

***DRAFT- COMP PLAN STEERING COMMITTEE MEETING & PUBLIC HEARING***

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Town of Ulysses

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Dec. 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 was 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--q9CpH1xdk9YxZyPw>.*

**CALL TO ORDER:**

Ms. Weatherby called the meeting to order at 5:04pm.

**ATTENDANCE:**

**TOWN OFFICIALS/STAFF:**

In person-

Committee members- Liz Weatherby (vice chair), Katelin Olson (arrived 5:12pm), Karl Klankowski, Allison Weaver, Karen Meador, Roxanne Marino, Tai Basilius  
Town Clerk- Carissa Parlato  
Town Planner- Niels Tygesen  
BCPZ/DPW Clerk- Lori Asperschlager

Absent-

Ann DiPetta (chair), Mo Klein, Diane Cohen, Kim Moore

**OTHERS:**

Via Zoom-

Jessica Geary (from MRB Group)

In person-

Matt Horn (from MRB Group), Helen McLallen, Sarah Adams, Victoria Romanoff, Sigrid Pauen, Krys Cail, Katy Walker

**APPROVAL OF AGENDA:**

Ms. Weatherby suggested moving the Public Hearing to after Privilege of the Floor.

She moved to approve the agenda with this amendment. This was seconded by Mr. Klankowski and passed unanimously.

**APPROVAL OF PAST MINUTES:**

Mr. Klankowski moved to approve the minutes from Nov. 5. This was seconded by Ms. Meador and passed unanimously.

**PRIVILEGE OF THE FLOOR:**

Krys Cail said that lots of money & effort have been put toward agricultural development in the town, including drainage. This makes it more competitive for grants. She thinks that the comp plan should include a map showing this- it seems like the current draft plan has given up on maintaining farmland. She added that the economic and community development sections could be improved.

Hearing no further comments, Mr. Klankowski moved to close Privilege of the Floor. This was seconded by Ms. Meador and passed unanimously.

**PUBLIC HEARING THE 2025-2045 DRAFT COMPREHENSIVE PLAN (CONT'D.):**

Ms. Weatherby reminded those in attendance to adhere to the public participation guidelines.

Sarah Adams from Falls Street said she feels that the general public is not going to read the plan but will focus on maps. She expressed confusion on what appears to be a push for density and how that fits with climate goals. She also questioned why the conservation zone is gone.

Sigrid Pauen from South Street Extension said that the map shows suburbs which are no longer a desirable form.

KryCail said that she wants to make sure that the town doesn't abandon its commitment to ag protection. She feels that a vision is missing from the map and doesn't like the suburb idea. She expressed concern about the lake getting polluted when development is encouraged but there are no sewer lines.

Sarah Adams agrees with Krys that there needs to be a connection between housing & economic development and would like more information on the vision for affordable housing and medium density housing.

Mr. Klankowski moved to table the hearing. This was seconded by Ms. Meador and passed unanimously.

**NEXT MTG SCHEDULE:**

The group decided to hold the next meeting on Wed., Jan. 14 at 5:30pm.

**DRAFT PLAN OVERVIEW:**

**COMP PLAN BASICS 101: WHAT A COMP PLAN IS AND IS NOT; ELEMENTS; NEXUS', ETC.**

Mr. Horn shared some basic information on comp plans in general, saying they are not required by NYS but are encouraged and considered a best practice.

He also shared the following:

- The Town Board or an appointed entity can develop a plan based on existing conditions, community feedback, and a vision for the future
- Public hearings and environmental reviews must be held/done
- The county must provide feedback
- The plan is not a law, but:
  - Is a policy framework
  - Establishes priority areas of focus
  - Is a work plan for staff outside of statutory duties
  - Includes a vision for future land use

Mr. Horn explained the difference between the current zoning map and the draft Future Land Use Map (FLUM). The FLUM is based on existing items but includes vision, goals, and objectives.

**INCORPORATION OF COMMENTS AND EDITS TO DRAFTS**

Mr. Horn shared MRB's process for incorporating comments into the next draft. The group had decided that sections with 6 or more comments from committee members would be amended by MRB. The group discussed further.

#### **LATEST DRAFT VERSION**

The group continued to discuss the process and came up with a tentative timeline:

- Jan. 14- FLUM discussion & consensus; review public comments
- Jan. 28- discussion on new draft. Public comments will be released
- Feb. 11- discussion
- Feb. 25- finish discussion, achieve consensus
- March 11- discussion
- March 25- approve draft for TB

#### **ADJOURN:**

Mr. Klankowski moved to adjourn at 6:56pm. This was seconded by Ms. Moore and passed unanimously.

*Respectfully submitted by Carissa Parlato, Town Clerk, 1/9/25*