

**DRAFT- TOWN BOARD MEETING**

---

Town of Ulysses

---

June 10, 2025

*The meeting was held in person at the Town Hall at 10 Elm St., Trumansburg NY as well as via Zoom videoconference. Notice of Town Board meetings are posted on the Town's website and Clerk's board.*

*Video recordings of meetings are available on Youtube at  
<https://www.youtube.com/channel/UCWVIs--q9CpHlxdk9YxZyPw>.*

**CALL TO ORDER:**

Ms. Olson called the meeting to order at 7pm.

**ATTENDANCE:**

**TOWN OFFICIALS:**

**In person-**

Supervisor- Katelin Olson

Board members- Mary Bouchard, Liz Weatherby, Rich Goldman, Michael Boggs

Town Clerk- Carissa Parlato

Planning Board chair- Karl Klankowski

WSPPC (Water Source Protection Plan Committee) chair & Planning Board member- Linda Liddle

**Via Zoom-**

WSPPC member & CSAC (Conservation & Sustainability Advisory Committee) chair- Roxanne Marino

Town Planner- Niels Tygesen

**OTHERS:**

**In person-**

Chad Doolittle (owner, 2012 Trumansburg Rd), Pearl Smith, Scott Hoffman, Alan Vogel, Marvin Pritts, Brian Bowers, Cynthia Mannino, Anne Koreman

**Via Zoom-**

Jax Maxian, Tyler Sherman, Jyll Strothman, iPad(2), Ninja Kitten Mobile

**APPROVAL OF AGENDA:**

Ms. Olson noted that the agenda was posted last Friday and asked if there were any changes or additions.

Mr. Goldman requested to add a discussion about the parking lot and moved to approve the agenda as amended. This was seconded by Ms. Bouchard and passed unanimously.

**PRIVILEGE OF THE FLOOR (3 minutes per person):**

Mr. Hoffman, neighboring property owner voiced concern about the parking lot. He said there is not enough room for vehicles to turn around in the space with the barriers. He asked if the Town could remove the two center posts to make it easier.

Mr. Vogel expressed concerns about the parking lot project as well. *(See Appendix)*

### **PRESENTATION: Paleontological Research Institution (PRI)**

Marvin Pritts & Brian Bower spoke on behalf of PRI. *(See Appendix)*

They explained that PRI is changing its mission to focus on fossils and looking for support for Smith Woods. They would like to enter into discussion to donate the property and its management to the town.

The group discussed.

Ms. Olson asked to add a new business item to tonight's agenda to appoint two board members to explore this further. A public hearing would be needed before the board officially made a choice.

She thanked PRI for the offer and their excellent stewardship and would like to support it.

### **MUNICIPAL BOARD & STAFF REPORTS & ANNOUNCEMENTS:**

Ms. Olson thanked Linda Liddle and the WSPPC for holding the well & septic informational event.

Mr. Klankowski said that the CPSC is reviewing the 1-5 draft chapters. Once the CPSC has reviewed all the chapters, they will be shared with other boards & committees and then the public. He added that a property owner applied to the DEC for wetland delineation and received an answer in 35 days, which is encouraging.

Ms. Marino shared that the CSAC met with Tompkins County EMC and he committee has a meeting this week.

Ms. Bouchard reported that the Rec Partnership will likely have budget increases for 2026 in the amount of 4.8%.

Ms. Olson & Weatherby noted that the Youth Commission will not have a July meeting but will begin working on the budget in August. Summer Camp will begin soon and is completely full with a 50 person waitlist. A 7-8 grade senior camper program has been started. Many staff are returning from prior years. Over 120 adults have signed up for adult volleyball.

Ms. Koreman shared the following:

- Sales tax- up compared to 2024
- Passed resolution to fund Center of Gov. bldgs. This has been in discussion for about 20 yrs. Public feedback still wanted- meetings are being held around the county.
- Hiring new department directors for the following:
  - Whole Health Commissioner
  - Social Svcs
  - Highway Super
  - Finance director

Ms. Olson shared information on Three Falls:

- Background- transition of ownership from Boy Scouts to NYS began 4 years ago
- now open for passive use- trail to falls is closed. Can picnic, etc. No potable water or restrooms. Park along the road. All bldgs closed at this time.
- Public Info Session at 6pm on July 1 at fire hall

- \$100K grant from NY to create a master plan which should be completed in early 2026. After completion, will be able to apply for grants for improvements, etc.

Ms. Koreman added that at the July 15 TC legislature meeting they will be updating their DEI policy and feedback is encouraged.

### **OLD BUSINESS:**

#### **POTENTIAL LAND DONATION (DISCUSSION)**

A draft donation agreement was presented. The board discussed the following:

- Deed restrictions:
  - The land can only be used for park and rec
  - Artificial lighting for safety only- no stadium lights
  - No noise after dark
  - Access point in fence
  - Parking limitations- not along flagpole of flaglot
  - Town must plant to obstruct border between neighbors and park as screening
  - Whether 50 years is an appropriate expiration date for the restrictions
- Possibility of a food forest (fruit & nut)
- BZA for variance
- Review of FEAF parts 1 and 2 (only considers the impact of a donation and not any changes to the land itself)

#### **DEVELOPMENT DISTRICT 3 (DISCUSSION)**

Ms. Olson explained said that the town board will be discussing a rezone (currently zoned as Development District 3 (DD3)) for the property at 2012 Trumansburg Rd. DD3 is non-functional as it only allows a bar and a trailer. The Planning Board shared an advisory memo with the board (*See Appendix*).

Mr. Doolittle requested that the board rezone the area into two zones- residential on the Halseyville Road side and business on the Route 96 side so that he can put in a sports facility. He applied for a wetland delineation 120 days ago and has not heard back but he plans to keep the building away from wetlands anyway.

Mr. Klankowski said that it is zoned residential, then 3 houses would be viable.

The group discussed the 2009 Comprehensive Plan and Ag & Farmland Protection Plan goals and whether or not they are still valid for today in this location.

Ms. Olson said that the board can make its own choices but must have a logic. Any change to the current zoning will require a local law change and an opportunity for the public to weigh in.

### **NEW BUSINESS:**

#### **Parking Lot**

The board discussed the parking lot barrier and how to move forward.

Ms. Olson suggested that an ad hoc committee be formed to address the issue. Ms. Bouchard volunteered to work with Mr. Stewart on resolving the issue.

Ms. Olson responded to Mr. Vogel's comments on the following:

- ARPA funds and the how the town made choices with public hearings, staff ratings
- Rationale for selecting the parking lot due to lack of grant funding for such projects and need for storm water management
- Costs more than a private project due to:
  - Strong pavement needed to support heavy equipment
  - Pavement needed to be good for many years
  - Safety lighting added
  - Compliance with policies for procurement and prevailing wage

She added that the town will hold an open house to share more information on June 18.

#### **APPOINTMENT OF AD HOC COMMITTEE TO HOLD DISCUSSIONS WITH PRI**

##### **RESOLUTION # 2025-93: APPOINTMENT OF AD HOC COMMITTEE TO NEGOTIATE SMITH WOODS WITH PRI**

Resolved that the Ulysses Town Board appoints Elizabeth Weatherby and Rich Goldman to represent the town in potential land negotiations with PRI for Smith Woods.

Moved: Ms. Bouchard

Seconded: Ms. Weatherby

Olson	aye
Boggs	aye
Bouchard	aye
Goldman	aye
Weatherby	aye

Vote: 5-0

Date Adopted: 6/10/25

#### **UPCOMING EVENTS**

June 18 – Staff Annual Training @ Town Hall

June 18 – Board and Committee Annual Training, 5-7pm

June 19 – Town Buildings Closed for Juneteenth

June 24 – Regular Town Board Meeting, 7pm @ Town Hall

#### **APPROVAL OF MINUTES:**

Mr. Boggs would like the Finance Committee minutes added to the minutes.

##### **RESOLUTION # 94 OF 2025: APPROVAL OF MINUTES**

RESOLVED, that the Ulysses Town Board approve the meeting minutes, as presented/amended, from May 27, 2025 (regular meeting).

Moved: Ms. Bouchard

Seconded: Mr. Boggs

Olson            aye  
Boggs           aye  
Bouchard       aye  
Goldman       aye  
Weatherby      aye

Vote: 5-0

Date Adopted: 6/10/25

**BUDGET MODIFICATIONS:**

**RESOLUTION # 95 OF 2025: APPROVAL OF BUDGET MODIFICATIONS**

RESOLVED, that the Ulysses Town Board approves the following budget modifications, as presented/amended:

<b><i>Account #</i></b>	<b><i>Account Name</i></b>	<b><i>Current Budget</i></b>	<b><i>Increase / Decrease</i></b>	<b><i>Budget Mod Request</i></b>	<b><i>Post Budget Mod.</i></b>
SW3-8340.41	Water Trans & Dist - General CE	\$ 500	Increase	\$ 300	\$ 800
SW3-8340.2	Water Trans & Dist - Equipment	\$ 1,000	Increase	\$ 3,045	\$ 4,045
SW3-8310.4	Water Administration - CE	\$ 2,960	Increase	\$ 1,040	\$ 4,000
SW3-1990.4	Contingency	\$ 15,000	Decrease	\$ 4,385	\$ 10,615
<i>There are a few items in WD3 that were either unplanned or underbudgeted as follows: Woolf Lane pump repairs; purchase of leak detector; underbudgeted annual software costs for meter reader. Adequate funds are available in the contingency line to cover these costs.</i>					

Moved: Mr. Goldman

Seconded: Ms. Weatherby

Olson            aye  
Boggs           aye  
Bouchard       aye  
Goldman       aye  
Weatherby      aye

Vote: 5-0

Date Adopted: 6/10/25

**PAYMENT OF AUDITED CLAIMS:**

**RESOLUTION # 96 OF 2025: APPROVAL OF AUDITED CLAIMS:**

Resolved that the Ulysses Town board has reviewed and approved payments of claims for the following vouchers:

- # 272-3 36 in the A-SW Funds totaling \$287,012.71
- # 10 in the HA Fund totaling \$8,957.63

Moved: Ms. Olson

Seconded: Ms. Bouchard

Olson            aye

Boggs           aye

Bouchard       aye

Goldman        aye

Weatherby      aye

Vote: 5-0

Date Adopted: 6/10/25

**PRIVILEGE OF THE FLOOR (3 min limit per person):**

Ms. Mannino thanked the board for listening to the public and to Mr. Pritts for the donation.

Mr. Hoffman shared text message with Highway/DPW Director Scott Stewart saying it wouldn't be difficult at all to remove posts. He added that if the town can get this resolved, he would be happy to remove his posted signs.

Mr. Shoen from Insero gave a quick review of the audit of the town's 2024 financial year, saying that that fund balances are solid and the bookkeeper does a great job- no big issues.

Ms. Shallish said that it is evident in each meeting that the board is diligent in what it does. She understands that public and private entities are different in how they do things in following laws and planning for the long-term and the need for an engineer. She agrees that making the building accessible is very important.

**EXECUTIVE SESSION:**

Mr. Goldman moved to go into Executive Session at 9:26pm for the purpose of a discussion of employment of a particular person. This was seconded by Ms. Bouchard and passed unanimously.

Ms. Bouchard moved to end Executive Session at 9:37pm. This was seconded by Mr. Boggs and passed unanimously.

**ADJOURN:**

Mr. Goldman made a motion to adjourn at 9:37pm. This was seconded by Ms. Bouchard and passed unanimously.

*Respectfully submitted by Carissa Parlato, Town Clerk, 6/24/25*

## **APPENDIX:**

### **STATEMENT FROM MR. VOGEL:**

Let's go back to how this all started. After the community overwhelmingly voted down the ballfield proposal, we were told the COVID funds might instead go toward paving the parking lot behind Town Hall.

That ballfield proposal failed by more than 2 to 1. It failed not because the community doesn't want recreation—we do—but because it was a poor process: a flag lot, steep terrain, minimal water access, no solid plan, and a lack of transparency. Many of us offered alternatives and were dismissed. Some officials and supporters insulted those of us who raised concerns, claiming all other options had been explored and that this was our only shot.

We were even told that if we didn't approve the ballfield, the money would be used on the parking lot—a choice that, in hindsight, feels more like a threat than a plan.

Fast forward to today.

The town has spent more than \$300,000—some of it COVID funds, some of it tax dollars—on this parking lot. Meanwhile, the neighboring owners repaved their half of the lot for just \$20,000. Ours cost about fifteen times more. Why?

We paid tens of thousands for engineering, dug up pavement on the neighbor's property, installed a decorative light pole, and built an expensive fence that now blocks their long-used access. That fence now is partially removed, the parking lot still almost useless, and we're left with a situation where snow storage is no longer functional there meaning future snow removal will cost more, every winter.

We've created unnecessary legal conflict, used public funds inefficiently, and, perhaps most damaging, we've alienated our own community members.

Those who speak up have been insulted, ignored, and sidelined. And yet, we had—and still have—people willing to collaborate. We could have formed a committee. We could've asked the community how best to invest this one-time funding. We could have built something we'd all be proud of 20 years from now.

Instead, what we got feels vindictive, rushed, and deeply disappointing.

I hope we can still change course—not just in how we spend money, but in how we treat each other as neighbors.

Thank you.

### **STATEMENT FROM PRI REPRESENTATIVES:**

The Paleontological Research Institute is refocusing its mission to sustainably support a world class museum and an invertebrate fossil collection, and is interested in finding a good steward for Smith Woods to continue the original education and recreational intent.

Prior to the loss of significant support from a previous donor, PRI was able to have a broad mission that included assets such as Cayuga Nature Center and Smith Woods. Considerable investment was made in Smith Woods, such as establishment of trails, signage, removal of invasive species and a perimeter deer fence. Marvin's done a lot of this work. Hundreds of public tours have been

conducted there. Several universities continue to use Smith Woods as a research site, and many Trumansburg residents use Smith Woods for education and recreation.

The original parcel was granted to the people of Trumansburg, from Henry Smith from New York City in 1909, for educational and recreational purposes. PRI assumed ownership in 2007, and has used it for those purposes. Now PRI must refocus its mission. So it thoughtfully considered several entities that could be future stewards of this natural resources, including state parks, Finger Lakes Land Trust, the Village of Trumansburg and the Town of Ulysses.

Given that the town has an established Tree Committee and Habitat Nature Preserve Committee and has demonstrated a track record of land stewardship, and that Smith Woods is currently located within the Town boundary, the Board of Directors of PRI is requesting that the Town of Ulysses enter into discussions about assuming management and ownership of Smith Woods.

**Attached:**

**MEMO FROM PLANNING BOARD**

**STAFF REPORTS**

**FINANCE COMMITTEE NOTES**





# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Town Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** February 6, 2025  
**MEETING DATE:** February 11, 2025  
**SUBJECT:** Rezone for Development District 3

**PROJECT NUMBER:** REZ2412-01  
**PROJECT ADDRESS:** 2012 Trumansburg Road  
**PARCEL NUMBER:** 20.-3-1  
**ZONING:** Development District No. 3:  
Bar/Restaurant/Trailers

### INTRODUCTION

The applicant, Crissy Karns, on behalf of the property owner, Chad Doolittle, applied for a rezone of the subject site to amend the zoning of the western portion of the lot from DD3 to A/R: Agricultural/Rural or R: Residential, and to amend the zoning of the eastern portion of the lot from DD3 to B1: Business. The overall project proposal for the site would be phased, the first phase would be the rezone action, the second and third phase would be a subdivision of the western portion of the existing lot in order to construct single residential dwelling units that would help fund the fourth phase which would be to construct an indoor sports complex on the eastern portion of the existing lot. If approved, the action would also require an amendment to the Code of the Town of Ulysses [\(CTU\) 212-118](#).

### REZONE AND ZONING CODE AMENDMENT AUTHORITY AND PROCESS

Under the [Consolidated Laws of New York \(CLNY\) 62.16.265](#), the Town Board may amend the zoning code and map subsequent to a public hearing. [CTU 1-7](#) states the Code of the Town of Ulysses may be amended as the Town Board deems desirable. And [CTU 212-12](#) states the regulations and boundaries set forth in the zoning code may be amended, supplemented, changed or repealed by the Town Board pursuant to local law.

Per [CTU 212-20.C](#), the initial step for rezone requests is for the Town Board to review the preliminary materials submitted by the applicant and determine whether the proposal 'merits further consideration'. If the Town Board determines the request merits further consideration, the proposal will be referred to the Planning Board for further review and recommendation. The Planning Board is not required to conduct a public hearing as part of the process but is authorized to do so. Once the Planning Board has issued their recommendation, the proposal will come before the Town Board for final consideration.

Per [New York Codes, Rules, and Regulations Title 6, Part 617 \(SEQR\)](#), the proposed work is considered an Unlisted Action which the Town Board will act as Lead Agency. The proposal was referred to Tompkins County Planning Department per the requirements of [CLNY 24.12-C.239-L, M, and N](#).

### PLANNING STAFF RECOMMENDATIONS

Planning staff recommend the Town Board decide the proposal merits further consideration and refer the proposal to the Planning Board for further review.

### REQUEST TO THE TOWN BOARD

Review the information in this memo, the [applicant's submittal items](#), and consider additional materials that may be needed by the Board from the applicant, staff, and/or Legal to facilitate its deliberations.

---

## Building & Code Updates

---

Mark Washburn, NYS CEO, Certification No. 1020-0364 May 1 -May 31, 2025

### Plan Reviews

---

- 7 discussions about upcoming projects
- 7 permit review
- 9 pre permit site visit

### Site Visits

---

- 10 Site visits, Updates by contractors ongoing projects
- Multiple Site visit for the CARS project, East and West wing under slab plumbing inspections

### CEO Activity

---

- 7 Permits issued/ Projects Cost= \$163,926. / Fees collected= \$1,629.
- 5 Foundation/Footer inspections/ Slab / Backfill 1 reinspection's
- 3 Framing inspections/ 0 Issue resolved during inspection
- 5 Plumbing inspections/ 2 reinspection
- 3 Final inspection/0 Reinspection
- Code research for 10 different issues approximately 12 hours
- Fire code research regarding change of occupancy
- Fire code research regarding Fire alarm requirements for different building use/ occupancy class
- Outreach regarding Fire inspections ongoing and multiple appointments scheduled
- Multiple erosion control inspection site visits to the CARS project
- Meeting with Whole Health and Office of Emergency Management to discuss hazards and Emergency Response Plan for Grassroots
- Multiple site visits on open projects for job status
- Follow up with ongoing enforcement actions
- 2 court cases continued 60 days to allow time to make major clean up
- Multiple fire inspections Please see attached spread sheet



**Town of Ulysses Clerk's Office**  
**MONTHLY REPORT for May 2025**

*Submitted by Carissa Parlato*

<b><u>LICENSES/PERMITS issued:</u></b>	<b><u>#</u></b>
Sporting licenses	18
Disabled parking permits	10
Dog licenses and renewals	78
Marriage licenses	1
Notarizations	5
FOIL requests-received	1
FOIL requests-completed	1

<b><u>FINANCIAL REPORT:</u></b>	
\$7765.20	TOTAL fees collected
\$7309.42	stays in the town
\$455.78	goes to the state

**CLERK's OFFICE TASKS:**

**General/routine tasks:**

- mail, answered inquiries on various topics, attended town board meetings and took minutes, made website updates, notary services, licensing (marriage, dog, sporting), disabled parking permits, collected building & zoning fees, participated in weekly Supervisor/Clerks office meetings, managed building use/equipment sign out, responded to FOIL requests, ordered supplies, posted meetings & videos
- Facilities:
  - Help coordinate new camera on new light pole in parking lot
- Water:
  - Worked on reconciling with bookkeeper
- Social media & website
  - Continued to share town updates on FB
  - Sent weekly e-newsletters
- Habitat Nature Preserve:
  - work with DPW on repair of bridges/walkways
  - Bird and plant walk on 5/4
- IT:
  - Checked spam filter weekly
- Health & Safety Committee
  - Met May 15
  - Investigate getting an AED

2025 Town of Ulysses Fire Inspection Schedule									
BUSINESS INFORMATION				OCCUPANCY		INSPECTION DATES		NOTICES	
Business Name	Business Address	Parcel #	Inspection Frequency	Occ. Type	Max Occupa	Last Inspectio	Inspection D	Notice Sent	2nd Notice
ATC-NY (Architecture Technology Corporation)	1610 Trumansburg Rd	33.-5-3.2	bi-annual	B	N/A	12/3/2024	12/3/2026		
Beauty Barn	7305 Halseyville Rd	12.-4-15.21		B	N/A	7/22/2024	7/22/2026		
Bet the Farm Winery	4204 Krums Corners Rd	27.-2-18.11	bi-annual	A-2	4 seat/99 stand	6/26/2024	6/26/2026		
Brookside Apartments	6561-6581 Brook Rd	23.-2-1.22	bi-annual			5/23/2024	5/23/2026		
Brownies Produce	1901 Trumansburg Rd	25.-2-1.52	bi-annual	B		7/11/2024	7/11/2026		
Cayuga Addiction Recovery	6621 Rt 227	22.-2-4	annual	A-2		7/29/2024	7/29/2025		
Cayuga Compost/P&S Excavating	3225 Agard Rd	20.-2-3	bi-annual	B,S			12/31/1901		
Cayuga Nature Center	1420 Taughannock Blvd	18.-4-11	annual	E, B, A-3			12/31/1900		
Church Of The Latter Day Saints closed 2024	319 Pennsylvania Ave	12.-2-9.4	annual	A-3		5/30/2024	5/30/2025		
Country View Apartments	6042 Mayo Rd	22.-4-24.3	bi-annual	R-3	N/A	7/1/2024	7/1/2026		
The Corner House	1708 Trumansburg Rd	34.-1-9	annual			4/29/2025	4/29/2026		
7000 Route 227 Apartments	7000 Rt 227	22.-4-25.5	bi-annual			8/28/2024	8/28/2026		
Evergreen House	4461 Jacksonville Rd	25.-6-20	bi-annual	R-4		3/22/2023	3/22/2025	2/3/2025	5/29/2025
Finger Lakes Fire and Casualty	6905 Rt. 227	22.-1-5.3	bi-annual	B	N/A	6/13/2024	6/13/2026		
Flo-Tech	7325 Halseyville Rd	12.-4-15.23	bi-annual	F-2		6/13/2024	6/13/2026		
Gimme Coffee Roasting	3201 Krums Corners Rd	33.-5-3.4	bi-annual	B, F-1		5/7/2025	5/7/2027		
Glenwood Apartments	1 Maplewood Rd	30.-3-1.2	bi-annual	R-2	N/A	6/20/2024	6/20/2026		
Glenwood Pines	1213 Taughannock Blvd	30.-2-1	annual	A-2		12/3/2024	12/3/2025		
Grassroots off site - Across the Way	8669 Falls Rd	13.-4-2.2	annual			7/17/2024	7/17/2025		
Grassroots off site - Agard	7107 Jacksonville Rd	20.-1-6.1	annual	B					
Grassroots on site - Fairgrounds	2150 Trumansburg Rd	12.-3-17	annual	A-5		7/17/2024	7/17/2025		
Halsey House B&B	2057 Trumansburg RD	13.-4-2.3	bi-annual	R-3		10/22/2024	10/22/2026		
Howl Studios	1607 Trumansburg Rd	33.-1-8.14	bi-annual	B		5/5/2025	5/5/2027		
Inn at Taughannock - Victorian Inn	2030 Gorge Rd	14.-1-11	annual	A-2		12/2/2024	12/2/2025		
Inn at Taughannock -	2031 Gorge Rd	14.-3-18.2	annual	R-1		12/2/2024	12/2/2025		

Ithaca Society of Friends/Hector Meeting	5066 Perry City Rd	24.-3-9	bi-annual	U	99 standing	6/7/2024	6/7/2026		
Ithaca Yacht Club	1090 Glenwood Rd	30.-3-3.2	annual	A-2		7/10/2024	7/10/2025		
Jacksonville Methodist Church	1869 Trumansburg Rd	25.-3-1	annual	A-3		6/20/2024	6/20/2025	5/29/2025	
Jacksonville Mirabito #58	1854 Trumansburg Rd	25.-5-1	annual	M,H		6/5/2024	6/5/2025	5/29/2025	
Kinney Drugs	2100 Trumansburg Rd	12.-3-18.1	bi-annual	B		5/13/2025	5/13/2027		
Quick Apartments	1860 Trumansburg Rd	25.-6-16	bi-annual	R-3	N/A	6/5/2024	6/5/2026		
Maguire Chevrolet Complex	2073-2071 Trumansburg Rd	13.-3-3.1	bi-annual	B,S		5/6/2025	5/6/2027		
Mama Said Hand Pies	1710 Trumansburg Rd	34.-1-9	annual	A-2		6/11/2024	6/11/2025	illed Josh 5/29/2025	
Martin Apartments	4346 Cold Springs Rd	20.-3-5.12	bi-annual			11/1/2023	11/1/2025		
Mikes Marine	1616 Trumansburg RD	33.-5-3.1	annual	S-1		5/28/2024	5/28/2026		
Moore's Marine Inc	3052 DuBois Rd	32.-2-8.22	bi-annual	M, S-1		5/1/2025	5/1/2027		
Namaste Montessori school	1608 Trumansburg Rd	33.-5-3.3	annual	I-4		10/24/2024	10/24/2025		
Namaste Montessori school	1872 Trumansburg RD	25.-6-10.2	annual	E		10/24/2024	10/24/2025		
New Park Event Venue	1500 Taughannock Blvd	18.-4-2.1	annual	A-1		5/14/2025	5/14/2026		
Overbaugh Realty	2289 Trumansburg Rd	11.-3-1	bi-annual	B	20	6/24/2024	6/24/2026		
Franziska Racker Center	3226 Wilkins Rd	33.-2-11	annual	I-1		10/17/2024	10/17/2025		
Regional Access	1609 Trumansburg Rd	33.-1-8.2	bi-annual	S-2		5/8/2025	5/8/2027		
Renovus Solar	1520 Trumansburg Rd	33.-4-3.6	bi-annual	B		3/22/2023	3/22/2025		
Ithaca Pools/Ithaca Wholesale Furniture	1575 Trumansburg Rd	33.-3-1.3	bi-annual	B, S-1		7/11/2024	7/11/2026		
Seedway	2059 Trumansburg Rd	13.-4-2.4	bi-annual	B, S		7/25/2024	7/25/2026		
Girl Scouts (Camp Comstock)	1419 Taughannock Blvd	18.-2-1	annual	R-2	varies	6/24/2024	6/24/2025	5/29/2025	
Smart Start	1966 Trumansburg Rd	20.-3-9.21	annual	B		8/6/2024	8/6/2025		
Smart Start 2	1954 Trumansburg Rd	20.-3-9.23	annual	B		8/6/2024	8/6/2025		
Spruce Row	2271 Kraft Rd	26.-1-5.222	annual			5/22/2025	5/22/2026		
Stover Lumber	1974 Trumansburg Rd	20.-2-2.2	annual	M,S		10/8/2024	10/8/2025		
Subway	2078 Trumansburg Rd	12.-3-21.1	bi-annual	B		6/4/2024	6/4/2026		
FKA Trumansburg Acupuncture	1859 Trumansburg Rd	25.-3-9	bi-annual	B		7/23/2024	7/23/2026		
Trumansburg Fair Grounds	2150 Trumansburg Rd	12.-3-17	annual	A-3		7/17/2023	7/17/2024		
			bi-annual				12/31/1901		
Trumansburg Fish and Game Club	7227 Searsburg Rd	11.-2-28	annual	A-3		6/27/2024	6/27/2025	5/29/2025	





## TOWN OF ULYSSES

10 Elm Street, Trumansburg, NY 14886  
townofulyssesny.gov

Town Supervisor (607) 387-5767, Ext 232 • [supervisor@townofulyssesny.gov](mailto:supervisor@townofulyssesny.gov)  
Town Clerk (607) 387-5767, Ext 221 • [clerk@townofulyssesny.gov](mailto:clerk@townofulyssesny.gov)

---

### Planning & Zoning May 2025 Report to Town Board

Town Board Meeting Date, 06.10.2025

Submitted by Niels Tygesen, 06.05.2025

#### Planning Board

The Planning Board held a meeting on May 6 to discuss the following items:

- The Board conducted sketch plan review for a change of use of an existing building from a church to a community center at 319 Pennsylvania Ave, and scheduled a public hearing for final site plan review for June 3.
- The Board conducted sketch plat review for a proposed two-lot minor subdivision at 319 Pennsylvania Ave.
- [Draft minutes link](#); [recorded meeting video link](#).

#### Comp Plan Steering Committee

The Committee held a meeting on May 7 to discuss the following items:

- Review of draft vision statements.
- Survey report and project review.
- Review of the draft Housing Element.
- Review of the draft Historic Preservation & Built Environment Element
- [Draft minutes link](#); [recorded meeting video link](#).

#### Board of Zoning Appeals

The BZA held a meeting on May 14 to discuss the following item:

- The Board conducted a public hearing and granted an area variance request related to construction of a new detached dwelling unit and impacts to wetlands, stream, and their associated buffers.
- [Recorded meeting video link](#).





## TOWN OF ULYSSES

10 Elm Street, Trumansburg, NY 14886  
townofulyssesny.gov

### **Planning Projects**

- 2025-45 Comp Plan Update
  - 2025 2Q report tracking for CSC grant.
  - Coordination and ongoing work with Consultant.

### **Zoning Enforcement**

- Ongoing research on code enforcement cases.
- Town Court on May 27 related to two accusatory instruments filed for two code violators:
  - Joseph Allen, 6200 & 6211 Brook Road (parcels 23.-1-12 and 23.-2-4 respectively) and parcels 23.-1-14.4 and 23.-2-5.2. 39 Counts of violations against the Fire Code of New York State, New York State Property Maintenance Code, Ulysses Zoning Code, and breaches of Board of Zoning Appeals Special Permit Determination and Use Variance Determination.
  - Keith Dodge, 1942 Trumansburg Road (parcel 20.-3-9.22). 35 Counts of violations against the Fire Code of New York State, New York State Property Maintenance Code, and Ulysses Zoning Code.

### **Miscellaneous**

- [FEMA FIRM updates and Flood Damage Prevention Law update review.](#)
- Ithaca-Tompkins County Transportation Council
  - [2023-2027 TIP Actions to modify the 2024 Accelerated Transit Capital and Modernization & Enhancement Program Table, and the Transportation Alternatives Program projects date change](#)
  - [Update on the TIP](#)
- Tompkins County Stormwater Coalition Meeting
- Building, Planning, and Zoning permit reviews.
- Customer support pertaining zoning information and permitting process.
- Continued outreach for members for boards and committees.
- Updates to webpages and applications.
- Continued training with Office Project Assistant.

## 2025-5 Recreation Monthly Report

June 5, 2025

Created by: Will Glennon, Recreation Director

### Adult Recreation Programming

- Adult recreation program ends June 12th for the spring season.
- Outdoor recreation soccer will open registration June 30th.
- Proposed pickleball and tennis structured programming for summer being assessed.

### Current youth programming

- Spring youth sports programs will end June 14th.
- Summer camp update
  - Camp staff recruitment has concluded.
    - Twelve counselors have committed to returning and have been rehired for 2025.
    - Three administrative staff (one promotion) returning.
    - Four new counselors have been hired and completed payroll.
    - Two new supervisory staff have been hired and completed payroll.
    - Total of 21 staff, plus two CIT's from the youth employment program.
  - Permit application is still in process. Pre-operation walkthrough is scheduled for June 16th.
  - CPR/AED training scheduled for June 14th.
  - Camp mandatory training is scheduled for June 21st.
  - Buses have been scheduled
  - TCAT will resume the special route 22 bus for summer camp on June 30th.
  - Swim permits have been submitted.
  - Camp opens on June 30th.

### General administration

- Mid-term grant funding report was submitted for the 2-year UWTC grant cycle.

Greetings Board Members: I have finalized the May 2025 financial statements, which accompany this report for your review. The following are highlights from the May 2025 financial statements, along with a summary of my activities for May.

#### Balance Sheet

As detailed in the Supervisor's Report, total cash balances as of 5/31/25 were \$661,200.76, an increase of \$90,570.98 from the end of April. A few notable items to comment on for this month:

- The increase in cash is due to a \$180,000 Treasury note maturing and deposited into our savings account. I did not reinvest this cash, as we need it to fund operations, and in particular, payment for the parking lot project.
- Sales Tax payments are coming on a timely basis, having received payments through April as of the end of May. EMS payments are current through March.
- Cash outlays for operating expenses were higher this month due to three payrolls in May. Other expenditures represented normal operations.

In addition to cash balances, the Town had investments valued at a total of \$3,536,453.77 as of May 31, 2025. Of the total investments, \$2,632,454.77 were held at Tompkins Financial and \$903,999.00 were invested in NYCLASS. As securities mature in the Tompkins Financial portfolio, proceeds will be reinvested in NYCLASS, net of any cash needed to cover expenditures. As of March 31, \$28,920.39 was recorded in interest and earnings across funds, representing the first quarter 2025 realized and unrealized earnings on investments.

#### Income Statement

Revenues through May 2025 are as expected. Of note, Sales Tax, EMS, Court Fees and Fines and Mortgage Tax revenue are coming in ahead of budget through the four months of the year. Sales tax is slightly ahead of budget, with 34% of the budget earned through April and EMS fees are well ahead of budget with 40% earned at the end of the first quarter. Court revenue is 87.5% earned for the year – with only four months of revenue recorded. The first of our two Mortgage Tax payments were received, and the budget is almost fully earned for the year.

You will also note that the second quarter water billing was recorded for May – with unearned revenue at 54.8% of budget. This appears to be on track, as water usage during summer months tends to be higher. Expenditures through May 2025 are also as expected, with some spending being front loaded (such as payments for Fire and Ambulance services, community organizations, and some insurance costs). No large or unusual spending occurred in May, other than the extra payroll.

Bookkeeper/Budget Officer Activities

Below are some highlights of May activities:

- 2026 Budget: I attended the May board meeting to discuss the budget process and get feedback from the Board. Since then, Carissa has sent a poll about possible dates for line-by-line meetings in September. I have also been meeting with budget managers to get feedback about their needs for the budget development process.
- Personnel: I continue to support employees and retirees with benefit administration, employment, and civil services functions. I have started hiring summer employees – I am expected about 35 seasonal employees this year between camp and the youth employment program.
- Finance Committee: The Finance Committee met on May 15<sup>th</sup> and meeting notes have been posted on the SharePoint portal. I have also included them with this report.
- Investments: We have enrolled in NYCLASS, as approved by the Board at their last meeting, and I have made our initial investment. I will be reporting investment income in the June financial statements.



## TOWN OF ULYSSES

10 Elm Street, Trumansburg, NY 14886  
townofulyssesny.gov

**Town Supervisor** (607) 387-5767, Ext 232 • supervisor@townofulyssesny.gov  
**Town Clerk** (607) 387-5767, Ext 221 • clerk@townofulyssesny.gov

### Finance Committee Agenda

May 15, 2025

8:00am, Town Hall

Attending: Mary Bouchard, Rich Goldman, Blix Taetzsch

Excused: Mollie Duell

1. Revenue Analyses: Blix reviewed with the committee her analysis of sales tax revenue and EMS billings. The EMS billing information includes comparative data from 2016 forward. There are a couple of years where revenue exceeded \$100,000, including 2023 most recently. However, 2024 was one of the lowest years over the past nine years. So far, 2025 is looking quite strong – but we only had data through March. Rich suggested that Blix incorporate data regarding the number of calls to begin correlating revenue with activity.

Sales tax revenue data was available through the end of March for 2025. First quarter data shows revenue exceeded the prior year in every month. Early projected revenue based on this data would indicate excess revenue of about 10% (\$80k) - however it is very early to make predictions, particularly in an uncertain economic environment.

2. Financial Planning: Blix prepared a detailed update of all reserves and assigned funds. The committee reviewed each of the reserves, and the assumptions associated with their funding level. More work will need to be done to identify appropriate funding levels for reserves. Funding reserves would be one way to address adjusting unreserved fund balance to the Board approved policy levels.

The committee briefly reviewed the 12/31/24 fund balances and their status in relationship to existing fund balance policy. This information was presented to the Board back in March. Reviewing this information will be ongoing and will inform the 2026 budget process.

### Upcoming meeting Schedule:

June 26<sup>th</sup>, 8:00am

July 17<sup>th</sup>, 8:00am

August 21<sup>st</sup>, 8:00am

September 18<sup>th</sup>, 8:00am

October 16<sup>th</sup>, 8:00am

November 20<sup>th</sup>, 8:00am