



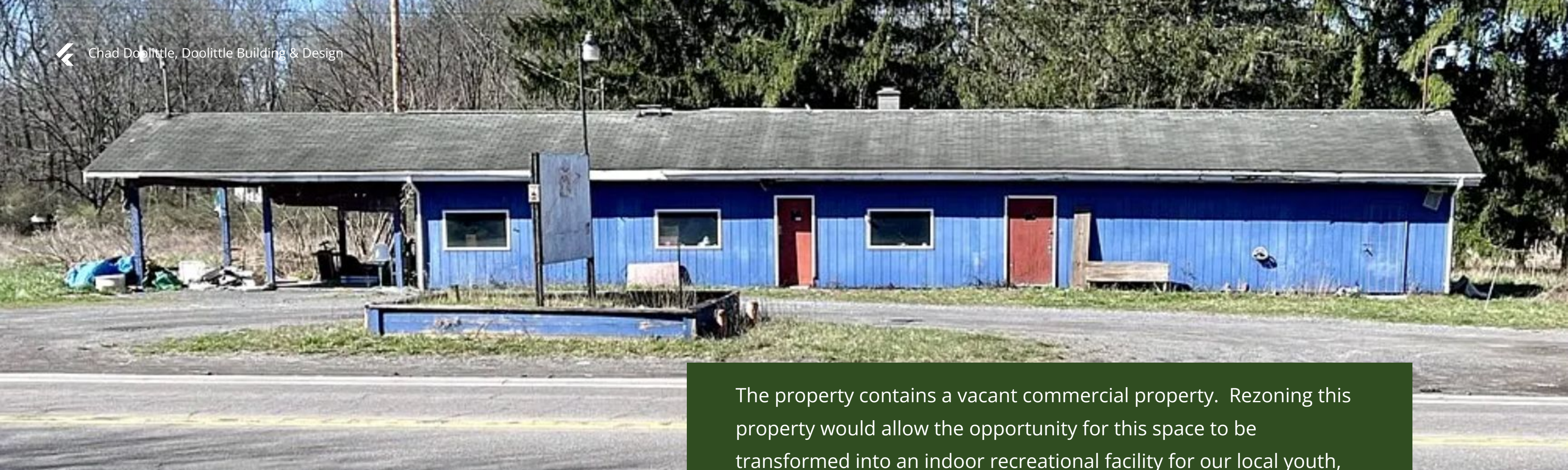
PROPOSAL FOR

2012 TRUMANSBURG RD.

REZONE

Town of Ulysses





Current State of the Property

The property contains a vacant commercial property. Rezoning this property would allow the opportunity for this space to be transformed into an indoor recreational facility for our local youth, which is something we don't currently have in our area. Chad is a coach at Trumansburg, so this is something he is already passionate about.

- Promotes physical activity
- Gets kids off the couch and screens and involved in sports and other physical activities
- Allows for athletes to enhance their skills regardless of the weather



The property currently contains old, vacant trailers that are deteriorating and no longer serve a viable purpose.

- These trailers contribute to an unappealing landscape and do not benefit the community in any way.
- The underutilized space represents an opportunity for positive transformation.

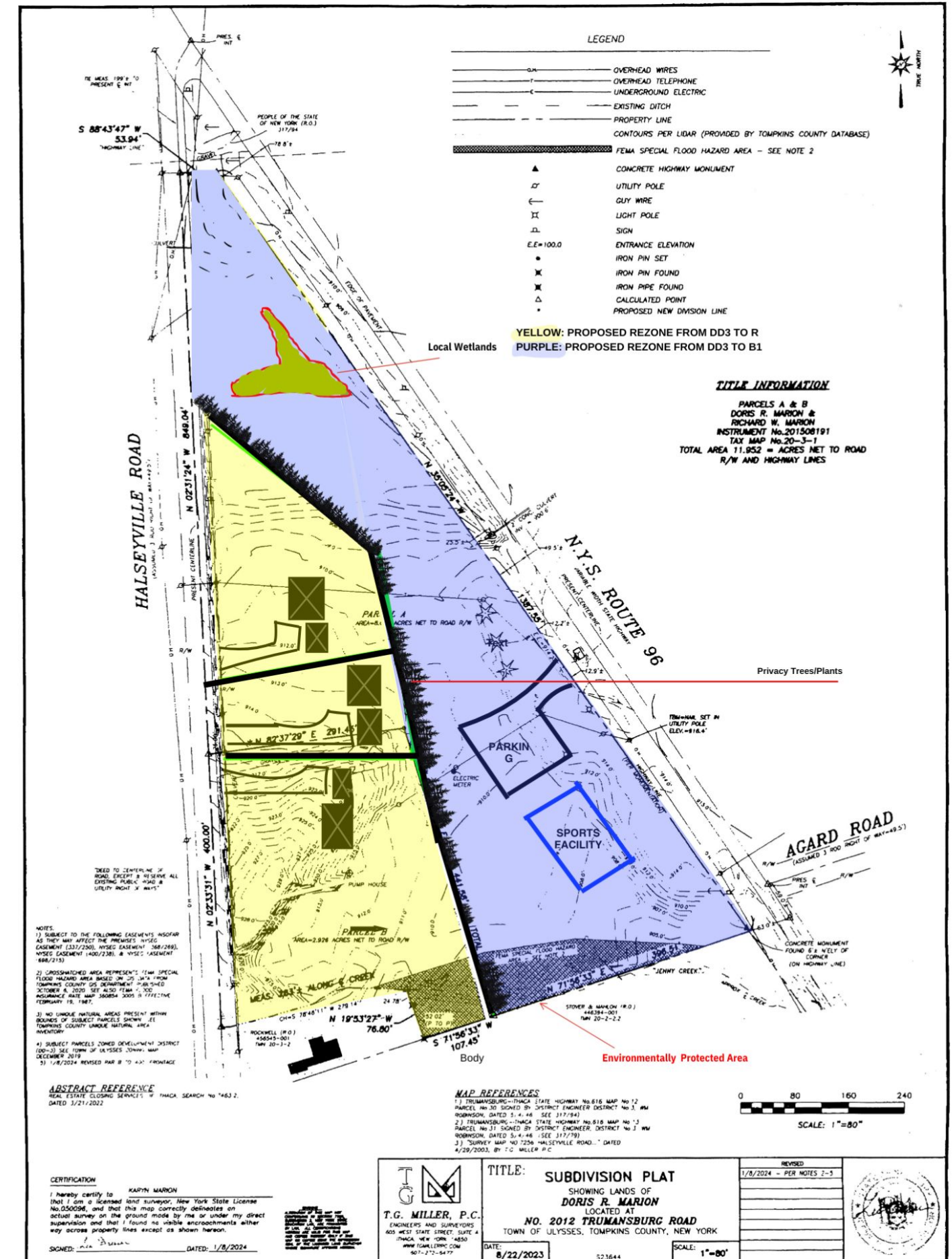


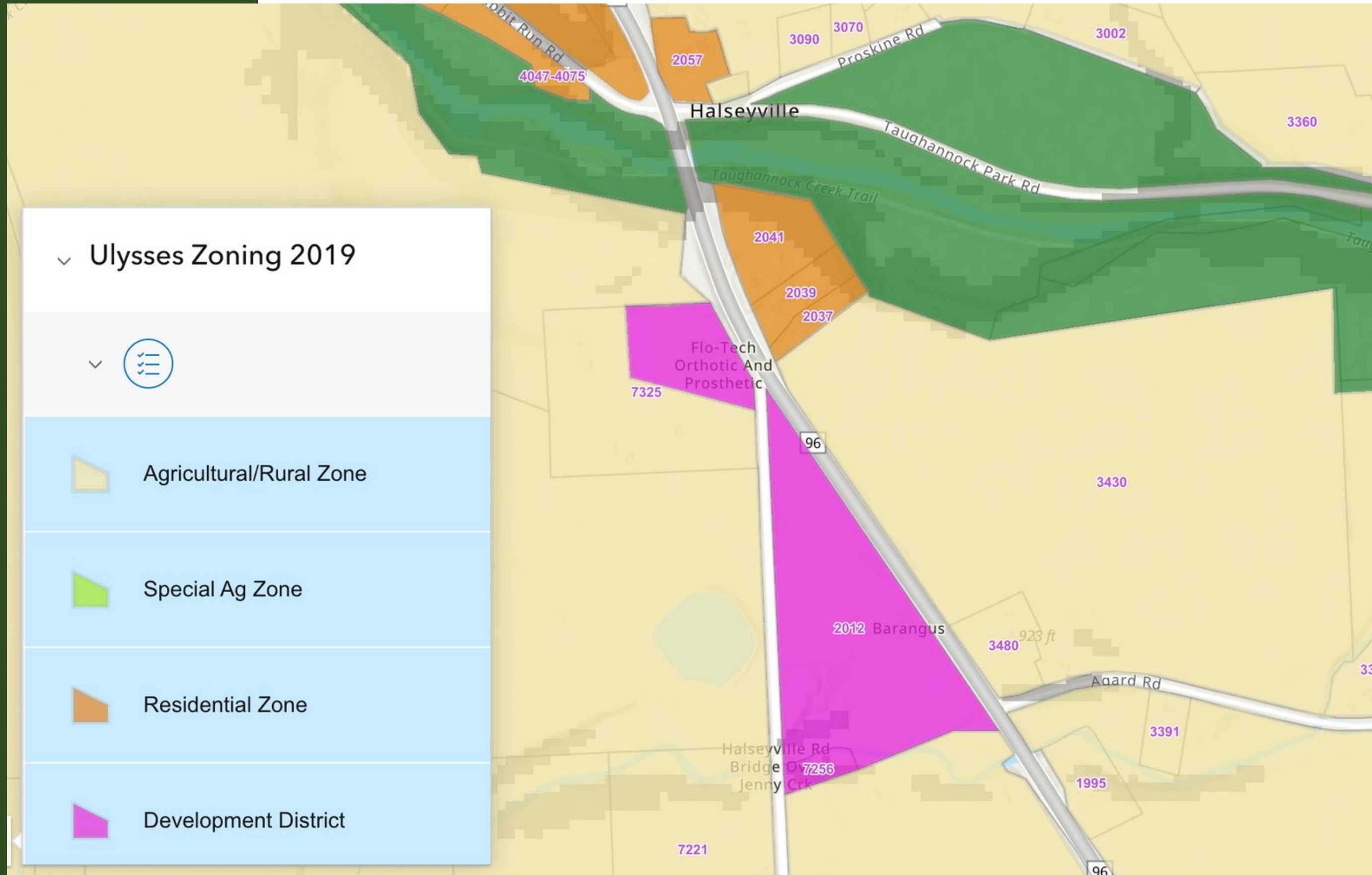


Please join us in our vision!

We are seeking approval to rezone the property at 2012 Trumansburg Rd. to allow for the removal of old, vacant trailers and introduce new developments, including single family homes, and the possibility for an indoor recreational facility. These changes will provide additional housing options in our area and more opportunity for our local youth. Trumansburg Rd. would go from DD3 to B1, and Halseyville Rd. would go from DD3 to R.

This property has so much potential!





Proposal: Trumansburg Rd. would go from DD3 to B1, and Halseyville Rd. would go from DD3 to R.



Proposed Development Plan

01

Removal of Vacant Trailers:

- Clearing out the unused structures will improve the aesthetics and safety of the area. **Summer 2025**

02

New Single Family Homes:

- Provides affordable and modern housing for families, professionals, and individuals in the community.
- Helps support economic growth by increasing the resident population and local spending. **Summer 2025 - 2026**

03

Indoor Recreational Facility:

- A space for physical activity and social engagement for local youth.
- Opportunities for local residents to participate in sports and fitness programs year-round. **Fall 2026 - 2027**



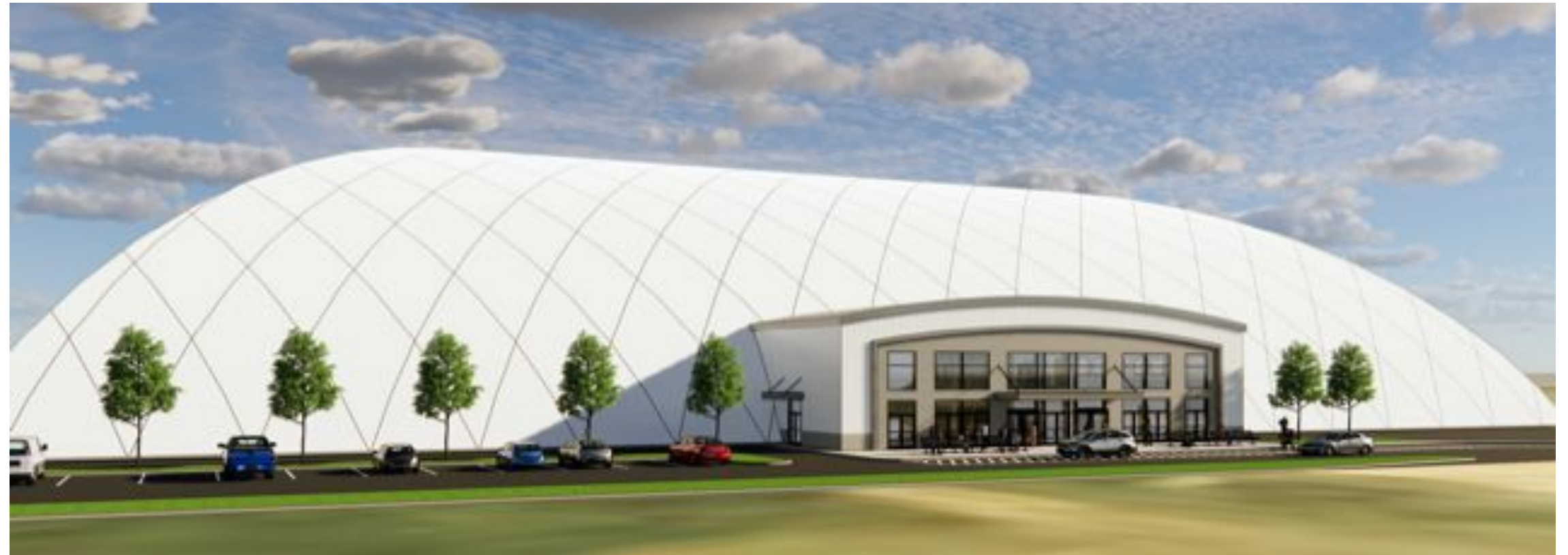
2 General Options:

- Air supported structure with Facade
- Steel framed structure

Numerous advantages and disadvantages to either option.

Thorough analysis needed to make final determination.

Final construction and elevation details to be included in permitting process





Activities/Uses:

- Basketball
- Soccer
- Volleyball
- Lacrosse
- Baseball
- Football
- Tennis
- Gym
- Crossfit
- Yoga
- Dance
- Much much more



Potential Floor Plan



Benefits to the Community

Revitalization of the Property

- Enhances the visual appeal of the neighborhood.
- Eliminates abandoned structures that may pose safety hazards.

Increased Housing Availability

- Provides much-needed housing in a growing community.
- Supports local families and professionals seeking to live near their workplaces and schools.

New Recreational Opportunities

- Encourages healthy lifestyles and provides a safe, indoor space for activities.
- Strengthens the community by offering a year around space that doesn't currently exist in our area.

Economic Growth & Tax Revenue

- Increases property values and tax revenue for the town.
- Brings more residents and visitors who will support local businesses.

This rezoning request presents an opportunity to turn an underutilized property into a thriving community asset. By removing outdated, vacant trailers and replacing them with new housing and the possibility of an indoor recreational facility, we can enhance the quality of life for residents, encourage economic growth, and create a welcoming environment for all.

We appreciate your consideration and look forward to discussing how we can work together to bring this vision to life.



House built by Doolittle Building & Design, Curry Rd.