to be more than 425 sites. The sites shall be a minimum of 30 feet wide and a depth of 50 feet or as directed by NYS DOH.
- (b) East of the driveway (to the left as entering the campgrounds) campsite numbers 2, 4, 6 to 9, 11, 20, 21 and 20A are to remain as they are. No campsites will be permitted closer than 275 feet from the center line of Kraft Road. A natural vegetative buffer must be maintained between the eastern most campsites and the eastern most boundary. Campsites to remain as they are on the map; no new campsites are to be added within this area.
- (c) Parking. Two-hour temporary parking is permitted north of the hedgerow (labeled as Hedgerow No. 1 on the map) for patrons and their guests.
- (d) Each campsite shall have a designated area for a campfire that shall be located, cleared and protected in accordance with recommendations of the Trumansburg

Fire Chief. All firewood in the campground to be in compliance with DEC regulations on transported in firewood.

- (e) The sites as listed in the map dated June 2009 shall be considered legal and conforming according to existing zoning regulations. All new and additional campsites are required to be in compliance with § 212-127A, Campgrounds, seasonal.
 - (f) Recreational park trailers will be limited to 15% of existing sites within the district not to exceed 43 sites. Recreational park trailers can be located on sites indicated with an X on the map dated June 2009.
 - (g) Camping cabins will be limited to 15% of existing sites within the district, not to exceed 43 sites.
- (4) Sewage and garbage disposal.
- (a) Sewage and garbage disposal shall meet all requirements of the Tompkins County Health Department.
 - (b) Rodent-tight refuse containers shall be provided so that there shall be a minimum of one container for every four campsites.
 - (c) There shall be absolutely no dumping of any type of refuse whatsoever in Willow Creek.
 - (d) Garbage shall be picked up at least twice per week during the months of June, July and August, and at least once per week the remainder of the season.
 - (e) Underground sewage receptacles shall not be allowed within 100 feet of the edge of Willow Creek; all recreational vehicles within that area must have self-contained sewage holding tanks.
- (5) Water.
- (a) Drinking water shall be provided and conform to the standards of the Tompkins County Health Department.
 - (b) There shall be no cleaning activities (activities that include soaps, shampoos, or cleansers) in Willow Creek (e.g., bathing, car washing, and dishwashing).
 - (c) Under conditions of drought, a water conservation plan shall be enacted that could include reduction of shower usage, prohibition of washing vehicles, campers and pets. Further, under drought consideration no watering of lawns or plants shall take place.
- (6) Maintenance.
- (a) The entire district shall be kept free and clear of all litter and be maintained in a neat and orderly manner.
 - (b) A monthly visual inspection shall be conducted of the sewage holding tanks of all

recreational vehicles and recreational park trailers located along and upgradient of Willow Creek.

- (c) Chlorinated water from the swimming pool will not be discharged in excess of 100 gallons in a twenty-four-hour period for maintenance procedures.
- (7) Signs. One namesake sign or bulletin board not exceeding 18 square feet is allowed. Said sign shall not be self-illuminating and the bottom of said sign shall not be more than five feet from the ground.
- (8) Commercial sales.
 - (a) Commercial sales of recreation vehicles and recreational park trailers are allowed in this district. A maximum of six units may be displayed in the area (40 feet by 75 feet) listed on the map dated June 2009.
 - (b) New units are allowed on camping sites for purpose of commercial sales.
 - (c) Individuals may display their used units for second-hand sale on sites within the district.
 - (d) The existing retail store for sales of camping related items, such as firewood, ice, and sundry items, for the accommodations of the campers and their guests is permitted.
- (9) Storage.
 - (a) Storage of recreation vehicles and boats on trailers is allowed, with the provision that no more than 60% of the existing campsites can be used for storage and no more than one unit per campsite.
 - (b) In-season storage shall be limited to the campsites themselves or the area designated on the map June 2009 as off-site storage.
- (10) Buffers. All natural buffers are to remain, and in addition:
 - (a) From the current driveway, east, approximately 40 feet from the center line of the road in line with the current tree line, a hedge (indicated as Hedgerow No. 2 on the map) of evergreens is to be maintained, using a minimum spacing of six feet, with the minimum size of trees to be planted of four feet and with the hedgerow to be two rows of trees deep. If any trees die, they are to be replaced.
 - (b) The area along Hedgerow No. 1 is to be interplanted with evergreen trees and shrubs, from the entrance road to the west boundary. The purpose is to create a dense visual barrier to hide vehicles and activities and to provide privacy for regular users and campers as well as neighbors. Minimum size of plants at planting shall be four feet.
 - (c) All natural covers on the remaining boundaries shall remain and natural growth of said hedgerows shall be encouraged.
 - (d) The existing sites along Willow Creek indicated on the map dated June 2009 will

be maintained with a minimum twenty-foot wide natural vegetative buffer adjacent to the stream. All future sites will be in compliance with § 212-127A which states no campsite, buildings, structures, or parking areas shall be located within 100 feet of a stream edge or any wetland as defined by local, state or federal law.

(11) Mobile home.

- (a) One mobile home, larger than 750 square feet, shall be permitted in the Development District as indicated on the map dated June 2009.
- (b) The mobile home will be skirted and the hedgerow that now exists shall remain as screening.

B. Development District No. 2: Podunk Ski Shop (formerly Development District No. 5, created June 15, 1976).

(1) Allowed uses. The purposes for which the district may be used are as follows:

- (a) Ski retail and rental shop.
- (b) Sauna.
- (c) Hostel/lodge.

(2) District area and boundaries:

- (a) Located at the southeasterly corner of Cold Springs Road and Podunk Road and being all of Tax Parcel Nos. 21-1-1 and 21-1-1.1 as shown on the Tompkins County Tax Map.
- (b) Located on west side of Podunk Road opposite Cold Spring Road and being all of Tax Parcel No. 22-5-2 as shown on the Tompkins County Tax Map.

(3) District specifications. No district specifications are listed as part of this Development District.

C. Development District No. 3: Bar/Restaurant/Trailers (formerly Development District No. 7, created May 8, 1979).

(1) Allowed uses. The purposes for which this district may be used are as follows:

- (a) Bar and restaurant;
- (b) Maintenance of mobile home adjacent to the existing bar and restaurant;
- (c) Maintenance of a second mobile home adjacent to Halseyville Road, for so long as said mobile home may be occupied by Howard and Anna Brown, or the survivor of them;
- (d) No other mobile home shall be established or occupied within this district.

(2) District area and boundaries. The area of said district shall be approximately 14 acres, triangular in general shape, bounded on the east by State Highway Route 96, on the west

by Halseyville Road, and on the south by premises formerly of Strong, later of Stover, bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, Tompkins County, New York and being part of Military Lots #8 and #14 in said Town more particularly bounded and described as follows:

BEGINNING at a point in the center line of Halseyville-Enfield Road at the southwest corner of lands now or formerly of Robert Dean Murphy and also the northwest corner of premises conveyed to Edmund Pearsall by deed of Isaac Ball and wife dated February 28, 1868, and recorded in the Tompkins County Clerk's Office in Liber 3 of Ulysses Deeds at page 132; running thence south (S 3 West) along the center line of said Halseyville-Enfield Road (also the westerly line of Lots #8 and #14) 20 chains and 49 links to a point (also the southwest corner of said Ball-Pearsall parcel); running thence N 77E, nine chains and 99 links (previous deeds described said course as being "along the north side of the Road," which road is now nonexistent); thence continuing along said same course in a straight line to the center of the Ithaca-Trumansburg State Highway at or near the intersection of said highway and the line between Military Lot #8 on the north and #14 on the south (the last course is straightened in accordance with the Ball-Pearsall deed above mentioned, which reads: "It is understood and agreed that the fence on the southwest side of the turnpike shall be straightened and correspond with a straight line . . ."); running thence northwesterly along the center of said Ithaca-Trumansburg State Highway about 20 chains to the southeast corner of lands now or formerly of Robert Dean Murphy; running thence westerly along Murphy's south line to the point or place of beginning.

(3) District specifications.

- (a) At such time as Howard and Anna Brown, or the survivor of them, shall no longer occupy the second mobile home permitted by Article XVI, § 212-118C(1)(c) above, one of the mobile homes shall be immediately removed from the district, and shall not be replaced; thereafter only a single mobile home shall be permitted therein.
- (b) Sewage and garbage disposal shall meet all requirements of the Tompkins County Health Department.
- (c) The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner and landscaped in keeping with the surrounding area.
- (d) Off-street parking shall be provided adjacent to all structures as specified in Article XX, § 212-121.
- (e) Signs may be erected or affixed as specified in Article XX, § 212-122.

D. Development District No. 4: Stover Saw Mill (formerly Development District No. 8, created October 14, 1980).

- (1) Allowed uses. The purposes for which this district may be used are as follows:

- (a) Operation of a sawmill in an existing thirty-foot-by-144-foot structure, with planing and treating sheds, for the processing and sale of forestry products, such as milled lumber, treated posts, firewood and wood by-products, such as sawdust and slab wood.
 - (b) Retail sale of agricultural fertilizers, lime, chemicals and seed, and mixing and custom application of agricultural fertilizers, lime and chemicals.
 - (c) Retail sale of small motorized agricultural equipment to farmers; this does not include lawn mowers, garden tillers, chainsaws and other lawn and garden equipment and supplies.
 - (d) Retail sale of Farm Bureau tires and batteries for agricultural equipment.
 - (e) The construction of a farm shop and agricultural sales and service building approximately 48 feet by 96 feet to house a portion of the activities above described, on the north side of Gorge Road.
 - (f) The construction of a sawdust-containment building approximately 30 feet by 30 feet on the south side of Gorge Road.
 - (g) The construction of a sizing building approximately 30 feet by 50 feet on the south side of Gorge Road.
 - (h) The construction of a treating shed approximately 40 feet by 125 feet on the south side of Gorge Road.
 - (i) Construction of a fertilizer- and chemicals-mixing building approximately 40 feet by 100 feet on the south side of Gorge Road.
 - (j) The construction of a truck scale shelter approximately 25 feet by 50 feet on the south side of Gorge Road.
 - (k) All structures shall be located at least 75 feet from the highway right-of-way.
 - (l) Creation of this Development District, or the specification herein of permitted uses, does not limit the continuing permitted use of farming, i.e., for the general agricultural purposes of livestock and crop production and sales.
 - (m) The construction of any other buildings within the Development District hereinafter described shall be considered an additional and further use for which an application shall be made to the Town Board pursuant to Article III, § 212-20.
- (2) District area and boundaries. The area of said district shall be approximately 38 acres, on both the northerly and southerly sides of Gorge Road, bounded and described as follows:

BEGINNING at a point in the center of Taughannock Falls Road (Gorge Road), said point of beginning being 441.3 feet southwesterly along the center of said road from its intersection with the north line of Military Lot #9, thence north 68°, 22 feet west (passing through a pipe in the northwesterly line of said road) along an old fence, 303.4

feet to a point marked by an iron pipe; thence south 62°, eight feet west 797.8 feet to a point in an old fence and hedgerow; thence south 11°, 32 feet east 1,137 feet crossing Gorge Road to a pipe in the north line of the former Lehigh Valley Railroad right-of-way (New York State Electric and Gas right-of-way); then running south 72°, 10 feet east along said right-of-way approximately 1,243 feet to a point marked by a pipe; then running northwesterly approximately 904 feet to a point marked by a pipe; then running northeasterly approximately 575 feet to a point marked by a pipe on the south bank of the stream near a large honey locust tree; then running northwesterly approximately 700 feet along the hedgerow passing through a point marked by a pipe at the end of the hedgerow to the center of Gorge Road; then running southeasterly along Gorge Road approximately 100 feet to the point of beginning.

(3) District specifications.

- (a) No access road or driveway shall enter the public highway within 75 feet from the intersection of the highway and a boundary of the district.
- (b) No saw logs, lumber or wood by-products shall be placed within 75 feet of any boundary of the district or any highway.
- (c) Evergreen trees four feet to five feet in height shall be planted in two rows, alternately spaced, at intervals of 20 feet along that portion of the western boundary of the district southerly from the Gorge Road to the New York State Electric and Gas right-of-way, in order to provide both a visual screen and sound barrier for the existing building housing the sawmill.
- (d) An electric motor for the new sawmill shall replace the present power source and be located to the east of the sawmill; this new power source shall be operational within three months or as soon thereafter as New York State Electric and Gas Corp. can provide the necessary electrical service.
- (e) Until the aforesaid electric motor shall be in operation, a temporary sound barrier shall be erected to the west of the present sawmill in accordance with specifications of the Extension Safety Engineer, Department of Agricultural Engineering, Cornell University.
- (f) No sawing of logs shall take place on Sundays or holidays, or on weekdays except between the hours of 7:00 a.m. and 7:00 p.m.
- (g) Any agricultural chemicals or chemicals for the preservative treatment of lumber shall be stored, used and disposed of in accordance with applicable federal, state and local regulations so that there shall be no discharge of hazardous chemicals to the environment and no broadcast of offensive odors.
- (h) There shall be no outside storage or display of farm machinery and equipment offered for retail sale.
- (i) The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner.

- (j) Off-street parking shall be provided adjacent to all buildings housing retail sales as specified in Article XX, § 212-121.
 - (4) Signs. Two signs not exceeding 18 square feet in area per sign, referring to the use of the premises, are authorized. These signs shall not be self-illuminating and the bottom of said signs shall not be more than five feet from the ground.
- E. Development District No. 5: Automobile Business — David Kline (formerly Development District No. 9, created February 14, 1984, amended May 31, 1984, October 10, 1989, June 19, 1997, October 1, 1998, August 2005, and March 2008).
- (1) Allowed uses. The purposes for which the district may be used are as follows:
 - (a) Automobile, farm equipment and truck repairs, including all types of mechanical, body and interior work.
 - (b) New York State motor vehicle inspections.
 - (c) Retail sales of automotive, farm equipment and truck parts, both new and used, and automotive-related items, such as paint, oil, tires, rims, tools, gas cans, jacks, etc.
 - (d) Retail sales of new and used vehicles, including exterior display of vehicles for sale.
 - (e) The construction of an addition to the existing garage on the premises approximately 24 feet by 42 feet for a retail store and work space.
 - (f) A custom cabinet, furniture and woodworking shop and related accessory sales uses per amendment adopted October 1, 1998.
 - (g) The construction of any other buildings within the Development District hereinafter described shall be considered an additional and further use for which an application shall be made to the Town Board pursuant to Article III, § 212-20.
 - (2) The district areas and boundaries shall be amended to read as follows. The area of said district shall be 1,750 feet along the west side of State Highway Route 96, with a depth of 500 feet, bounded and described as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, and State of New York, and being part of Military Lot Nos. 8 and 14 in said Town, more particularly bounded and described as follows:

BEGINNING at a point in the southwesterly line of New York State Route 96 (Ithaca-Trumansburg Turnpike) that is located south 57° 22 feet 46 inches west a distance of 33 feet from a point in the center line of said New York State Route 96 that is located northwesterly measured along the center of the line of New York State Route 96 a tie measurement of 1,312 feet, more or less, from the intersection of said center line with the center line of Cold Springs Road.

Thence north 35° 17 feet 27 inches west along the southwesterly highway line of New York State Route 96 a distance of 419.66 feet to a point;

Thence south 61° 15 feet 35 inches west (passing through a point marked by an iron pin at nine feet and passing through a point marked by another iron pin an additional 531.60 feet) a total distance of 578.10 feet to the point of intersection with the line labeled "approx. location zoning boundary" as shown on a survey map entitled "SURVEY MAP SHOWING LANDS OF DAVID G. KLINE, LOCATED ON N.Y.S. RTE. 96, TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK" completed by T.G. Miller P.C., Engineers, & Surveyors, dated 5/21/2007;

Thence in a southeasterly direction on a line labeled "approx. location zoning boundary", which line is parallel with the southwesterly highway line of New York State Route 96 a distance of approximately 53.12 feet to a point in the northerly line of premises reputedly owned by Murray as shown by instrument recorded in the Tompkins County Clerk's Office as instrument No. 456001-001;

Thence south 86° 14 feet 38 inches east a distance of approximately 18.7 feet to a point marked by an iron pin;

Thence south 86° 14 feet 38 inches east and distance of 159.32 feet to a point marked by an iron pin;

Thence north 57° 22 feet 46 inches east a distance of 218.70 feet to a point marked by an iron pin;

Thence south 35° eight feet 38 inches east a distance of 242.00 feet to a point marked by an iron pin;

Thence south 86° 46 feet 17 inches east a distance of 100.13 feet to a point marked by an iron pin;

Thence north 57° 22 feet 46 inches east (passing through a point marked by an iron pin at 124.88 feet) a total distance of 140.88 feet to the point and place of beginning, labeled as PARCEL B on the aforementioned survey map and being that portion of Parcel B currently located in Development District No 5. as shown on the aforementioned survey map.

(3) District specifications.

- (a) Vehicles for sale shall not be parked or displayed closer than 75 feet from the paved edge of the highway, and shall be confined to an area within the Development District, measured along State Highway Route 96, no longer than 500 feet from the southernmost and northernmost vehicle so displayed.
- (b) All inoperative motor vehicles or vehicles under repair, parts and bulk supplies shall be kept in an enclosed structure; there shall be no outside storage or display of any parts, supplies or materials.
- (c) The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner.
- (d) Off-street parking shall be provided adjacent to all structures as specified in Article XX, § 212-121.

- (e) The provisions of Article XX, § 212-131, shall apply to this Development District.
- F. Development District No. 6: Koskinen Auto Repair (formerly Development District No. 10, created May 31, 1984, and January 30, 2003).

(1) Allowed uses. The purposes for which the district may be used are as follows:

- (a) Automotive and truck repairs, including all types of mechanical, body and interior work.
- (b) New York State motor vehicle inspections.
- (c) Retail sales of automotive and truck parts, both new and used, and automotive-related items, such as paint, oil, tires, rims, tools, gas cans, jacks, etc.
- (d) Existing residential and agricultural uses.
- (e) Development District No. 6 was modified to allow a thirty-foot-by-forty-eight-foot addition on January 30, 2003.
- (f) The construction of any other buildings within the Development District shall be considered an additional and further use, for which an application must be made to the Town Board pursuant to Article III, § 212-20.

(2) District area and boundaries.

BEGINNING at a point in the westerly line of the Podunk Road, and in the southerly line of the premises of Richard Stilwell (Tax Map Parcel 22-5-3); running thence westerly along Stilwell's south line a distance of 300 feet to a point; running thence southerly parallel with the Podunk Road a distance of 535 feet to a point; running thence easterly and perpendicular to the Podunk Road a distance of 175 feet to a point; running thence southerly parallel with the Podunk Road a distance of 200 feet to a point; running thence southeasterly a distance of approximately 130 feet to a point in the westerly highway line, running thence in a northerly direction along the western edge of the Podunk Road a distance of approximately 830 feet to the place of beginning. Together with a rectangular area with a depth of 500 feet and frontage of 600 feet on the easterly side of Podunk Road, across from the parcel above described, in the northwest corner of Tax Map Parcel 21-1-13.

(3) District specifications.

- (a) All inoperative motor vehicles or vehicles under repair, parts and bulk supplies shall be kept within an enclosed structure; there shall be no outside storage or display of any parts, supplies or materials.
- (b) The entire district shall be kept free and clear of all litter and maintained in a neat and orderly manner.
- (c) Off-street parking shall be provided adjacent to all structures as specified in Article XX, § 212-121.
- (d) Signs may be erected or affixed as specified in Article XX, § 212-122.

(e) The provisions of Article XX, § 212-131, shall apply to this Development District.

G. Development District No. 7: Finger Lakes-Seneca Cooperative Insurance Company (formerly Development District No. 18, created August 16, 1988).

(1) Allowed uses. The purposes for which the district may be used are as follows:

(a) Professional office building.

(2) District area and boundaries.

BEGINNING at an iron pin set in or near the westerly street line of Mecklenburg Road (New York State Route 227), which pin is set North 86° 27 minutes two seconds west a distance of 94.92 feet from a point in the center line of Mecklenburg Road, which said point is northeasterly a distance of 749.1 +/- feet from its intersection with the center line of Mayo Road; running thence north 86° 27 minutes 22 seconds west along a hedgerow, a distance of 345.38 feet to an iron pin, running thence north 5° 34 minutes 57 seconds east along a hedgerow, a distance of 805.61 feet to an iron pin set in the southerly line of lands now or formerly of Douglas J. Austic and Paula K. Austic, which line also marks the boundary between Military Lots #11 and #5; running thence, south 83° 50 minutes 36 seconds east a distance of 560.61 feet to a point in a twelve-inch cherry tree, marking a fence corner; running thence, south 5° 16 minutes 21 seconds west along the westerly line of land now or formerly of Fred M. and Margaret Denmark, a distance of 552.48 feet to an iron pin, which pin is northwesterly a distance of 3.54 feet from an old pipe and southwesterly a distance of 28.85 feet from a concrete monument; running thence, south 48° 27 minutes 33 seconds west, along the westerly street line of Mecklenburg Road, a distance of 320.99 feet to the iron pin marking the point and place of beginning, containing 9.667 +/- acres of land.

(3) District specifications.

(a) The size of the main building shall be no more than 5,500 square feet with a height of no more than 28 feet, six inches at its highest point as per Project No. 7372, dated July 1988, which is on file. The exterior of the building shall be done in cut stone and one-inch-by-six-inch cedar board.

(b) There will be a minimum of 25 parking spaces and a maximum of 55 parking spaces. All parking, except for visitor parking, will be on the west side of the building. Asphalt on the parking areas will be applied within two years.

(c) The building and its use are considered a professional office building as defined in Article IV.

(d) A storage building not more than 400 square feet in area may be erected. The exterior of this storage building shall be of the same materials as the main building. It will be landscaped and will be situated on the west side of the main building. It will be subject to the issuance of a building permit.

(e) Signs shall conform to Article XX, § 212-122.

(f) Exterior building lights, sign and security lights are permitted; however, they are

subject to the provisions of Article XX, § 212-123.

- (g) The property shall be maintained in a well-groomed and mowed condition and shall be landscaped in such a manner as to be attractive to the area.
 - (h) The construction of any other buildings within the Development District shall be considered an additional and further use for which an application must be made to the Town Board pursuant to Article III, § 212-20.
- H. Development District No. 8: Boat sales, service, and storage (formerly Development District No. 19, created July 18, 1991, amended June 25, 2024). Any amendment to this subsection shall be processed as a zoning code amendment following the process listed under Article III, § 212-20.

(1) Allowed uses. The purposes for which the district may be used are as follows:

- (a) Sales and service of small marine motors, used boats and accessories.
- (b) Storage of boats.

(2) District area and boundaries.

BEGINNING at an iron pin set near the easterly road line of Dubois Road 30 feet north of center line of creek culvert which defines the southwest border to Tax Parcel 32-2-8.22 and continuing northerly 184 feet along the center line of Dubois Road to an iron pin along the easterly road line of Dubois Road; then continuing 220 feet easterly and perpendicular to Dubois Road to an iron pin, then continuing 125 feet northerly and parallel to Dubois Road to an iron pin; running thence 380 feet easterly and perpendicular to Dubois Road to an iron pin, then continuing 309 feet southerly and parallel to Dubois Road to an iron pin; and thence returning 600 feet westerly and perpendicular to Dubois Road to the iron pin marking the point and place of beginning; conveying 3.14 acres.

(3) District specifications.

- (a) The existing building is to be used for business. Well and septic systems are to be maintained according to Tompkins County Health Department requirements.
- (b) No mechanical sound associated with boat repair shall emanate from the property before 8:00 a.m. or after 8:00 p.m. Monday through Saturday, nor on Sundays and federal holidays.
- (c) ~~Maintain parking between the front of the building and highway right of way, and on the south side of building, as shown on "Survey Map Showing Development District for Moore's Marine Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York," by TG Miller P.C., revised January 22, 2018. The owners of the land on which the Development District is located shall file the map in the Tompkins County Clerk's office no later than 30 days after adoption of this subsection.~~ Off-street parking located between the front of the building and highway right-of-way and on the south side of building, as delineated on "Survey Map Showing Development District for Moore's Marine Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York," by TG Miller P.C., revised January 22, 2018, Tompkins County Recording Instrument No. 2018-05597

shall be maintained until amended as provided for herein. Amendments to the site configuration of the off-street parking areas shall be subject to site plan approval pursuant to the provisions of Article III, § 212-19, shall be recorded with the Tompkins County Clerk's office, and shall require no further action or review by the Town Board.

- (d) ~~Boats ready to be picked up and/or serviced shall be stored on the north side of the building, on the south side of the building, on the east side of the building, and on the lower lot/east side of the building, as shown on approved site plan on "Survey Map Showing Development District for Moore's Marine Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York," by TG Miller P.C., revised January 22, 2018, which is incorporated herein by reference and made a part hereof. Temporary parking of boats for service delivery and pickup are permitted to the north and east of the building or on the gravel parking areas as delineated on the amended map noted above. Amendments to the site configuration of the temporary parking of boats to be serviced shall be subject to site plan approval pursuant to the provisions of Article III, § 212-19, shall be recorded with the Tompkins County Clerk's office, and shall require no further action or review by the Town Board.~~
- (e) ~~Outside storage of boats shall be permitted on the south side of the building, and on the lower lot/east side of building, as shown on approved site plan on "Survey Map Showing Development District for Moore's Marine Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York," by TG Miller P.C., revised January 22, 2018, which is incorporated herein by reference and made a part hereof. Long-term outdoor storage of boats shall only be permitted on the gravel parking areas to the south and east of the building as delineated on the amended map noted above. Amendments to the site configuration of the long-term outdoor storage of boats shall be subject to site plan approval pursuant to the provisions of Article III, § 212-19, shall be recorded with the Tompkins County Clerk's office, and shall require no further action or review by the Town Board.~~
- (f) ~~Used boat sales shall be permitted only on the south side of the building, as shown on approved site plan on "Survey Map Showing Development District for Moore's Marine Located at No. 3052 Dubois Road, Town of Ulysses, Tompkins County, New York," by TG Miller P.C., revised January 22, 2018, which is incorporated herein by reference and made a part hereof. Used boat sales shall be permitted only on the gravel parking area to the south of the building as delineated on the amended map noted above. Amendments to the site configuration of used boat sales shall be subject to site plan approval pursuant to the provisions of Article III, § 212-19, shall be recorded with the Tompkins County Clerk's office, and shall require no further action or review by the Town Board.~~
- (g) Vegetated buffer shall be installed and maintained on the property boundaries with 3060 Dubois Road (Tax Parcel Number 32-2-10) and 3072 Dubois Rd (Tax Parcel Number 32-2- 8.21). Landscape plan for the vegetated buffer shall be reviewed and approved by the Planning Board and filed with the Town.
- (h) Area around building to be kept clean with no outside storage other than boats with or without motors and trailers.

- (i) Signs: One freestanding sign not to exceed 18 square feet. For sign(s) attached to the building, the cumulative square footage shall not exceed 64 square feet. Signs required by New York State are not included in the area calculation. No illuminated signs shall be permitted.
 - (j) Exterior building lights and security lights are permitted, subject to the provisions of Article XX, § 212-123.
 - (k) Used gear lubricants and motor oils shall be stored in a tank or tanks not to exceed 300 gallons, which shall be pumped when full by an authorized handler of petroleum waste material. There shall be no liquid or solid waste disposed of on the property other than that authorized by the Tompkins County Health Department.
 - (l) ~~The construction of any other buildings within the Development District shall be considered an additional and further use for which an application must be made to the Town Board pursuant to Article III, § 212-20. Construction of any new structure or expansion of a permitted use shall be subject to site plan approval pursuant to the provisions of Article III, § 212-19, shall be recorded with the Tompkins County Clerk's office, and shall require no further action or review by the Town Board.~~
 - (m) A vegetated buffer 100 feet wide shall be maintained on the eastern boundary of the Development District.
 - (n) Engine/boat maintenance and repair involving lubricants, oils, or other hazardous materials shall be performed over a permanent or portable impermeable surface with sufficient capacity to collect the maximum volume of liquids used during the maintenance/repair work. Spills shall be cleaned up according to best management practices.
 - (o) No edible plants shall be grown for human consumption without first testing the soil for contaminants.
- I. Development District No. 9: Flo-Tech (formerly Development District No. 21, created January 26, 2004).
- (1) Allowed uses. The purposes for which the district may be used are as follows:
 - (a) The manufacture of prosthetic devices, and all necessary activities connected therewith.
 - (2) District area and boundaries.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, County of Tompkins, State of New York, being bounded and described as follows: BEGINNING at a point in the center line of Halseyville Road, said point being further located South 60° 31 feet 24 inches west a distance of 39.02 feet from a point marking the present center line of Halseyville Road and NYS 96; RUNNING THENCE north 82° 59 feet 19 inches west for a distance of 24.75 feet to a point located on the west right-of-way of Halseyville Road; RUNNING THENCE north 19° one foot 41 inches west along the west line of NYS Route 96 for a distance of 224.04 feet to an iron pin; RUNNING THENCE north 19° one foot 41 inches west along the west line of NYS

Route 96 for a distance of 109.68 feet to a point; RUNNING THENCE north 82° 44 feet nine inches west for a distance of 306 feet to a point; RUNNING THENCE south 07° 15 feet 51 inches west for a distance of 261.60 feet to a point; RUNNING THENCE south 65° 23 feet 33 inches east passing through an iron pin at a distance of 169.58 feet, passing through an iron pin at an additional distance of 303.33 feet and continuing for a distance of 28.98 feet to a point, said course having a total distance of 501.89 feet; RUNNING THENCE north 07° zero feet 41 inches east along the present center line of Halseyville Road for a distance of 112.13 feet to the point and place of beginning; said parcel having an area of 2.95 acres net to the road rights-of-way. SUBJECT TO covenants, restrictions, easements and encumbrances of record. For a more particular description thereof, reference is hereby made to a survey map entitled "Survey Map Showing Lands of Robert N. Brown, Sr., Located on Halseyville Road, Town of Ulysses, Tompkins County, New York," dated August 18, 2009, amended September 16, 2010, September 15, 2011, and October 10, 2016, prepared by T.G. Miller, P.C., Engineers and Surveyors, Ithaca, New York. The owners of the land on which the Development District is located shall file the map in the Tompkins County Clerk's office no later than 30 days after the subdivision of the Development District and other lands owned by said owners is approved by the Town of Ulysses.

The above premises being three acres of land.

- (3) District specifications.
 - (a) In connection with said use, up to 10 full-time or full-time-equivalent employees are permitted
 - (b) The facility on site must comply with all given application criteria and receive Ulysses Planning Board site plan approval, to insure compliance of all of the applicant's proposals before a building permit shall be issued.
 - (c) Any road entrance shall comply with state and county highway rules and regulations.
 - (d) Any water and septic infrastructure shall comply with Tompkins County Health Department codes and receive its approval

J. Development District No. 10: Computer Services (created September 6, 2005).

- (1) The purposes for which the Development District may be used is as follows:
 - (a) Agricultural use as defined under the Agriculture and Markets Law.
 - (b) Computer software research and development not to exceed 30 employees to be located in structures shown on site plan map dated May 30, 2005, as drawn by Cheryl Lee Thompson, licensed architect, inclusive of residential use in said structures.
- (2) Area of the district. The area of said district shall be approximately 22.84 acres consisting of parcels presently owned by Terrill Moore and Judith Cone, Tax Parcels 33.-2-1.2, 33.-2- 1.3; and 33.-2-1.4 in the Town of Ulysses, bordering Perry City Road on the North and Krum's Corners Road on the west, and more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Ulysses, County of Tompkins, State of New York, more particularly Bounded and described as follows: BEGINNING at a point marking the intersection of the center line of Perry City Road

with the center line of Krum's Corners Road;
Thence south $81^{\circ} 50$ minutes 15 seconds east along the center line of Perry City Road
803.21 feet to a point;
Thence south $7^{\circ} 10$ minutes 51 seconds west (passing through a pin a 25.76 feet) 754.20
feet to a pin;
Thence south $81^{\circ} 50$ minutes 15 seconds east (passing through a pipe at 150 feet)
395.82 feet to a pin;
Thence south 9° six minutes one second west 360 feet to a pin; Thence north 82° zero
minutes 35 seconds west 998.57 feet to a pin;
Thence north 82° eight minutes west passing a pipe at 174.7 feet a total distance of 200
feet to the center line of Krum's Corners Road;
Thence north $7^{\circ} 45$ minutes east 446.9 feet along the center line of Krum's Corners
Road Thence north $7^{\circ} 47$ minutes 50 seconds east 671.70 feet to the point or place of
beginning.