

DRAFT- TOWN BOARD MEETING & PUBLIC HEARING

Town of Ulysses

May 12, 2026

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](#)

CALL TO ORDER:

Ms. Olson called the meeting to order at 7:03pm.

ATTENDANCE:

TOWN OFFICIALS:

In person-

Supervisor- Katelin Olson

Board members- Steve Manley, Liz Weatherby, Michael Boggs

Town Clerk- Carissa Parlato

OTHERS:

In person-

Jessica Geary (MRB Group), Linda Liddle, Sarah Adams, Geri Keil, Kate Stewart, Don Ellis, Dolores Higareda, Rich Goldman, Shirley Brown, Maureen Shallish, Nancy Cusumano, Vivien Rose, Pat Jung, Krys Cail, Joyce Garzon, Liz Kyle, Vivien Rose, Steve Nicholson, Sheryl Rakowski, Marie Roenke

Via Zoom-

John Hopple, Dean Lemont, Jenny

APPROVAL OF AGENDA:

Ms. Weatherby moved to approve the agenda as presented. This was seconded by Mr. Manley and passed unanimously.

PRIVILEGE OF THE FLOOR:

Vivien Rose shared a resolution with the Town Board. (See Appendix)

Pat Jung from Village Grove encouraged the board to create more senior housing. She said she was lucky to find a home at Village Grove.

Sarah Adams (Falls St.) shared her thoughts. (See Appendix)

PUBLIC HEARING: 2025-2045 COMPREHENSIVE PLAN DRAFT

Mr. Boggs moved to open the hearing at 7:14pm. This was seconded by Ms. Weatherby and passed unanimously.

Comments from the following people who spoke can be found in the Appendix:

Nancy Cusumano

Don Ellis

Vivien Rose
Cynthia Mannino
Geraldine Keil

Dolores Higareda said that the wording and grammar of the plan was confusing and hard to differentiate between village and town. She also noted issues with the Transportation section with regards to pedestrian & cyclist safety, and the use of village statistics.

Rich Goldman said that the board should wait to vote on adoption of the plan until the Town Board vacancy is filled and that more thought on the plan is needed.

Krys Cail (3110 Dubois Rd.) said that more data is needed on how/where water flows in the town. She expressed concerns about climate change and consideration of drainage being put in ag areas without oversight.

Shirley Brown (5664 Pine Ridge Rd) encouraged the board to slow down and prepare for climate change, managing water, and a population influx to this area.

Marie Roenke (2586 Agard Rd) said that rezoning ag land to residential will take land from farmers and she will do anything she can to stop that.

John Hopple (Perry City Rd) is concerned about land being changed from ag to residential, how this will change the nature of the area, and that topography did not seem to be taken into consideration.

Krys Cail spoke again and said that economic development section doesn't seem based on local data and said public water without sewer it is not an environmentally conscious decision.

Vivien Rose spoke again and said that we need to start protecting nature now to have the things we care about in the future.

Cheryl Rakowski (Krums Corners Rd.) said that a local farm added drainage and now water has risen up in a new spot. She thinks the plan is ambitious but the speed is concerning.

Shirley Brown questioned if dry land is used for housing then will ag land have to be on wet land.

Mr. Boggs moved to table the hearing at 8:14pm. This was seconded by Mr. Manley and passed unanimously.

OLD BUSINESS:

2025-2045 DRAFT COMPREHENSIVE PLAN (DISCUSSION)

Ms. Olson responded to comments made during the hearing with the following:

- the board is in the process of hearing from the public at this time and will discuss things as a board after all public input
- the Town board's "acceptance" of the plan only means that they have accepted the draft document developed by Comp Plan Steering Committee (CPSC) over the past 3 years
- TCAT runs through the town on Route 96 and is used by summer rec program and others
- 1/3 of households in the town outside the village have access to public water
- The plan means to address the housing needs evident from past public comments
- CPSC wanted to encourage medium density (definition of which is in current zoning law) in the areas with transportation and water

- The Future Land Use Map (FLUM) is not a zoning map, but rather a conversation about the future
- The community has said it wants both housing and ag. How to do this?
- The goal is to increase housing to 8 units/year. The current average is 7 units/year. Infill development seems most logical for this
- It's better to figure out how to connect folks to water where it already exists rather than put in new water lines

Ms. Weatherby shared the following:

- The comp plan is only for the town. The village has its own separate comp plan so village items are not be discussed in this plan

MUNICIPAL BOARD & STAFF REPORTS:

Mr. Manley shared the following discussions from the Youth Commission meeting:

- Potential school day schedule changes for next school year
- How to connect our youth program to school and expand its reach
- Relationship with Ithaca youth

Ms. Olson shared the following updates from Three Falls LDC:

- Voted to hire Fisher Consulting (who created the concept plan) to create funding sources
- Private fundraising will not be enough- will need NYS funds- estimating \$15-20 million over next 10-15 years
- Updating website- threefalls.org
- Working on safe access to waterfall

Ms. Weatherby also shared that the Planning Board approved the Open Dev. Area.

NEW BUSINESS:

DESIGNATING JULY 2-11 "CELEBRATING 250 YEARS OF FREEDOM DAYS"

RESOLUTION #92 of 2026: DESIGNATING JULY 2 – JULY 11 "CELEBRATING 250 YEARS OF FREEDOM DAYS" IN TOWN OF ULYSSES, NEW YORK

WHEREAS, Delegates to the Second Continental Congress from 12 colonies voted to dissolve political bands with Great Britain on JULY 2, 1776, with New York delegates abstaining; and,

WHEREAS, Delegates to the Second Continental Congress from 12 colonies voted to approve the DECLARATION OF INDEPENDENCE and ordered it printed and dispersed on JULY 4, 1776, with New York delegates abstaining; and,

WHEREAS, the DECLARATION OF INDEPENDENCE was printed overnight with two names, John Hancock, president of Congress, and Chas. Thomson, secretary, by Printer to Congress John Dunlap and ready for sending on JULY 5 and 6, 1776; and,

WHEREAS, General in Chief George Washington received the DECLARATION OF INDEPENDENCE and ordered it read to Continental Army brigades in New York City on JULY 9, 1776; and,

WHEREAS, the New York Provincial Assembly approved the DECLARATION OF INDEPENDENCE and ordered it published “with Beat of Drum” in Westchester County on JULY 11, 1776; and, WHEREAS, John Adams, delegate from Massachusetts Bay Colony and one of the Committee of Five who drafted the DECLARATION OF INDEPENDENCE wrote to his wife Abigail on JULY 3, 1776 that, “The Second Day of July 1776, will be the most memorable Epocha, in the History of America. - I am apt to believe that it will be celebrated, by succeeding Generations, as the great anniversary Festival. It ought to be commemorated, as the Day of Deliverance by solemn Acts of Devotion to God Almighty. It ought to be solemnized with Pomp and Parade, with Shews, Games, Sports, Guns, Bells, Bonfires and Illuminations from one End of this Continent to the other from this Time forward forever more.”; and,

WHEREAS, 28 Revolutionary War veterans settled in Town of Ulysses, among them Trumansburg founder Abner Treman and Jacksonville founder Jephtha Lee;

NOW, THEREFORE, BE IT RESOLVED, that the Ulysses Town Board hereby designates July 2 – July 11, 2026 as “CELEBRATING 250 YEARS OF FREEDOM DAYS” in the Town of Ulysses; and be it

FURTHER RESOLVED that residents in the Town of Ulysses are encouraged to celebrate with readings of the DECLARATION OF INDEPENDENCE and other acts of commemoration in accordance with conscience, belief, and applicable law.

Moved: Weatherby Seconded: Olson

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0

Date Adopted: 5/12/26

UPCOMING EVENTS

May 26 – Regular Town Board Meeting, 7pm @ Town Hall

June 4 – Board (Town, Planning, Zoning) member annual training, 5pm @ Town Hall

June 9 – Regular Town Board Meeting, 7pm @ Town Hall

APPROVAL OF MINUTES:

RESOLUTION #93 of 2026: APPROVAL OF MINUTES

RESOLVED, that the Ulysses Town Board approves the meeting minutes from the April 28 meeting as amended and the May 5, 2026 meeting as presented.

Moved: Boggs Seconded: Olson

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0
Date Adopted: 5/12/26

BOARD NOTIFICATIONS:

None

BUDGET MODIFICATIONS:

none

PAYMENT OF AUDITED CLAIMS:

RESOLUTION #94 of 2026: PAYMENT OF AUDITED CLAIMS

RESOLVED that the Ulysses Town Board approves payment of Vouchers #207-252 in the A-SW Funds totaling \$87,990.37.

Moved: Olson Seconded: Manley

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0
Date Adopted: 5/12/26

PRIVILEGE OF THE FLOOR (3-min limit per person)

Maureen Shallish said that she appreciates the work and changes on the Comp Plan draft based on comments and the survey.

Shirley Brown said that septic can be devastating to ag land, but sewer can have an impact as well as once it is put in, it will not be removed and could remove ag land from production and we may need it in the future.

Vivien Rose said that we need to consider housing affordability and processes that contribute to that.

ADJOURN:

Mr. Manley made a motion to adjourn at 8:59pm. This was seconded by w and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk, 5/22/26

APPENDIX:

Included:

Public comments (some received in advance and some made at meeting).

Support for the Comp Plan & Recreational Facilities

From Emily Ouckama [REDACTED]

Date Mon 5/4/2026 12:37 PM

To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Ulysses Town Board,

My name is Emily Ouckama and I am the President of Taughannock Soccer Club, a nonprofit youth soccer organization serving families across the greater Trumansburg area. I am writing in strong support of the Ulysses 2045 Comprehensive Plan.

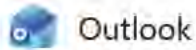
Our club serves hundreds of players each year, from four-year-olds taking their first kick to high school seniors who have grown up in this program. What we have seen, season after season, is that access to safe, quality athletic fields and outdoor recreation space is instrumental in the health, development, and happiness of our kids and our community. Like many youth organizations in our area, we face real challenges with field availability — and the plan's commitment to parks, athletic fields, and youth investment speaks directly to that need and reflects what Ulysses families have voiced as a priority.

I am deeply grateful for the enormous amount of work that has gone into the Town of Ulysses Comprehensive Plan, and I am proud to support its vision for our community.

Sincerely,

Emily Ouckama

President, Taughannock Soccer Club



Comment for hearing - parks and athletic fields

From Elizabeth Warner [REDACTED]
Date Wed 5/6/2026 8:29 AM
To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Ulysses Town Board,

As a family involved in youth soccer and baseball in Trumansburg, I wanted to share my support for the Comprehensive Plan's commitment to parks, athletic fields, and youth programming.

More playing fields would mean that we could have access to more desirable and convenient practice/game times and fewer cancellations would be required.

I believe investing in recreation and youth services makes Ulysses a stronger, healthier community for everyone. Thank you for your work on this plan!

Thank you,

Elizabeth and Rick Warner

Comprehensive Plan Feedback

From andygray84 <[REDACTED]>
Date Fri 5/8/2026 10:45 AM
To Carissa Parlato <clerk@townofulyssesny.gov>

Hi Town Board Members!

I am writing to express my support for the comprehensive plan and to highlight two areas that seem particularly important. I believe a focus on land use for recreational purposes will help individuals (especially youth!) become better community members. I also appreciate the focus on housing that is more just and sustainable.

As a parent to 3 young children I have seen the power that sports and recreation opportunities have for kids. It helps my children stay active (away from screens) and learn how to be team members in different settings. As a coach I have seen the way recreational activities give kids a new setting to be successful in. I coach many kids who come to the team shy and scared. I believe they often times have not been particularly successful in their regular school setting. Through sports and rec we can offer them a new arena where they can feel good about themselves. I've seen it many times and it is extremely powerful and life changing.

I also appreciate the town's focus on housing - especially your focus on economic sustainability. A stable and safe place to live for every individual is vital for a striving community, The new development behind the school is a great start and I love driving through it. More affordable housing was the main reason we moved from Ithaca. The town can play an important role in helping all community members feel connected here.

Thanks so much for reading! And for all that you do to help the town. Let's keep this a thriving and vibrant community full of love!

--

Andrew S. Gray
[REDACTED]



Outlook

Support for Comp Plan

From Andy Schaefer <[REDACTED]>

Date Fri 5/8/2026 2:05 PM

To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Town Board Members,

I'm writing to express my strong support for the Town of Ulysses Comprehensive Plan. I appreciate the time, expertise, and community input that went into this document, and I believe it offers a thoughtful path forward for our town.

In particular, I'm encouraged by the Plan's balanced approach to growth and stewardship. Expanding housing options - especially along existing water lines - is a practical way to address our community's needs without compromising the rural character we value. This kind of moderate, well-planned growth will help keep Ulysses accessible to a wider range of residents, including young families, seniors, and workers who contribute so much to our town.

I'm also grateful that the Plan emphasizes investment in recreation and youth opportunities. These amenities strengthen our sense of community, support healthy lifestyles, and help make Ulysses a place where young people can grow and thrive.

Likewise, the focus on protecting our water resources and preserving farmland reflects responsible long-term thinking. These assets are central to our identity and our future, and I'm glad to see them prioritized.

Finally, I support the Plan's initiatives to make Ulysses more welcoming to businesses and to strengthen the ones we already have. Local businesses are the backbone of our community, and creating an environment where they can succeed benefits all of us.

Thank you for your work on this important plan and for your service to the community. I hope you will move it forward with confidence knowing that many residents appreciate its vision and balanced approach.

Sincerely,

Andy Schaefer

Comp plan public hearing comments

From Nancy Cusumano <[REDACTED]>
Date Sun 5/10/2026 10:30 AM
To Carissa Parlato <clerk@townofulyssesny.gov>
Cc Katelin Olson <supervisor@townofulyssesny.gov>; Michael Boggs <boggs@townofulyssesny.gov>; Elizabeth Weatherby <weatherby@townofulyssesny.gov>; Steven Manley <manley@townofulyssesny.gov>

Carissa,

I will be reading this at the hearing on Tuesday. Please add it to the record.

Thank you,
Nancy Cusumano

Dear Supervisor Olson and Town Board Members,

I am asking you to slow the process for accepting this comprehensive plan down.

Here are my reasons:

There is currently not a full town board. There will not be a permanent board member until November, or later. This issue is too important to be made with a partial board on hand. I also just learned that this draft plan was accepted by only three town board members, two who were instrumental in it's creation, the third who admittedly had not read the document. This seems disingenuous at best and highly suspect at worst. Where was the discussion of the plan before acceptance, was there any??

There have been no town board meetings where this draft comprehensive plan has been discussed, at least not that I could find. Have you discussed this document, as a board? I would sincerely ask that you do discuss this document in depth before accepting it. There are 9 section headings, is that correct? I would ask that you, as a board, take the next 10 board meetings and discuss one section at each meeting and use the 10th as wrap up discussion. I would think that a document that is going to affect the town for at least the next 20 years deserves that much attention from this board.

Why the rush? If I understand correctly from the comp plan meeting recordings, you want to have the plan approved in June so that you can apply for rezoning funding in July. I understand there's a state statute that specifies when a town has adopted a new comprehensive plan, the zoning must be brought into accordance with that. How fast does the state expects the town to do this? I would be willing to bet that there is no time limit. So again, why the rush? Slow down!

You are taking more time to discuss how to replace the town board member than you are with this 500 page document. This just does not make sense to me that you spend two years creating this plan and then rush to accept it.

I ask you to please, slow down. Give the plan the time and discussion it deserves. Listen to the community and make adjustments as needed to it. There are portions of the land use map that

need discussion, such as the low and medium density residential sections, which are currently an invitation to sprawl.

Thank you

Re: Public Comment — Support for the Draft Ulysses 2045 Comprehensive Plan

From Ulysses Supervisor <ulyssesstownsupervisor@gmail.com>

Date Sun 5/10/2026 6:58 PM

To Benjamin Darfler <[REDACTED]>

Cc Carissa Parlato <clerk@townofulyssesny.gov>; Katelin Olson <supervisor@townofulyssesny.gov>

Thank you for your feedback! I've forwarded it to Carissa at her new email address.

--

Katelin Olson, Town Supervisor

Town of Ulysses, NY

supervisor@townofulyssesny.gov

On Sun, May 10, 2026 at 3:29 PM Benjamin Darfler <[REDACTED]> wrote:

Dear Members of the Ulysses Town Board,

I am writing in support of the draft Ulysses 2045 Comprehensive Plan and to encourage its adoption.

I serve as a Trustee for the Village of Trumansburg, though I write here as an individual. The Village and the Town share infrastructure, residents, and a long-term future, and the plan's direction reflects that connection well.

The plan strikes a thoughtful balance: moderately expanding housing along existing and likely future water lines, protecting farmland and water resources, investing in parks and youth, and creating conditions for local businesses to grow. I appreciate how much community input has clearly shaped the document.

I want to highlight one area where I'd urge the Board to push beyond what the current draft commits to: housing affordability.

The housing goals and objectives in the plan are sound. My ask is that the Board treat them as a near-term priority — one that actively shapes zoning updates, infrastructure investment, and outside partnerships in the first several years of implementation, rather than being deferred to a later phase. A stronger housing strategy in the Town directly benefits the Village too.

Thank you for the careful work on this plan and for the opportunity to comment.

Sincerely,
Ben Darfler

YAY for High / Medium Density Comprehensive Plan!

From Kate DeVoe <[REDACTED]>
Date Sun 5/10/2026 9:18 AM
To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Ulysses Town Board,

I am very excited to learn that the Town Board is adopting a new Comprehensive Plan which will allow for more density. I welcome this in my neighborhood! Nay, I dream of it!

One of the best things about living near Jacksonville (i.e. the crossroads with a gas station) is that I can walk from my house and take public transit to work. It is amazing. The only thing that sucks is walking down my rural road with a speed limit of 55. I hope that more density will make our neighborhoods more walkable and safer for pedestrians and bikers. I hope that I can walk to more than just the bus and the gas station one day. I also hope that more, denser housing will mean more people can afford homes in my neighborhood! AND! Take the bus or a bike instead of driving everywhere because it's possible to do so. I couldn't be happier that we will soon have a new, forward-thinking Comprehensive Plan. My one caveat is that I hope it will not be car-centered, because that actually does make life louder and more dangerous, and destroys our environment.

Unfortunately, I learned of this change thanks to a scare letter from anonymous "Concerned Neighbors." I'm sure these are the same losers that stopped us from getting a new park. While I cannot make the meeting on May 12 due to my work schedule, I wanted to share my written comments as they encouraged me to do.

Keep up the good work!! It's not easy to deal with a bunch of assholes with too much time on their hands, who got theirs and want to stop anybody else from their same good fortune. I wish you fortitude in the face of small-minded cowards, now and forever, Amen.

Sincerely, and,
I remain,
A proud Ulysses Resident,

Kate DeVoe
4131 Jacksonville Rd.
Trumansburg, NY 14886

Letter to Town Board for Comp Plan

From JES SEAVER [REDACTED]
Date Sun 5/10/2026 8:09 PM
To Carissa Parlato <clerk@townofulyssesny.gov>

Hi Carissa,

Could you please forward this as necessary to the appropriate board contacts. Attached as well. Thanks so much!

To Ulysses Town Board Members:

I'd like to strongly voice my support for including more housing development zones within the Comprehensive Plan. We need housing of all kinds but especially multifamily residences.

I care deeply about protecting our agricultural and conservation lands and promoting recreation, and I believe this plan does that responsibly. As a retired realtor with over a decade of experience in this community, I attest to our critical need for balanced growth in housing.

Right now, we're failing multiple generations. Our older residents lack options to downsize. Our young people struggle to find both meaningful work and affordable housing. And families with children—in the most expensive phase of life—cannot find suitable homes at reasonable costs. As a case in point my aging parents, grandmother (92) and senior relatives all have looked or are looking for suitable housing within the town of Ulysses – but there isn't anything out there. My parents would sell their beautiful Greek Revival and move into something with less maintenance and smaller but there simply isn't any housing product out there that fits their needs.

The evidence is all around us: declining school enrollment paired with rising property taxes. Home prices in the Trumansburg School District climbing exponentially. We're losing population because we're not retaining industry—including cottage industries and small businesses that round out employment opportunities. Most definitely we lack the variety of homes needed to move people through the housing cycle, from starter homes to family homes to downsizing options.

Responsible land use management requires incremental growth and land use laws that promote it. We need a mix of housing styles so people can find homes appropriate for every phase and stage of life, across all price brackets. If we don't grow, we stagnate.

Additionally supporting local businesses—our shops, dining, and tourism—is a huge component of creating the vital ecosystem for a thriving municipality. These businesses benefit not just the village, but the surrounding rural areas as well. They create the tax base, the jobs, and the quality of life that makes our community desirable.

This plan represents countless hours of volunteer and staff work, and it shows. They've created a responsible framework that applies best practices with genuine foresight for our town's future. It's part of the process that not everyone will be pleased with every portion of the plan, but I particularly appreciate the nuance they've achieved.

Thank you for your time.

Jes Seaver

--

Jes Seaver

cell: [REDACTED]

16 Elm Heritage Hotel

sixteenelm.com

May 11, 2026

Town of Ulysses Town Board
10 Elm Street, Trumansburg, NY 14886

Re: Public Comment on the Ulysses 2026 Comprehensive Plan

Dear Members of the Town Board,

I'm a resident of Ulysses writing to comment on the 2026 Comprehensive Plan. I've been following along these months through the rigorous comp plan process. I want to say upfront that this is a real improvement. Some things I think the plan gets right and a few places where I'd like to see it go a step further.

What the plan gets right

The 2009 plan had no climate chapter. Adding one and tying it to things that actually affect this town (algae blooms in Cayuga Lake, flooding along our creeks, what changing weather patterns mean for local farms), is the most important change in this update. It needed to be here.

The housing chapter is also long overdue. The 2009 Comp Plan barely touched housing. The 2026 plan says the housing shortage is real, the stock is aging, and people are paying too much and offers practical responses: accessory units, smaller housing types, and incentives for affordable development. That's the right direction.

On farmland, I'm glad to see the plan move past "protect agriculture" as a general aspiration and start naming tools: Purchase of Development Rights, Transfer of Development Rights, succession planning, loan programs for young people trying to buy into farming. That's a more serious treatment of the issue than we've had before.

I also want to call out the Resource Conservation designation on the future land use map as a great addition. Applying it along the lakeshore and in the Waterburg Road area shows the plan is willing to make a real commitment to protecting the places that matter most. That kind of forward-looking land use decision is exactly what a comp plan should do.

Where I'd like to see more

I know comp plans are meant to be guiding documents. The details lie in zoning, local laws, and standalone plans that come after. But a comp plan can still clearly state that those follow-on documents will be created, which is different from suggesting they might be. A few places where I think the plan should be more direct:

- On climate: The plan notes that the Town doesn't have a Climate Action Plan but doesn't commit to making one. I'd like to see it say plainly that the Town will develop one. My understanding is that the Climate Smart Communities program, which Ulysses is already enrolled in, has a benchmark for exactly this, so it's not starting from scratch.

- On housing and sustainability: The plan says it wants house plans that meet the Town's sustainability goals, but those goals aren't defined anywhere in the document. I'd like to see the plan commit to defining them, even just by pointing to an existing state standard as a baseline, so this doesn't stay circular.
- On legacy parcels: The plan shows it can make forward-looking land use decisions, as it does with the Resource Conservation designation. I'd like to see that same thinking applied to the nonconforming uses scattered around town, like the junkyards along Route 96. These sites are already legal nonconforming uses under the zoning code, so the plan doesn't need to say anything to let them keep operating. But it could say something about what we'd like those sites to become over time, which would give the planning board a policy basis to encourage better outcomes when those properties eventually redevelop.

The gap I'm pointing to isn't about timelines or implementation details. It's the difference between "the Town should explore developing a Climate Action Plan" and "the Town will develop a Climate Action Plan." The first is a nice idea. The second gives future boards something they're accountable to. That's what a comp plan is for.

Thank you for the opportunity to comment, and for all the work that went into this plan.

Respectfully,

Cait Darfler
32 Whig St Trumansburg

Public Comment

From Rachel Kennedy <[REDACTED]>
Date Mon 5/11/2026 4:17 PM
To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Ulysses Town Board-

I'm comfortable with the draft Comp Plan. It demonstrates recognition that Ulysses is part of a changing world, and while people also work to curb or reverse changes related to climate change and economic instability, for example, I appreciate that our Town is developing strategies for resilience and meeting the moment we're in. Housing is one of my primary interests/concerns. I'm enthused that the plan allows for or encourages medium density residential growth, and the locations identified for this category make sense. I'm not as concerned about a changing landscape in our Town as I would be about failure to adapt and/or unwillingness to accommodate a diversity of circumstances.

Additionally, working with youth and having heard their concerns and desires for their community, I'm enthused for the inclusion of a chapter on community well being, and appreciate the information on how well-being can be approached from a local policy and planning perspective.

Thanks for the work and many opportunities for input on this plan.

Sincerely,
Rachel Kennedy,
18 Lake Street, Trumansburg

DATE: 11 May 2026

TO: Ulysses Town Board and Comprehensive Plan Steering Committee

FROM: Kimberly Manning, 4162 Swamp College Rd., Trumansburg, NY

RE: **Town of Ulysses Comprehensive Plan**

I am writing to formally express my strong opposition to the proposed Town of Ulysses Comprehensive Plan, specifically the modifications that seek to increase residential housing density.

As a resident of Ulysses and a professional with experience in economic development at the regional and state levels, I believe these changes will have a detrimental, long-term impact on our community. I have analyzed the proposed density increases through the lens of long-term fiscal responsibility and sustainable economic growth and I believe these proposed changes will, in fact, negatively impact our township's economic health and quality of life.

My opposition is based on the following concerns:

- **Reduction of Agricultural Land:** On page 44 of The Plan, it states “that agricultural land in the Town is under threat of conversion due to development pressure from Ithaca, which is within a relatively short commuting distance from the Town.” By changing zoning to allow for more housing throughout Ulysses, the Board is essentially applying this same pressure and removing valuable farmland from the agricultural sector.

As you know, zoning dictates development patterns. If not protected, rural land will be lost forever. The Plan states on page 8 that Ulysses “will be a responsible steward of rural land,” however, the changes to zoning for residential housing is in opposition to this goal.

- **Overburdened Infrastructure:** Increasing density will accelerate infrastructure strain, leading to traffic congestion and reduced safety.
- **Disruption of Community Character:** The proposal to add medium-density housing is inconsistent with the character of Ulysses. This change threatens to destroy the very quality of life that attracted residents here.

The Plan does not clarify “medium-density,” and on page 9 it states only that “Medium Density residential land use designation accommodates housing at a medium density scale currently served, or anticipated to be served by, public water and/or sewer facilities.”

The percentage of land proposed to be re-zoned to medium-density housing is significant. I believe that if the Board shared the actual percentage change with residents, there would be an uproar and an immediate understanding of the threat to the quality of life we enjoy.

- **Fiscal Responsibility:** I am concerned that higher density will lead to higher taxes for existing residents to pay for necessary expansions in infrastructure and public services.
- **Environmental Impact:** The proposed density will increase impervious surfaces, worsening stormwater runoff and reducing our community's green space. There will also be negative effects on our region's natural ecosystems.

Attracting more residents to the region is not simply based on available housing stock. A priority of the Comprehensive Plan is to attract more young people to the area. "Build it and they will come" is not a viable option for attracting young professionals to the area. Young people are primarily attracted to areas offering a combination of strong career opportunities, cultural amenities, and vibrant, walkable lifestyles. Has the Committee considered partnering with the Regional Economic Development Council (REDC) to position Ulysses as a place for potential employers?

Many of the projections in The Plan are based on 2020 Census information, which is considered suspect by many public policy professionals. I feel that The Plan should be reassessed with current data and economic conditions.

I urge the Planning Board to reject the proposed zoning updates that aggressively promote higher-density housing and to maintain the current, appropriate zoning levels.

Thank you for your time, consideration, and service to our community.

Sincerely,

Kimberly W Manning

Kimberly Manning

[Speaking Notes]

Housing and Why does the plan need a Housing Chapter at all.



The doc has four paragraphs under Housing Needs

Para 1 dismisses its own premise by, ending with the suggestion, "... explore regional solutions.

Para 2 Lists "Lack of housing diversity. This could be true if looking at only the housing outside the Village.

Para 3 Lack of Housing Stock - this is a national financial problem. Actually I want to say " not a national problem, a Federal problem.

Para 4 "...older homes are a problem." dismisses its own premise by, ending with "... still older may be more sustainable.

Strangely there is no para 5. the lack of infrastructure its mentioned elsewhere, repeatedly, as a major need.

In a land far, far away. A place called Trumansburg. There is an abundance of water, there is sewer capacity, a police department, emergency services, and there is already a zoning ordinance that opens up the opportunity in the Town, yes in Ulysses, for much housing.

Please note: the name Trumansburg appears 49 time in the draft but only once in the Housing Chapter. Once!

I suggest keeping the data charts, after clarifying; and replacing the rest of the chapter with the words, "Work Closely with the Village", combine Town initiatives with the Village initiatives. Pool resources.

From Don Ellis

Approve of the Comp Plan

From Cynthia Mannino <[REDACTED]>
Date Tue 5/12/2026 2:39 PM
To Carissa Parlato <clerk@townofulyssesny.gov>

Hello Carissa,

Please share my email with the full Town Board and read at the meeting if there is time.

Thank you to the Comp Plan committee for its long and dedicated work of 3.5 years !
Thank you to the Town Board and Comp Plan Committee for making changes when Town residents brought in concerns and suggestions, that's the way democracy works!

This current Comp Plan is different from the 2009 Comp Plan, and that makes sense to me.
The 2026 version reflects the changing demographics, vision and needs of today's Ulysses residents.
Bravo!

Thank you,
Cynthia Mannino
[REDACTED]

Comprehensive Plan for Town of Ulysses

From Susan Boyer Reid <[REDACTED]>
Date Tue 5/12/2026 3:19 PM
To Carissa Parlato <clerk@townofulyssesny.gov>

Hello

After a review of the proposed future changes to the codes and zoning and uses for land in the town of Ulysses , here are my concerns:

- 1) This area attracts visitors , promotes tourism, brings monies into the area because of its quaint villages, beautiful farmland, wineries, breweries, farm markets, parks , Taughannock Falls and Cayuga Lake. It's a delightful place to visit and get away from the grit and grime of cities like Ithaca, Geneva and Rochester.
- 2) Slicing this town up into numerous medium density sections where there can be up to 8 dwellings per 1 acre parcel will turn this pleasant countryside residential area into a cityscape. No one will want to visit a place that looks just like the densely populated, noisy towns and suburbs and cities in which they live. You will LOSE your source of revenue as the town is turned into a heavily populated suburb of Ithaca.
- 3). Instead, take what makes Ulysses and TBurg great and expand on that. Encourage hobby farms and artist workshops where people can come and purchase home grown and handmade goods. Promote quality bed and breakfast so people can stay a few days and enjoy the parks, the falls, the lake and our stunning landscape.
- 4) Encourage small businesses that do not abuse the environment.

Unfortunately I'm not able to personally attend the meeting tonight regarding the comprehensive plan for Town of Ulysses.

Please respect the beauty of the town of Ulysses.

Thank you
The Reids on Cold Springs.

Sent from my iPhone



Outlook

Comprehensive Plan

From Lisa Scherer <[REDACTED]>
Date Tue 5/12/2026 8:37 AM
To Carissa Parlato <clerk@townofulyssesny.gov>

Dear Ulysses Town Board,

As a family involved in youth soccer in Trumansburg, I wanted to share my support for the Comprehensive Plan's commitment to parks, athletic fields and youth programming. Having access to fields and youth sports has been an absolute cornerstone in my kids development as well as my family's connection to the community. I believe investing in recreation and youth services makes Ulysses a stronger, healthier community for everyone. Thank you for your work on this plan.

With Gratitude,

Lisa Scherer

Alison M. Weaver
246 Pennsylvania Avenue
Trumansburg, New York 14886

May 12, 2026

RE: Support for the 2025 Comprehensive Plan Update

Dear Town Board Members,

I am writing to express my strong support for the adoption of the proposed Comprehensive Plan. I was a member of the Comprehensive Plan Steering Committee for 30 months and know the amount of time, revisions, and thought that was placed into this document by members. Additionally, comments from the community were also considered when making numerous revisions to this document.

I believe this document offers a forward-looking, realistic vision for the Town of Ulysses that balances growth with the preservation of our community's character. Adopting this plan is essential for guiding future zoning decisions, supporting regional planning efforts, and strengthening our ability to secure grants for capital projects.

I also feel it should be noted this was to be in effect in 2025 as a 2025 – 2045 Comprehensive Plan Update. I feel it detrimental to not keep moving forward to adopt this plan as it was originally slated to be completed in 2025. It was voted by members to extend to give more time to review and make changes to the draft.

I urge the Town Board to adopt the 2025 - 20245 Comprehensive Plan and begin the necessary implementation steps to ensure a vibrant future for the Town of Ulysses.

Sincerely,

Alison M. Weaver

05/12/2026

The Vision Statement for the 2025-2045 T/Ulysses Comprehensive Plan contains conflicting goals, confirmed by 2 independent analysis

AI-”Yes, the Draft Town of Ulysses Comprehensive Plan 2025 (often referenced as 2045) contains inherent tensions between goals for increased housing density and the preservation of agricultural land and rural character.”

Caputi Analysis 06-2026

“Infrastructure-Driven Sprawl: The 2045 Plan maintains a **proactive model of extending utilities to drive development.** This approach contradicts the 2013 Agriculture and Farmland Protection Plan's warning that utility expansion is a primary driver of permanent farmland loss”

Housing Increase

While the population of the Town continues to decrease and the plan offers very little in terms of economic development it proposes significant amounts of new housing located throughout the entire Town instead of areas that might be more likely to connect to mni services in the future

The Draft Plan proposes a *Housing Action* committee after creating a Medium Residential Density designation that initially proposed a density of 8 units per acre and in some cases up to 30 units, again in areas with no municipal services. Currently Medium Residential density hasn't been defined. Wouldn't it make more sense to complete this Action Plan prior to approving the Draft?

Climate change

The majority of the Town land is in the NYS Ag District # 2 and included in NYS DEC Unique Natural Areas as well as the Cayuga Lake watershed. Yet the Plan offers no new and creative ways to seriously address the increase of rain storm intensity combined with an increase of impervious surfaces created by additional development.

The initial 2025 Draft proposed completely removing the Lakeshore and Conservation protection provided by the 2009 plan. The current map has eliminated a Conservation protection area uphill from the lake that previously include Willow Creek Rd. This seems very short-sighted given that the lake is increasingly being negatively impacted by run-off and blue-green algae that has frequently closed Taughannock Park for swimming during the last couple of summers. Tourism is fundamental to the Town's economic health! We must protect our lake!

Our natural and agricultural resources are the Town's most important features. They create the character that distinguishes Ulysses from Lansing or Dryden and is so important to its residents. I do not feel that these features are sufficiently protected by this proposed Plan.

While there were various outreach efforts to determine residents' concerns, the mailed survey had a significantly smaller rate of response; less than half of the returns compared to the prior 2009 effort. The final draft of over 250 pages was only made public just 5 weeks ago. It is reported that the Village Board voted to approve the Plan and forward it to the Town last night, after admitting that only the Mayor had read it.

Lets slow down this approval process and address legitimate concerns prior to implimenting a document that could have long-term affects on the Town for the next 20 years!

Sarah Adams
4 Falls St. Trumansburg, NY

Geraldine Keil
4487 Rabbit Run Rd.
Trumansburg, NY

Re: Parcel 12-4-4 (42+ acres)

Parcel 12-4-4 is dissected East to West by Rabbit Run Rd.

Why are 15.5 acres of the parcel north of Rabbit Run Rd. zoned Medium Density Residential instead of Low Density Residential along with the 26 acres of the same parcel on the south side of the road?

How will the two different zoning designations affect the whole parcel's tax burden?

Except for one home, the residents along Rabbit Run Road have been denied the possibility of having village water multiple times. Why do you think it is a possibility now?