

Town of Ulysses Comprehensive Plan

Final Report
September 2009



Town of Ulysses **COMPREHENSIVE PLAN** **ACKNOWLEDGEMENTS**

Ulysses Town Board

The update of the 1999 Town of Ulysses Comprehensive Plan began in 2006. The Comprehensive Plan Update Committee would like to recognize current and former Town Board members for their support for this project.

- Douglas Austic, Supervisor (Current)
- Don Ellis, Councilperson (Former)
- Gerald Ferrentino, Councilperson (Current)
- David Kerness, Councilperson (Current)
- Roxanne Marino, Councilperson (Former)
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The Town of Ulysses Comprehensive Plan Update Committee was comprised of volunteers who contributed much effort, time, and energy in order to ensure the successful completion of the update of the Town of Ulysses Comprehensive Plan.

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Town of Ulysses **COMPREHENSIVE PLAN**

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1.0 EXECUTIVE SUMMARY

This update of the Town of Ulysses' first Comprehensive Plan, adopted in 1999, outlines a refined vision and series of strategies for preserving, protecting, and enhancing the rural character, natural resources, and agricultural practices in the Town, balanced with an appropriate level and scale of growth and development. In June of 2006, the Ulysses Town Board appointed a Comprehensive Plan Update Steering Committee to conduct a formal revision of the 1999 Ulysses Comprehensive Plan, in accordance with the Plan Implementation recommendations and as directed by the Town Board resolution adopting the 1999 plan. This updated Comprehensive Plan was developed through a collaborative effort involving the Comprehensive Plan Update Steering Committee, representatives from Town boards, and residents with varying backgrounds and perspectives.

The plan update was developed within a public participation process that sought to engage and involve the Ulysses community as a whole. Beginning with a Community Survey that was distributed by the Steering Committee in the Spring of 2007, the year-and-a-half planning process was open to all interested Town residents. A brainstorming session with Town officials and committee members, multiple steering committee meetings, public meetings, and land use workshop sessions rounded out the community outreach efforts associated with this updated Plan.

The 2008 Comprehensive Plan provides an overall framework for decision-making and investment in the Ulysses community. It offers a snapshot of the community today and a direction for the future. It is, however, a fluid and flexible document that should be consistently reviewed and updated as conditions and visions for the community further evolve. The plan is intended to serve as a guide for the Ulysses community for the next ten to fifteen years, with updates applied as needed.

The foundation of the update process for the Comprehensive Plan began with a thorough review of the Existing Conditions in the Town, broken down into physical, economic, and social attributes. A vast array of resources and information sources were reviewed in order to gather the data required to identify and document the key attributes of the community for the purpose of land use planning and visioning.

As the planning process progressed, particular characteristics in the Town surfaced as being very important to residents. The rural character, agricultural lands, and natural resources within the Town are characteristics that people value for contributing to a positive quality of life. With an understanding of the importance of these characteristics, the Town developed a Vision Statement, to guide future actions, that recognizes the value of the agricultural heritage, natural resources, scenic viewsheds, environmental assets, tourism potentials, recreation opportunities, and beauty of the community.

Building on the Vision Statement, the Plan is organized into five Policy areas that reflect the aspects of Ulysses that residents want to see addressed with respect to future actions and implementation measures. The policy areas include: Environment and Natural Resources, Sustainable Land Use and Development, Local Economy, Community Services, and Community Identity. Within each of the Policy areas, Objectives and Action items were developed to assist the community with implementation.

The Future Land Use Plan is the graphic representation of many of the Policies, Objectives, and Actions included within the Plan. This section of the Comprehensive Plan is designed to provide guidance for future development patterns within Ulysses. It defines where certain levels and intensities of development are appropriate and where preservation of open space, natural resources, and agricultural lands are most appropriate. Unlike a Zoning Law, the Future Land Use Plan is not an enforceable law, but it does portray the vision for the Town and is intended to serve as the basis for future Zoning Law revisions.

In Ulysses, the Future Land Use Plan seeks to protect remaining agricultural lands and protect the rural character of the community, while allowing for sustainable and balanced growth in designated areas. Ultimately the plan allows for the conservation of the attributes of Ulysses identified as most important by the community.

The Town of Ulysses is at a pivotal crossroads as the Town has not yet been impacted by the pressures of growth and development, which have threatened the character and land use in other Tompkins County communities. The Town is still in a position to determine its fate and define how it wants to, and does not want to, evolve and change in the coming decades. Through the preparation of this update of the Comprehensive Plan, the community has defined its vision for the future of the Town. The goals, objectives, and actions – together with the Future Land Use Plan – will guide future decision-making in the Town. The document is intended to be a user-friendly tool to assist Town officials, developers, and community members in making informed decisions about the future direction of Ulysses.

2.0 INTRODUCTION

The Town of Ulysses is a tranquil community located in the heart of New York State's Finger Lakes Region, nestled in the northwest corner of Tompkins County. Ulysses is bounded by the Town of Covert in Seneca County to the north, the Towns of Ithaca and Enfield to the south, and Town of Hector in Schuyler County to the west. The eastern town line is Cayuga Lake. Ulysses is 36.84 square miles, including 32.98 square miles of land and 3.86 square miles of water. As of the 2000 census, the population of the Town was approximately 4,775 people, resulting in a population density of approximately 149 people per square mile.

Natural beauty and urban conveniences are just minutes away from the rural landscape of the Town. Cayuga Lake, the longest of the Finger Lakes, creates the Town's eastern boundary and the Town is also the home of Taughannock Falls State Park, with its 215-foot-vertical-drop waterfall. The City of Ithaca lies a few minutes south of Ulysses and offers a significant number of cultural, educational, and recreational resources. The Town is well known for its agricultural character, natural beauty, and serene atmosphere that contribute to a superb quality of life for area residents. Taughannock Falls State Park, nearby wineries, and Cayuga Lake create tourism opportunities for the community, which help sustain its economic base. It is both a great place to live, and a great place to visit.

The Town's character is defined by agricultural lands and open space interspersed by pockets of residential development, a variety of small-scale commercial uses, and a well-defined village center in Trumansburg. The Town has retained its rural, small-town character even as growth has begun to transform other agricultural communities around the City of Ithaca. Suburbanization development pressures, occurring elsewhere in the region, have the potential to encroach into the Town, and could impact the rural character and agricultural lands which define the Town today. The wrong type and scale of future development could lead to the loss of existing agricultural businesses, changes to the character of rural roadways as they see increased traffic, and the loss of open space and scenic views as large parcels get subdivided and sold.

An up-to-date comprehensive plan is the primary tool to assist the Town to direct and encourage the type and scale of future changes in land use and delivery of municipal services that preserve the valued qualities recognized by its residents. The following document presents the shared vision for the future and lays out strategies and actions to attain that future.

Brief History of Ulysses

The Town of Ulysses was settled in 1790 and was named for the hero of Homer's *Odyssey*. The Town originally included the present day towns of Dryden, Enfield, and Ithaca, which were established as independent towns in 1803, 1821, and 1821, respectively. The Town was incorporated in 1794 as part of a land grant payment to Revolutionary War soldiers. At this time, the Town was part of Onondaga County and it would be included in two other counties (Cayuga from 1799 to 1804 and Seneca from 1804 to 1817) before becoming a part of Tompkins County on April 17, 1817.

There were historically a number of small "communities" within the larger Town; these included DuBois Corner, Halseyville, Jacksonville, Krums Corner, Podunk, Waterburg, and Willow Creek. The general locations of these communities are identified in Figure 1.

FIGURE 1 – HISTORIC COMMUNITIES
Town of Ulysses



In the early years, the Town's economy was based largely on agriculture and mercantile activities. Marketing products from the Town to outlying areas was made possible by the Geneva, Ithaca, and Sayre Railroad. In 1810, the Ithaca-Owego Turnpike was developed (present day N.Y.S. Route 96) after the formation of the Ithaca and Geneva Turnpike Company.

Lake-related commerce was important in the early days of the Town and in the early nineteenth century there were a small number of manufacturing companies that relied on the ample waterpower provided by the region. The opening of the Erie Canal and the Cayuga-Seneca Canal allowed goods from Ulysses and throughout Tompkins County to be distributed to eastern markets. By the 1830s the Ithaca-Owego Railroad was developed and linked Ulysses with additional markets and distant destinations to the south.

Hamlets began to develop in areas where landowners were willing to offer land to others, such as in Tremans, which is the present day Trumansburg. The Village of Trumansburg was

incorporated in 1872 and became the commercial and residential center of the Town. The population of the entire Town in the mid-nineteenth century was close to 3,400 and almost half of the residents lived within the Village. At this time, Trumansburg included five churches, a bank, two hotels, a post office, a fire department, retail stores, and other services. A secondary and smaller community center emerged in the hamlet of Jacksonville, which was historically referred to as Harlow's Corners. Jacksonville differed from Trumansburg in that it was not focused on commercial pursuits but supported surrounding farms and agricultural uses.

Population growth continued in the Town at a slow and steady pace through the mid-twentieth century, supported by employment opportunities at nearby Cornell University, Ithaca College, and industries located in the City of Ithaca. Agriculture remained the leading industry in the Town well into the 1960s.

Today, the Town of Ulysses is faced with the realities of change that have already impacted other towns in the region. Suburbanization, regional development patterns in surrounding communities, the desirability for waterfront land and access, and trends in residential development all have the potential to impact land use patterns and community character within the Town. Over the past two decades land use decisions have been made that have resulted in and expedited some of the changes seen in the Ulysses community. Commercial uses along N.Y.S. Route 96 have effectively created the character of a suburban strip development in some locations.

At the same time, there are aspects of the community that remain beautiful and unchanged. The lake, creeks, and waterfalls remain natural attributes of the Town that residents enjoy and value. Recreational opportunities are abundant in association with Taughannock Falls State Park and Cayuga Lake. Land is plentiful, agriculture is still an important aspect of the local economy, and in today's volatile economic times, agricultural and related practices may become an even more important asset to the Town.

The Comprehensive Plan Update Process: An Overview

The process to prepare a comprehensive plan begins by understanding what the present opportunities and constraints are in a community, gauging the overall goals and objectives of community members, and identifying a vision for where the community would like to be as it looks to the future. Tough questions are asked of the community throughout the planning process:

- In 10, 15 or 20 years, where does the community want to be?
- What conditions in the community should be preserved?
- What conditions are members of the community willing to see change?

The comprehensive plan not only lays out a vision for the Town, but also identifies a way to achieve that vision through the development of specific recommendations and actions for

implementation.

The purpose of the Comprehensive Plan Update for the Town of Ulysses is to identify the present threats and opportunities facing the community since the initial plan was prepared in the late 1990s and to ensure that future decision-making in the Town is considerate of the existing assets and resources. The updated plan seeks to identify an appropriate framework and direction for future change and growth.

What is a Comprehensive Plan?

According to New York State Town Law Section 272-a, a comprehensive plan is defined as:

“the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city. The town comprehensive plan shall...serve as a basis for land use regulation, infrastructure development and public and private investment, and any plans which may detail one or more topics of a town comprehensive plan.”

A comprehensive plan is an important planning tool that provides the Town of Ulysses with an overall framework for decision making as it relates to future investment and development in the Town. The comprehensive plan guides public action as it identifies what the public wants the community to become. The plan expresses the vision of Ulysses residents and presents a desirable pattern for future preservation and development.

Although not a regulatory document, the comprehensive plan is still an important planning document for the community. Once adopted by the Town Board, the comprehensive plan serves as the basis for future modifications to local land use regulations. Although a comprehensive plan is formally adopted by the Town following an official public hearing, it does not become a static plan that cannot be reviewed and modified. It is actually desirable to regularly review the comprehensive plan and make necessary changes to the vision and policy statements to reflect current and future conditions within the Town. It is a dynamic and flexible document that is intended to serve as a guide for the next 10 to 15 years. It is realistic to presume that conditions will change, and thus, the comprehensive plan should be adapted as necessary.

New York State recognizes that a comprehensive planning process is a means to promote the health, safety, and welfare of residents. Many state agencies look favorably on communities who have adopted comprehensive plans when grant money or other government assistance is requested for a municipal project. Projects that can clearly show that they are based on a preferred vision and further a community's goals are more likely to receive funding and aid from outside sources.

With the adoption of the updated Comprehensive Plan in the Town of Ulysses, elected officials are demonstrating their commitment to protecting the valued characteristics of the Town identified as desirable and modifying those aspects of the community that are viewed as restrictive or in need of change. The Comprehensive Plan lays out the framework for municipal officials who will be responsible for implementing many of the recommendations and actions identified in the plan..

For the Town of Ulysses, the updated Comprehensive Plan will be utilized not only by Town Board officials, but also by members of the Planning Board, community organizations, developers, property owners, and local residents. While local boards will use the plan to ensure prospective changes are in accordance with the defined vision, local residents may use the plan to determine the effectiveness of local government decision making or to decide which area of the Town they want to re-locate to. Regardless of who is using the plan, or why, it is an invaluable tool that will ultimately serve to preserve, protect, and enhance the Town of Ulysses for years to come.

Summary of Supporting Local Plans and Studies

The Comprehensive Plan update builds on past and present planning efforts by the Town, Village of Trumansburg, and Tompkins County. The following plans and studies have a direct relationship to the comprehensive plan update process.

TOWN OF ULYSSES COMPREHENSIVE PLAN - 1999

The Town of Ulysses last conducted a comprehensive planning process in the 1990's that resulted in the Town of Ulysses' first Comprehensive Land Use Plan document. The document was developed over a period of years by a volunteer-led comprehensive planning committee in conjunction with members of the Town Board and Planning Board. The planning process originated in 1991 to lay the framework for an update to the Town's Zoning Ordinance. The development of the Plan followed a standard process that began with a community survey (1994), the development of an existing conditions inventory (1995), the development of goals, objections, and action statements (1996-1999), and resulted in a series of recommendations and an implementation strategy (1999). The overarching goals of the Comprehensive Plan remain largely in sync with the goals of the community today, almost a decade later. The 1999 Comprehensive Land Use Plan was reviewed in detail in association with this planning process and all applicable components of that Plan have been incorporated.

ZONING ORDINANCE UPDATE FOR THE TOWN OF ULYSSES - 2005

In 1960, the Town of Ulysses became one of the first towns in Tompkins County to establish a land use zoning law through the adoption of a general zoning ordinance. The ordinance was updated in 1972 and 1978 prior to being completely re-done in 2005 following the completion of the Town's first Comprehensive Plan.

VILLAGE OF TRUMANSBURG COMPREHENSIVE PLAN

The Village of Trumansburg unanimously adopted a Comprehensive Plan on February 11, 2008. The plan identifies a 20-year vision for the community. The volunteer-led group completed the Comprehensive Plan after a two-year process. The Village intends to use the Plan as the groundwork for revising and updating the Village zoning ordinance, which was completed 36 years ago. The Village Comprehensive Plan was developed around six major sections: Community, Housing, Economic Development, Environment, Recreation, and Land Use. The Town has reviewed the Village Comprehensive Plan in order to ensure consistency and identify areas for future collaboration and inter-municipal cooperation.

The Village's Twenty-Year Vision on which the six major sections are based is:

WORKING TOGETHER, WE ENVISION TRUMANSBURG TWENTY YEARS FROM NOW AS A PLACE WHERE:

- The community values safety, economic and cultural diversity and local cultural history in concert with an accessible and attractive commercial center that supports the needs of residents and visitors to the Village.
- Housing is offered in a mix of architectural styles and a range of affordable options. The street and sidewalk networks will provide an opportunity for various transportation options with the Village. Neighborhoods will be well connected to the commercial core of the community.
- The downtown core is a thriving mix of businesses which meet the daily needs of residents from the Village and surrounding rural communities. The downtown core remains the hub for economic development, supporting a diverse selection of businesses.
- Green space throughout the Village is preserved and maintained to provide residents with the opportunity to connect with nature. Environmentally sound initiatives are put in place to provide future generations with a healthy, sustainable community.
- Through the cooperative planning efforts of residents and business owners, the Village, is self-sustaining, creative and friendly community with established zoning regulations that provide sufficient infrastructure and enable small businesses to thrive while embracing the rural character of the Village.

The *Community* goals for the Village are consistent with the Town's overarching goals and focus on creating a safe community, maintaining rural character, enhancing gateways, and promoting local history. *Housing* goals for the Village are also consistent with goals for the Town: providing housing that meets a variety of socio-economic conditions and promoting new construction that is in harmony with its surroundings. All four *Recreation* goals identified in the Village Plan are supported in the Ulysses Comprehensive Plan and touch on the Black Diamond Trail, the need for a multi-use community center, and collaboration with the Trumansburg

School District. The desire to protect agricultural lands and offering a variety of residential options are included in the Village's *Land Use* section and are similar to policies within the Town Plan.

The *Economic Development* goals of the Village focus on maintaining the Village core as a viable commercial center, stating Trumansburg is the "commercial and social center of adjacent rural communities," such as Ulysses. Today, the Village certainly fills that role for the Town and will continue to in the future. An *Economic Development* goal specifically references Ulysses and is supported in the Town's Comprehensive Plan:

- Collaborate with the Town of Ulysses to support local agriculture and promote the Trumansburg Farmers Market.

Environmental goals are also supported in the Town's Comprehensive Plan, specifically:

- Collaborate with the Town of Ulysses to protect water quality and promote conservation and appreciation of unique natural assets within the area.
- Pursue alternative renewable sources of energy.

TOMPKINS COUNTY COMPREHENSIVE PLAN

Tompkins County developed a countywide Comprehensive Plan in 2004, entitled "Planning for our Future." The document contains principles, policies, and actions to achieve a vision for the County that is based on the understanding that all levels of government, as well as public and private entities, must work together in order for the County to be a successful community. The document was broken down into four primary categories: regional cooperation; housing, transportation, and jobs; the environment; and neighborhoods and communities.

The Town of Ulysses Comprehensive Plan builds on and supports the overarching principles and policies identified within the County Comprehensive Plan. Specific policy elements identified within the County Comprehensive Plan that are applicable to and are further supported in the Town of Ulysses Comprehensive Plan are identified below:

Housing, Transportation, and Jobs

- Encouraging local farms, businesses, and service providers.
- Supporting tourism.
- Enhancing transportation options.

This section of the County Plan specifically talks about the need to support the region's rural economies, as found in the Town of Ulysses. Industries related to agriculture and natural resources, as well as recreation and tourism are addressed in the County Plan and expanded upon further in the Town of Ulysses Comprehensive Plan. Specific policies related to the rural

economy, which are presented in the County Comprehensive Plan and are of particular importance to the Town of Ulysses, include:

- Enhancing the viability of existing farm operations.
- Supporting sustainable economic development initiatives.
- Enhancing agricultural activities and working farms.
- Encouraging development that is designed to preserve open space and agricultural land.
- Protecting prime agricultural lands.

The Environment

- Enhancing public access to Cayuga Lake.
- Protecting water quality.
- Protecting drinking water supplies.
- Protecting stream corridors and wetlands.
- Preserving natural features and scenic views.
- Enhancing existing and proposed trails and recreation facilities.

Neighborhoods and Communities

- Enhancing the pedestrian environment and developing a network for walking.
- Encouraging development of mixed-use communities.
- Improving the quality of the built environment.
- Preserving and enhancing the distinct identities and historic character of established neighborhoods and communities.
- Improving transportation options.
- Enhancing existing hamlets as community centers.
- Increasing density of existing centers.
- Concentrating commercial, industrial, and retail uses on smaller chunks of land in close proximity to housing in areas of concentrated development.
- Encourage new development in locations where infrastructure is already in place.
- Consider inter-municipal alternatives related to water supply and wastewater disposal.

ROUTE 96 CORRIDOR MANAGEMENT STUDY

A corridor planning process for the N.Y.S. Route 96 Corridor from the southern boundary of the Village of Trumansburg to Fulton Street in the City of Ithaca was initiated in January 2008. The Route 96 Corridor Management Study is intended to assist the Town of Ulysses, Town of Ithaca, City of Ithaca, and Tompkins County to plan for future growth along the corridor. The Study, when approved, will serve as a guide to define a preferred development pattern for the corridor and will recommend strategies to reduce anticipated traffic-related impacts that may be caused by new development. The final product will focus on protecting livability along the corridor within Ulysses and surrounding communities with specific recommendations for land use

changes and transportation enhancements that will serve to reduce the impacts of traffic within the study area. The study is expected to be completed by early 2009.

Overall, preliminary drafts of the Study are consistent with the general vision and direction defined within the Ulysses Comprehensive Plan Update. The Management Study has identified a preferred development scenario that identifies the majority of growth along the Route 96 corridor concentrated in the Village of Trumansburg, the hamlet of Jacksonville, and around the Cayuga Medical Center in the Town of Ithaca. This is consistent with recommendations identified on the Future Land Use Plan, as well as with the Policies and Objectives defined within the Ulysses Comprehensive Plan. The Management Study acknowledges some future development may occur outside of these nodes, such as around Krums Corners, though in a more limited fashion.

TOMPKINS COUNTY WATERFRONT PLAN

Prepared in 1997 and adopted by the Town of Ulysses, the local waterfront development plan seeks to enhance recreation opportunities, protect natural and cultural resources, and promote appropriate economic development on the Cayuga Lake and Cayuga Inlet waterfront in Tompkins County. Cayuga Lake is part of the 524-mile-long New York State Canal System.

The five specific goals in the plan are:

- Increase public access and improve waterfront parks.
- Enhance boating facilities and operations.
- Encourage appropriate economic development, including tourism.
- Improve linkages between waterfront destinations, residential neighborhoods and existing business districts.
- Conserve and interpret natural and cultural resources.

Public Outreach Summary

To ensure that the updated comprehensive plan presents a reasoned and balanced approach to preserving the valued quality of life of the residents and to allow for appropriate growth, several steps were taken to involve resident and landowners in the process. The following sections summarize the opportunities for the community-wide involvement.

COMMUNITY SURVEY

In May 2007, the Steering Committee distributed an opinion survey to residents and landowners of the Town of Ulysses. The survey was created in an effort to obtain feedback from residents regarding the future growth and development of the community, identify desired planning and zoning changes, and identify areas and features in the Town that should be preserved and protected. The Survey Research Institute at Cornell University was contracted by the Town to administer the survey and compile results. The return deadline for the survey was

July 2, 2007. Approximately 2,200 surveys were distributed and 709 surveys were received by the deadline date, resulting in a return rate of approximately 32%. Appendix 1 includes a copy of the opinion survey and a summary of the results.

STEERING COMMITTEE MEETINGS

In the summer of 2006, the Steering Committee began holding regular monthly meetings, and continued to do so throughout the development of this Plan. After contracting with Bergmann Associates in the fall of 2007, six Steering Committee meetings were held with the consultant team over the course of the project. All Steering Committee meetings were open to the public. Each of the consultant-led public meetings is summarized below:

Start-Up Meeting and SWOT Analysis

The Steering Committee, joined by members of the Planning Board, Town Board, and the public at large, participated in a project initiation meeting with consultant team members from Bergmann Associates on Thursday, November 15, 2007, at the Village of Trumansburg Fire Department meeting room. The meeting included an introduction to Bergmann Associates, an overview of the planning process, a discussion regarding obtaining background information, and a review of the project schedule. The meeting concluded with the Bergmann Associates team leading meeting attendees through a SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis exercise. Participants provided insights as to what they saw as the strengths and opportunities of the Town, as well as potential opportunities and threats facing the community. The results of the SWOT Analysis are included in Appendix 2 of the Comprehensive Plan document.

Existing Conditions

The second Steering Committee meeting was held on January 10, 2008, at the Town Hall, 10 Elm Street, Trumansburg. The meeting included a presentation by Bergmann Associates of the draft existing conditions document and summary of the community survey results. Members of the Steering Committee were asked to review the draft documents and return comments to Bergmann Associates. Steering Committee members were also asked by Bergmann Associates to consider and prepare a vision statement for the Town to further define policies, objectives, and actions to guide the remainder of the planning process. At this meeting, dates were determined for a public information meeting and the third steering committee meeting to discuss the draft Future Land Use Plan. Appendix 3 includes the Existing Conditions of the Town.

Vision Statement/Future Land Use Plan

The third Steering Committee meeting was held in February 2008. The meeting was a hands-on workshop-style session that allowed the Steering Committee to work together to develop a preliminary draft Future Land Use Plan to present to the public as a starting point for meeting participants to work with at the Land Use Workshops. Also discussed at this meeting were the

Vision Statement and Policy Statements. At this meeting, dates were determined for the Land Use Workshops and for the fourth committee meeting to discuss objectives and actions.

Policies, Objectives, Actions

The fourth Steering Committee meeting was held in March 2008. At this meeting, Policies, Objectives, and Actions were discussed at length.

Revised Future Land Use Plan

The fifth Steering Committee meeting included a presentation of the results of the Land Use Workshops, including the Community Character Survey and comments on the Future Land Use Plan as generated by workshop attendees. A recommended Future Land Use Plan was presented. Committee members had the opportunity to comment and further refine the Future Land Use Plan.

Draft Comprehensive Plan

The final Steering Committee meeting held with Bergmann Associates in August 2008 focused on a discussion of the preliminary Draft Comprehensive Plan and scheduling of future Public Meeting and Hearing dates. The committee requested minor modifications to be made to the preliminary draft Plan at this time with additional comments and edits to be provided to Bergmann over the months of September through December.

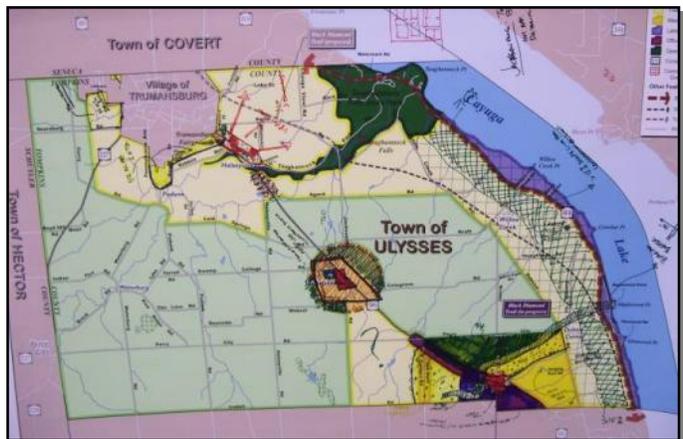
PUBLIC MEETINGS

Public Informational Meeting

A Public Information Meeting was held in February 2008 at the Franziska Racker Center. The meeting, which was attended by approximately 25 members of the public, introduced the comprehensive plan update project and its purpose, summarized the existing conditions report, and provided an overview of the results of the community survey. Attendees had the opportunity at the conclusion of the presentation to ask questions and provide comments.

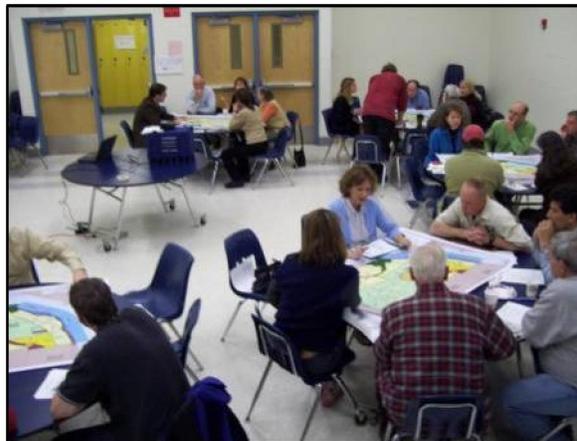
Public Land Use Workshops

Two identical public workshops were held on April 10, 2008 and April 12, 2008 to solicit feedback from the community regarding the draft Future Land Use Map for Ulysses. Two dates and locations were selected for the meetings to provide residents with options for attending. The meetings were advertised in local papers and postcard invitations were mailed to all residents within the Town.



Samples of revisions made to the Future Land Use Plan at the Public Land Use Workshops

Each of the workshops was attended by approximately 25 members of the public as well as members of the Comprehensive Plan Update Steering Committee. The agendas for both workshops included an overview of the planning process to date, an introduction to land use planning, a community character survey, and break-out sessions where attendees worked in small groups to refine and comment on the draft Future Land Use Plan. The results of the Community Character Survey are included in Appendix 4 of this document. Results from the break-out sessions were incorporated into the Future Land Use Map presented in Chapter 4.0. The workshop on Thursday, April 10, 2008, was held at the Franziska Racker Center. Tom Daniels, a nationally recognized expert in farmland protection, attended this meeting and provided an additional presentation about the benefits of farmland protection and how it can be achieved. The meeting on Saturday, April 12, 2008, was held at the Trumansburg High School.



Participants at a Land Use Workshop at Trumansburg High School.

Public Input Meeting

A fourth public meeting was held on July 10, 2008, at the Franziska Racker Center. The meeting was organized as a follow-up session to the land use workshops held in April. The purpose of this meeting was to present the revised Future Land Use Map. The revisions to the map were based largely on input received at the public land use workshops, as well as through follow-up meetings with members of the Steering Committee. The public was also provided the opportunity to ask questions and provide comments on any component of the Plan completed to date. All draft materials associated with the Plan were available on the web for interested residents to review prior to the meeting.

Final Presentation / Public Hearing

A final presentation of the Comprehensive Plan was held by the Steering Committee on February 5, 2009 at the Town of Ulysses Town Hall. The meeting was held in compliance with Town Law, Article 16, Section 272A, Subsection 6 (b). Prior to this meeting, the Final Draft Comprehensive Plan was made available for public review beginning on January 22, 2009. A town-wide mailing notified residents of the Plan's release along with information on how to review and comment on the document. In addition, a legal notice was placed in the Town's official newspaper.

The final presentation and public hearing was attended by twenty-six individuals who were provided an opportunity to comment on the plan as part of the Public Hearing process. Six people at the meeting submitted verbal comments. In addition to the Public Hearing, people

were given the opportunity to provide written comments until a deadline of February 16, 2009. Six people provided written comments during this period via email.

All verbal and written comments were considered by the Steering Committee at a meeting held on February 19, 2009. Final edits and amendments based on public input were summarized and forwarded to Bergmann Associates to be incorporated into the Final Draft Comprehensive Plan to be handed over to the Town Board for consideration and adoption.

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3.0 VISION, POLICIES, OBJECTIVES AND ACTIONS

Introduction

A comprehensive plan is developed on a framework that ties together broad ideas with specific and targeted activities, effectively identifying the community's short- and long-term needs. This chapter of the Plan identifies broad and specific actions that should be undertaken in an effort to implement the vision of the updated comprehensive plan.

Effective policies for the Town of Ulysses will guide community investment and decision-making in the Town over the next decade and beyond. The framework of the updated Plan is intended to function just as a blueprint does for a building with all of its components – from the largest to the smallest – fitting together in order for the structure to stand and function for many years to come. The updated comprehensive plan is the blueprint for the Town of Ulysses, defining the future direction of the Town while considering the large and small needs of its residents. The policies, objectives, and actions seek to support the vision statement for the Town.

The vision statement, together with the policies, objectives, and actions for Ulysses have been developed based on feedback generated from the public, the Comprehensive Plan Update Steering Committee, the community survey, and all public meetings which have been held related to the project. They are intended to address various aspects of the Town of Ulysses, which are most important to residents and reflect the quality of life and character desired by residents.

COMMUNITY VISION STATEMENT

The vision statement is a general statement, developed by the Town, about the future of the community. It is the end toward which all policies, objectives, and actions are aimed. The community vision statement was developed based on steering committee feedback, community survey results, and input generated at the public informational meeting, land use workshops, and public input meeting.

VISION STATEMENT FOR ULYSSES

Ulysses is a rural community in the Finger Lakes region that takes great pride in its agricultural heritage and character, natural resources, and small-town atmosphere. Significant community features, including our farms and lakeshore, make Ulysses a desirable location for residents and visitors alike. We will continue to celebrate and protect our unique resources by promoting efforts that support agricultural sustainability, open space conservation, a balanced approach to economic development, and revitalization of village and hamlet centers. We will strive to effectively balance future growth with the conservation of key community assets through proactive planning in a manner that benefits all residents, both today and in the future.

Policies, Objectives, and Actions

The policies, objectives, and actions section of the comprehensive plan looks at specific areas of focus for the Town to further the vision statement. The objectives and actions are organized into five policy areas that are specific to, and help forward, the vision of the community.

The five policy areas identified for the Town of Ulysses include:

- Environment and Natural Resources;
- Sustainable Land Use and Development;
- Local Economy;
- Community Services; and
- Community Identity.

This section of the plan is organized as follows:

Policy: Similar to a vision statement, the policy statements are an end to which specific objectives and actions are aimed, though they tend to be narrower in scope. Policies are specific to the target category in which they are listed under. The policies identify what the community should “have” or “be” and are similar to the creation of community “goals”.

Objectives: An objective is a statement of measurable activity to be accomplished in pursuing a policy statement. Objectives consider broad actions or aspirations, such as “increase”, “develop”, or “preserve”.

Actions: Actions are specific items or proposals to do something that relates directly to accomplishing an objective. Actions typically take the form of a plan, activity, project, or program.

How do the vision statement and the policies, objectives, and actions fit together? A non-planning example below helps to illustrate how each of the elements relates to one another.

EXAMPLE:

Vision Statement: To raise a healthy and close-knit family

Policy: To have a well-educated child

Objective: Increase my child’s vocabulary

Action: Introduce one new word per week, repeating it three to five times per day

POLICY AREA #1 – ENVIRONMENT AND NATURAL RESOURCES

The Town of Ulysses is defined by a rich diversity of natural features and open spaces. The abundance of fields, woodlands, wetlands, waterfalls, gorges, and lakeshore contribute greatly to the quality of life here, and serve as important habitat for plants and wildlife. Residents have expressed a strong desire to preserve the quality of these natural features and resources. To do so, the Town will strive to employ sound development practices, proper zoning guidelines, and community stewardship to reduce or eliminate the degradation of these valuable resources.

OBJECTIVE #1.1

Preserve and protect the town's natural and environmental resources.

ACTIONS

- A. Develop and implement an Open Space Plan to identify and protect open space in the Town.
- B. Investigate and implement various mechanisms to protect and preserve environmentally sensitive areas such as steep slopes, wetlands, Unique Natural Areas, mature forests and important wildlife habitats in all Land Use areas.
- C. Prepare a Scenic Resources Inventory for the Town of Ulysses that builds on efforts already completed as part of the Tompkins County Scenic Resources Study to identify scenically important areas, and implement measures to protect and preserve areas that are determined to possess important visual qualities.
- D. Apply for legislative authority under Section 46a of the New York State Navigation Law to enact regulations concerning boathouses, moorings, and docks on Cayuga Lake within the Town.
- E. Enact zoning regulations to protect the Cayuga Lake waterfront and ensure development that is consistent with the lakefront's existing character and compatible with the natural environmental features.
- F. Encourage and assist interested landowners in participating in a conservation easement program to protect unique and sensitive environmental features/resources on their property, and explore other incentive opportunities that provide for long-term protection of important resources on private land.
- G. Establish a Conservation Advisory Council.

- H. Officially recognize and act to preserve the Unique Natural Areas defined in the Tompkins County Environmental Management Council's Unique Natural Areas Inventory.

OBJECTIVE #1.2

Protect existing water resources and maintain water quality.

ACTIONS

- A. Review and revise existing Town regulations to more adequately protect streams in the Town through buffer zones, setbacks, or other protection mechanisms such as a stream protection overlay zone.
- B. Ensure that effective Town-wide stormwater management and erosion and sediment control regulations are in place, and that there are sufficient resources to effectively enforce the regulations; at a minimum the regulations need to ensure that rates of runoff from new development are no greater than pre-development rates, and erosion control measures effectively prevent sediment from entering streams and roadside ditches during construction and other soil disturbing activities.
- C. Protect wetlands as defined by the US Army Corp of Engineers and New York State Department of Environmental Conservation. Establish appropriate buffer zones around the perimeter of all wetlands and prohibit development within this buffer.
- D. Establish regulations to limit development in and near floodplains.
- E. Support regular periodic water quality testing and evaluation for major creeks and streams to ensure protection of Cayuga Lake water quality.
- F. Work to identify failing septic systems with a priority to those locations with the largest impact on lake water quality.
- G. Identify and enact measures to protect the quantity and quality of groundwater for Town residents, including the preservation of open space and prohibiting over-withdrawal of groundwater resources, and limiting potential negative impacts associated with septic systems, agricultural practices and commercial contaminants.
- H. Ensure to the extent possible that animal agriculture operations in the Town are managed so as to protect the health and safety of the citizens of the Town.

OBJECTIVE #1.3

Protect existing air resources and maintain the air quality for the health and safety of Town residents.

- A. Ensure, to the extent possible, that all animal agriculture operations in the Town are managed so as to protect the health and safety of the citizens of the Town.
- B. Enact regulations that address and reduce air quality impacts of outdoor furnaces.
- C. Enact regulations that address and reduce air quality impacts of industrial operations.
- D. Work with the New York State Department of Environmental Conservation and Tompkins County Health Department to enforce the ban on open burning of trash and other noxious materials.

POLICY AREA #2 – SUSTAINABLE LAND USE AND DEVELOPMENT

Sustainable growth and development shall be encouraged through the implementation of sound land use planning principles. The rural landscape is an important attribute of the community; the preservation of this landscape must be balanced by thoughtful residential and commercial growth that is focused around targeted development nodes. The Town will support development patterns that conserve its unique natural resources, reduce energy consumption, and strive to enhance land values within the Town.

OBJECTIVE #2.1

Provide a high quality of life for all residents through proactive planning that supports the goals of the local community, complements the existing rural character of the Town, and protects the value of natural and environmental resources

ACTIONS

- A. Use the Future Land Use Plan to guide officials' decision-making as it relates to future development.
- B. Update the Town's Zoning Law to ensure consistency with the Future Land Use Plan.
- C. Incorporate architectural design guidelines or standards into the Town's Zoning Law to ensure new commercial and mixed land use development is consistent with the vision of the Town. Utilize the results of the Community Character Survey to aid in codifying the design standards for inclusion in the updated Zoning Law. Include architectural review as part of the site plan review process for all commercial, large-scale residential, and mixed-use development that occurs in the Town.
- D. Recognize and enforce the existing New York State Property Maintenance Code; incorporate Town-specific property maintenance criteria into local laws as needed.
- E. Prepare a Special Area Plan for Jacksonville in order to define how the hamlet may be developed as new uses are proposed. The plan should consider locations for new roadways, as well as a strategy for dedicating new roadway rights of way. Design guidelines specific to the hamlet should be established in order to create a unique sense of place that is considerate of the existing historic context. Streetscape and pedestrian amenities such as sidewalks, pedestrian-scale lighting, pavers, and landscaping should be identified that would highlight the hamlet within the overall Town.

- F. Develop mechanisms to promote inter-municipal cooperation with adjoining municipalities and insure that commercial and mixed use development in the Town of Ulysses and the Village of Trumansburg are consistent with the Comprehensive Plans of both municipalities

OBJECTIVE #2.2

Limit future commercial development to designated areas as defined on the Future Land Use Plan including Transitional Commercial and Office and Technology Mixed Use.

ACTIONS

- A. Promote redevelopment and reuse of existing vacant buildings using mechanisms such as streamlined site plan review and approval for types of development the Town seeks to encourage.
- B. Incorporate the Route 96 Corridor Management Plan recommendations to maintain the rural corridor character along Route 96 with nodes at the Village of Trumansburg and the hamlet of Jacksonville.
- C. Require a viewshed analysis to be completed for all new non-residential construction projects in order to preserve and protect scenic resources and open space characteristics.
- D. Develop mechanisms such as the establishment of an inter-municipal land use zone that encompasses some area of interface of the Town and the Village of Trumansburg, to promote inter-municipal cooperation and ensure that commercial and mixed-use development in the Town and the Village of Trumansburg are consistent with the Comprehensive Plans of both municipalities.

OBJECTIVE #2.3

Enhance the existing roadway system and provide additional opportunities for people to utilize alternative modes of transportation, including public transit, bicycles, and walking.

ACTIONS

- A. In areas of the Town designated for higher density use, examine the existing roadway layout and identify opportunities to make new connections within the system that would encourage denser or cluster development.

- B. Determine the feasibility of creating a park-and-ride lot in the hamlet of Jacksonville as part of the redevelopment of this area. A park-and-ride lot in a multi-use node, such as Jacksonville, may promote the increased use of public transit and reduce the number of personal vehicles being utilized. Any future park-and-ride proposals should be coordinated with Tompkins County Area Transit early in the process to ensure proposed plans are consistent with their short- and long-term objectives.
- C. Coordinate with regional transportation agencies, such as New York State Department of Transportation, Ithaca-Tompkins County Transportation Council and Tompkins Consolidated Area Transit, to monitor changes to roadways, transit routes, and usage. Address any changing needs as they become apparent.
- D. Promote safe bicycling routes along roadways in the Town. Use recommendations of local, state, and national bicycling coalitions as guidelines, as appropriate for the type of roadway. Create designated bicycle routes in the Town.
- E. Require new developments to include sidewalk networks to connect adjacent, established commercial and mixed-use areas, for appropriate population densities.
- F. Incorporate sidewalks into the future design of the hamlet of Jacksonville.
- G. Wherever sidewalks are developed, they will be constructed to meet the Americans with Disability Act guidelines.

OBJECTIVE #2.4

Identify alternative energy sources and energy-reduction techniques to assist the Town in reducing its energy consumption for the benefit of current and future generations of residents.

ACTIONS

- A. Work with New York State Energy Research and Development Authority (NYSERDA) to identify funding opportunities for feasibility analysis and funding assistance associated with small-scale renewable energy projects. These may include wind power, biofuel, geothermal, and methane recapture for residential, commercial, and agricultural uses.
- B. Evaluate existing Town facilities to identify opportunities for reducing energy consumption through Leadership in Energy and Environmental Design (LEED) practices and green building technology upgrades.
- C. Implement measures to reduce net energy consumption by Town buildings, vehicles, and other facilities, if design, development and implementation has a 10 year or less

- pay back. Consider adopting an emissions reduction target similar to those of ICLEI (International Council for Local Environmental Initiatives) – Local Governments for Sustainability.
- D. Encourage the location of research and development companies that conduct work associated with renewable energy resources to locate in the Town, as defined on the Future Land Use Map. Of particular relevance would be companies that are focused on energy programs associated with agricultural communities and natural resources.
 - E. Adopt appropriate zoning regulations to allow residential and commercial alternative energy generation.
 - F. Explore opportunities to promote or allow alternative energy development to provide the Town with its own energy source.

OBJECTIVE #2.5

Plan for adequate and varied options in housing to meet the needs of current and future residents.

ACTIONS

- A. Locate high-density housing, such as apartments, senior housing complexes, and townhouses, in multi-use nodes with proximity to goods, services, employment, and public transportation.
- B. Promote the development of affordable housing by designating areas in the Town for smaller lots, such as in the Village Residential and Mixed-Use Hamlet areas identified on the Future Land Use Plan.
- C. Work with Tompkins County and other stakeholders to identify funding mechanisms to promote affordable housing.
- D. Require developers seeking to build major residential subdivisions in the Town to allocate a portion of their development as affordable housing.
- E. Examine regional housing trends and develop strategies to meet emerging needs.
- F. Incorporate land use tools in the Zoning Law that encourage the clustering of residential development to preserve existing rural character and efficient use of municipal services.

- G. Require a viewshed analysis for all new housing developments of eight or more units in order to preserve and protect views across existing open space and agricultural lands.
- H. Identify and prioritize locations for future residential development. New residential development should be targeted to the following locations: 1) Village Residential; 2) Mixed-Use Hamlet Center.

OBJECTIVE #2.6

Preserve and protect the Town's rural characteristics and agricultural lands.

ACTIONS

- A. Prepare a Farmland Protection Plan to identify important agricultural lands in the Town. Develop specific strategies for protecting and maintaining high quality agricultural land for agricultural uses, and for preserving the rural landscape.
- B. Consider the implementation of land conservation efforts to protect the character of the community. Various mechanisms are available and should be studied for how they may be effectively utilized in the Town. Land conservation programs include conservation easements, land-banking, transfer of development rights, purchase of development rights, reductions in property value assessments for preserved farmland, and state or federal open space conservation programs, such as "Forever Green".
- C. Allow a limited amount of cluster and road-frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots.

POLICY AREA #3 – LOCAL ECONOMY

The Town of Ulysses will balance the needs of its residents and the environment with the benefits afforded by practical economic development practices that build on the unique characteristics of the community. We shall promote a diversified economy that builds on established local industries, including agricultural production, tourism, and small-business development. We acknowledge the potential for new industries in the Town that are consistent with the ideals and principles of the community.

OBJECTIVE #3.1

Understand the role of agriculture in the local economy and support the businesses of local farmers.

ACTIONS

- A. Prepare a Farmland Protection Plan to better understand the economic implications of land use decision-making on agricultural production and farming practices.
- B. Facilitate a public information campaign on behalf of local farmers to educate area residents about the specific needs, obstacles, and opportunities associated with local farm businesses.
- C. Develop a local agriculture committee to identify issues and advise the Town boards on environmental concerns, land use conflicts, and other potential sustainability concerns that may impact agriculture in the Town.
- D. Identify key agricultural lands and identify opportunities to ensure future farming of key agricultural lands.
- E. Support the active involvement of area farmers in the Trumansburg Farmers Market. The Town should coordinate with the Village to assist with the administration of the Farmers Market to ensure its continued success as a marketplace for local farmers.
- F. Support CSA (Community Supported Agriculture) opportunities.
- G. Allow farm-related businesses on farms as long as they remain secondary to the farm operation. For example, a bed-and-breakfast establishment could help farm owners generate additional income as well as promote tourism in the Town.

OBJECTIVE #3.2

Diversify the local economy and promote economic growth by supporting and promoting tourism-based opportunities.

ACTIONS

- A. Encourage small tourism-based businesses within the Town in designated mixed-use and commercial areas. Appropriate neighborhood-scale uses that will benefit the local tourism industry may include bed and breakfasts, restaurants, and specialty boutique stores.
- B. Coordinate with regional tourism agencies and organizations to promote tourism in the Town and develop partnerships for future tourism-based initiatives.

OBJECTIVE #3.3

Identify an appropriate balance between limiting new development in the Town and creating a business-friendly environment.

ACTIONS

- A. Market the Town's accessibility and capabilities for high-speed Internet access as an attractor for businesses that have the ability to work remotely, or to employees who have the ability to work remotely from their main business office in another location.
- B. Create an inventory of potential properties in designated mixed-use and commercial areas of the Future Land Use Plan that are available or desirable for development or redevelopment. Identify infrastructure needs and reach out to appropriate development interests to encourage location in Ulysses.
- C. Work with the Trumansburg Chamber of Commerce and other countywide economic development organizations to identify opportunities.
- D. Work with Tompkins County Area Development (TCAD) to access regional and statewide economic development loan funds.

POLICY AREA #4 – COMMUNITY SERVICES

Community programming seeks to provide safe, healthy, and enjoyable ways for residents of the Town to enjoy the natural, cultural, and historic resources, which contribute to the overall landscape of the Town. We shall seek to identify and provide appropriate opportunities for all age groups to actively participate in the local community. Municipal and public services shall be provided in a planned and orderly fashion that seeks to enhance the rural character of Ulysses.

OBJECTIVE #4.1

Maintain and expand park and recreation facilities for the continued use and enjoyment of residents and visitors of the Town of Ulysses.

ACTIONS

- A. Prepare a Recreation Master Plan to determine programming needs and current deficiencies as they relate to programming and facility availability for all sectors of the Town’s population. This effort could be coordinated with the Village of Trumansburg.
- B. Work with the New York State Office of Parks, Recreation, and Historic Preservation to promote and market Taughannock Falls State Park and its amenities as a desirable destination for residents and visitors.
- C. Continue to support the development of the Black Diamond Trail as a multi-use recreational, health, and open space amenity within the Town of Ulysses. Work with the Village of Trumansburg to ensure the trail is continued to the Village.
- D. Publicize the Town’s natural, recreational and cultural opportunities through brochures, maps, Web sites, and other media articles.

OBJECTIVE #4.2

Coordinate the delivery of utilities in Ulysses while preserving and protecting the rural character of the community.

ACTIONS

- A. Undertake a comprehensive evaluation of potable water issues in the town.

- B. Prepare a water needs study to determine which areas of the Town are in need of assistance to secure a potable water supply.
- C. Prepare a long-term strategic plan to prioritize future development of municipal water service in concert with the Future Land Use Plan.
- D. Consider the consolidation of water service between the Town of Ulysses and Village of Trumansburg as a way to share costs and maintenance responsibilities.
- E. Work with the Village of Trumansburg, the Town of Ithaca, and the City of Ithaca to provide sewer services to higher density areas near the municipal boundaries.

OBJECTIVE #4.3

Provide social and recreational programs for all age groups of the Town's population.

ACTIONS

- A. Explore the feasibility of creating a community center within the Town as a dedicated space for community events, meetings, and programming. A community center could provide facilities for youth programs, senior programs, adult education, meeting space, and community recreational facilities including a playground, sports fields, and pool. A feasibility study to identify potential costs and tax implications for such a facility should be developed. Sharing facilities and associated costs with the Village of Trumansburg should be considered.
- B. Expand community educational and recreational programs for all age groups within the Town through the Trumansburg Central School District. Coordinate efforts to allow for the utilization of school facilities for community programs for students, adults, and seniors.
- C. Identify underutilized buildings and facilities within the Town that could be used for recreational and social programming.
- D. Host workshops and meetings with neighboring communities and local organizations to discuss opportunities for joint programming.
- E. Engage local seniors and active senior groups to identify the need for expanded programs, services, and facilities. Deficiencies specific to this population segment should be examined, including housing options, food services, transportation availability, and social programming.

- F. Encourage sporting events within the Town such as the Cayuga Lake triathlon. Work with the School District to share use of fields and facilities for special sporting events.

OBJECTIVE #4.4

Coordinate the delivery of public services in Ulysses to ensure the needs of residents and visitors are being addressed.

ACTIONS

- A. Support the Village of Trumansburg Fire Department by working with the Village to recruit volunteers from throughout the Town and foster cooperation among other regional departments.
- B. Promote cooperation among police enforcement agencies within the Town, including the Village of Trumansburg Police Department, Tompkins County Sheriff, New York State Police, and New York State Park Police.
- C. Meet with Village officials to discuss the potential consolidate the Highway services of the Town and Village of Trumansburg in order to improve the efficiency of service delivery and reduce costs to local taxpayers.
- D. Explore grants from New York State to help offset costs of consolidating Village and Town Services, such as the Shared Municipal Service Incentive Program through the New York State Department of State (DOS).
- E. Evaluate the cost effectiveness of community clean-up days and create a logistical plan to implement. Provide information about how and where to properly dispose of items that cannot be included in normal trash including brush, tires, hazardous waste, etc. If cost effective, institute this plan.
- F. Organize roadside and creek clean-up days in the spring to clean up accumulated litter.

OBJECTIVE #4.5

Create a cohesive pedestrian and bicycle network throughout the Town of Ulysses that offers a safe and welcoming environment for users.

ACTIONS

- A. Circulate and make readily available the Tompkins County Bike Suitability Map so potential users are aware of current conditions on roadways throughout the Town, including their appropriateness for accommodating bicycle traffic.
- B. Identify roadways in the Town that may be suitable for on-road bicycle lanes. As improvements are made to the identified roadways, incorporate appropriate bicycle facilities. Focus on creating improvements that are linked and provide access to public destinations.
- C. Identify roadways in the Town where pedestrian paths, sidewalks, or wider shoulders could be feasibly incorporated considering the aesthetics of the area and volume of use.
- D. As new development occurs in Jacksonville or other hamlets and mixed-use areas create a series of pedestrian and bicycle networks that provide access to all goods and services, transit locations, and housing that is accessible to all users.

POLICY AREA #5 – COMMUNITY IDENTITY

Town residents are proud of the established community identity of Ulysses as a desirable place to live and recreate in the Finger Lakes region. We recognize that the Town of Ulysses and the Village of Trumansburg offer unique opportunities for small business owners, residents, and visitors. The Town seeks to honor its agricultural heritage and rural settlement pattern and celebrate its natural beauty and resources.

OBJECTIVE #5.1

Promote the cultural and historical resources within the Town.

ACTIONS

- A. Actively support fundraising and other efforts of the Ulysses Philomathic Library, Ulysses Historical Society, and the Cayuga Nature Center in order to maintain these facilities as valuable educational and community resources.
- B. Create a detailed inventory of architecturally and historically significant structures in the Town.
- C. Create an action plan for identifying historic sites of public interest and create an interpretive signage program to educate residents and visitors about local history. This can be accomplished by a volunteer committee working in conjunction with the Ulysses Historical Society and Town Historian.
- D. New development and structures should maintain the historic and rural character of Ulysses, where appropriate.
- E. Create a volunteer group to lead scheduled historic architectural tours of significant structures in the town. Invite owners of historic structures to participate by opening their homes or buildings to tour groups.
- F. Create a volunteer group to lead scheduled agricultural tours of farms in the town. Invite farmers to participate by opening their farms to tour groups. Tours could be coordinated with local schools.
- G. Create a volunteer group to lead scheduled tours of significant natural areas in the town. Invite landowners to participate by welcoming tour groups on their land, where necessary.
- H. Explore appropriate mechanisms or incentives to ensure existing historic buildings, structures, and resources in the Town are preserved and protected.

- I. Create and host a number of annual special events, in addition to current programming, that draw residents and visitors to the Town and showcase the Town's unique attributes and amenities.
- J. Market the amenities within the Town in association with the Finger Lakes Wine Trails.

OBJECTIVE #5.2

Enhance the assets that make the Town of Ulysses a unique and desirable place to live while solidifying the identity of the Town as a part of the greater Finger Lakes region.

ACTIONS

- A. Install community signage and landscaping improvements at key gateways into the Town, including the northern and southern ends of Routes 89 and 96. Signage, landscaping, and other streetscape elements should have a cohesive and consistent design to help solidify a designated identity for the Town.
- B. Revise the existing sign ordinance to ensure consistent and aesthetic sign design and to include appropriate sign regulations on the Cayuga Lake Scenic Byway.
- C. Revise the existing outdoor lighting ordinance to prevent light pollution.
- D. Include landscaping requirements for new commercial and residential developments where appropriate and create incentives to landscape existing structures.
- E. Market the Town to the Tompkins County Chamber of Commerce and local media to promote the Town's assets and attributes to residents and visitors. Local resources that may be marketed include Taughannock Falls State Park, Black Diamond Trail, Cayuga Nature Center, scenic views, the lakeshore, and agricultural lands.
- F. Market the opportunity for outdoor activities including cycling, running, cross country skiing, sledding, hiking, swimming, boating, birding, camping, snowmobiling, etc.
- G. Promote the annual Trumansburg Fair, the only fair in Tompkins County and, perhaps, one of few remaining town fairs in New York State.

- H. Encourage the use of the Trumansburg Fairgrounds as a resource for regional events and help promote the various existing events taking place at the fairgrounds.

- I. Promote attractions within the Town, such as the Cayuga Lake Scenic Byway, Liberty Hyde Bailey Home, Highland Conference Center, the Town's bed & breakfasts and other inns, Ithaca Yacht Club, Cayuga Nature Center, Camp Comstock Girl Scout Camp, Ulysses Historical Society and Museum, and Grassroots Festival, in addition to others.

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4.0 FUTURE LAND USE PLAN

Overview

Future land use planning involves identifying how lands within the Town would ideally look and function in the future if redevelopment or new development were to occur. It is intended to also be a mechanism to allow the Town to identify specific areas of the community, as well as specific resources, which should be preserved and protected as they currently exist. While land use planning does help to guide and direct development it also helps to create a common vision for the community. The character of the Town and its sense of place are directly tied to its land uses and the relationships between land uses.

Purpose

The Future Land Use Plan developed for the Town of Ulysses is intended to be a visual representation of the community's desired land use pattern. It demonstrates how the community believes the Town should look in the future, not a snapshot of how the Town looks today. It is intended to identify where specific development types and patterns are most appropriate and supports the policies and objectives identified in the Comprehensive Plan. Ultimately the Future Land Use Plan should serve as the basis for the Town to update their Zoning Law.

The Future Land Use Plan for the Town of Ulysses is a general expression of the vision for the community. While zoning regulations are tied to specific parcels, the lines on the Future Land Use Plan and the edges of the land uses are intentionally kept undefined. The refinement of the land use edges, as well as identifying specific land use categories and permitted uses, is a function of future Zoning Law updates.

The Town supports and recognizes the economic value of existing commercial land uses and existing Development Districts, located in areas where they might not be recommended or identified on the Future Land Use Map. The intent of the Comprehensive Plan is only to provide general guidance for future development. Specific allowable land uses for each parcel are determined during the zoning update process. The Town should review existing Development Districts (DD) in the context of the Future Land Use Plan keeping in mind the benefits these commercial enterprises provide to the Town.

Future Land Use Categories

The Town of Ulysses' first Comprehensive Plan Future Land Use Plan, adopted in 1999, only included four land use categories: Commercial 1 for tourism related businesses, Commercial 2 for businesses providing goods and services for the resident population, Commercial 3 for light manufacturing uses, and Residential for all the land not identified for commercial uses. The plan also noted that agriculture could occur in all the land use areas. While a place to start, the

simplicity of the categories in the first Comprehensive Plan made it difficult to translate to the updated Zoning Law. As was intended when the 1999 Plan was passed, a review and update of the first plan was scheduled for five years after adoption with the assumption that the Zoning Law would have been updated, adopted and in place for at least one year, The challenge to update and implement a new Zoning Law based on the simplistic comprehensive plan however resulted in additional years to prepare.

Building on the past lesson of the 1999 comprehensive plan, the updated plan includes nine future land use categories for the Town of Ulysses Future Land Use Plan. Each land use category is summarized in Table 1 and described in greater detail on the pages following the Future Land Use Map. Accompanying each category description are photos, some from within the Town others from different communities that exemplify the intent of the character of these areas and demonstrate desirable design techniques. Future Land Use Plan categories include:

TABLE 1 – SUMMARY OF FUTURE LAND USE PLAN CATEGORIES

<p><i>Agricultural Priority Area (described in further detail on page 41)</i> Land uses include, but are not limited to: farming operations; parks, natural areas, and outdoor recreation; agricultural related businesses; and low-density and cluster residential as appropriate so as to not be in conflict with farming operations.</p>
<p><i>Village Residential (described in further detail on page 43)</i> Land uses are generally limited to residential, though a variety of residential types are emphasized including multi-family, townhouses, and single-family units, as well as bed and breakfast establishments or small-scale commercial uses.</p>
<p><i>Lakeshore (described in further detail on page 44)</i> Land use in this area primarily includes single-family residential; however, water-dependent uses that provide public access to Cayuga Lake may be allowed.</p>
<p><i>Natural Areas/Parkland (described in further detail on page 45)</i> Land uses are limited to parks and natural areas. Ancillary facilities that support these areas may be incorporated, such as appropriately-scaled parking areas, restrooms and play areas.</p>
<p><i>Environmental Protection Area (described in further detail on page 46)</i> The intent of this category is to ensure that future forest, farmland, and residential development in and adjacent to this area is considerate of the natural character and surroundings. Examples of allowable land use should be low-density residential, small-scale eco-tourism and agricultural activities of the current scale practiced in area, and other low impact uses.</p>
<p><i>Conservation Area (described in further detail on page 47)</i> The intent of this category is to promote the protection of the significant natural resources including steep terrain, streams and gorges, and highly-erodible soils through appropriate regulation that could include overlay zoning, density limitations or other development guidelines. Appropriate land uses include single-family residential, small-scale agricultural enterprises, small-scale eco-tourism based business, and other low impact uses.</p>
<p><i>Office and Technology Mixed-Use (described in further detail on page 48)</i> Land uses in the area may include office, research and development; light industrial; overnight lodging accommodations and commercial and service businesses to support area workers and residents.</p>
<p><i>Transitional Commercial (described in further detail on page 50)</i> Land uses in the area include, but are not limited to, neighborhood pharmacies, grocery stores, general merchandise retailers, specialty stores, and offices.</p>
<p><i>Mixed Use Hamlet Center (described in further detail on page 52)</i> The intent of this category is to direct the rehabilitation of the hamlet of Jacksonville, encouraging residential and small-scale commercial development and supporting the Route 96 Corridor Management Study to focus future development in nodal fashion. Land uses include single-family residential units, townhouses, multi-family residential units, commercial uses, mixed-use buildings, community facilities and social institutions and parks and open space.</p>

AGRICULTURAL PRIORITY AREA

Agricultural lands comprise the largest portion of land use within Ulysses and provide important economic and ecological resources for the Town, as well as directly contribute to the rural and scenic character of the community. Within designated Agricultural Priority Area locations, the protection and continuation of agricultural practices is a priority over all other land uses. However, this does not exclude future residential growth from occurring in these areas. Rather, it seeks to allow residential land use in a manner that is sensitive and considerate of the rural character, natural features, and agricultural lands which currently exist.



Residential development in agricultural areas can be accomplished by large-lot zoning to minimize impacts on farming operations.

Currently, agricultural areas in the Town are characterized by a mixture of farms and residential development on roadside frontage. The remaining active farms, prime agricultural lands, and open spaces are important features for the Town to preserve. The Town should adopt land use policies that encourage and protect these areas to remain available for farming and open space conservation, and limit residential and other non-agricultural development to a scale that is respectful of the surrounding environment, protect public health and safety, and minimize conflict with agriculture. The Town should discourage over-development of rural road frontages in these areas.

The retention of the rural ambiance and character of the community has been identified as a priority by Town residents and limiting, and carefully monitoring, future development in these areas should be an on-going effort undertaken by Town officials. Equally important is promoting the continuation and growth of farming, including the creation of new farms on viable agricultural lands not actively in use. If development were allowed to occur without oversight by the Town, risks include losing irreplaceable environmental and economic resources that have historically been the foundation of the Ulysses community.



Example of a former agriculture building in the Town of Ulysses adapted for reuse for a service business.

unique natural resources within the Agricultural Priority Area, while still providing the opportunities for farmers and landowners to subdivide property for income purposes.

Currently, mechanisms for addressing residential development within agricultural priority areas include Purchase of Development Rights program, large minimum lot size requirements, financial incentive programs, or creative zoning techniques such as the Area Allocation Method (AAM) (See Appendix 5). These are options that the Town should consider as it begins the process of updating the Zoning Law.

Within the Agricultural Priority Area, example land uses include, but are not limited to: farming operations; parks, natural areas, and outdoor recreation; agricultural related businesses; and low density residential and intensity residential (AAM).

The Agricultural Priority Area supports the following policies and objectives developed for the Town of Ulysses:

Policy #1 (page 19)

Objective 1.1 (page 19)

Objective 1.2 (page 20)

Objective 1.3 (page 21)

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Objective 2.6 (page 26)

Policy #3 (page 27)

Objective 3.1 (page 27)

Policy #4 (page 29)

Objective 4.2 (page 29)

VILLAGE RESIDENTIAL

The Village Residential future land use category represents the area of the Town abutting the Village of Trumansburg. Early development in the Town was focused in the Village and today it remains the commercial and service core of the community. Residential development in the Village typically is at a higher density than the remainder of the Town, with lot sizes ranging from less than an acre to over 2 acres in size. The architectural character and style of homes is diverse and represents the historical evolution of the area.

As the Town seeks to find appropriate areas to offer a greater diversity of residential styles, the area of land adjacent to the Village of Trumansburg is an ideal location to continue the development patterns of the Village. This area would provide housing options for residents who desire the scale, proximity, and connectivity associated with Village living. It is important that new residential development includes sidewalks and connects to the Village network where it exists.



The above photos represent the desired appearance of a Village Residential area.

Within the Village Residential land use classification, example land uses are generally limited to residential, though a variety of residential types are emphasized, including multi-family, townhouses, and single-family units. Architectural styles should tie into the existing character of the Village. Bed and breakfast establishments or small-scale commercial uses that are intended to be of a neighborhood scale are also appropriate.

The Village Residential land use category is applicable to the following:

Policy #2 (page 22)

- Objective 2.1 (page 22)
- Objective 2.3 (page 23)
- Objective 2.4 (page 24)
- Objective 2.5 (page 25)

Policy #4 (page 29)

- Objective 4.2 (page 29)
- Objective 4.4 (page 31)
- Objective 4.5 (page 32)

LAKESHORE

Cayuga Lake is a defining natural feature of the Town and forms the eastern boundary of Ulysses. N.Y.S. Route 89 runs parallel to Cayuga Lake and is designated by New York State as a scenic byway. Public access to the waterfront outside of Taughannock Falls State Park is non-existent as the majority of waterfront land remains privately owned for residential use. Scenic overlooks and access to the waterfront within this land use area should be established as land becomes available. The ability for people to access and utilize Cayuga Lake for recreational purposes should be promoted.

The Lakeshore area includes natural and environmental resources that must be considered as part of the development process. Special consideration should be given to new development as it relates to impacts on steep slopes, water quality, soils, erosion, and viewsheds. Because of the sensitivity of lands within the Lakeshore area, any future development, as well as changes and improvements made to existing properties, should be carefully evaluated to determine any negative impacts on natural features. The environmental sensitivity of this area demands establishing strong zoning regulations to guide appropriate scale development and protect the significant natural resources in the area.

In order to implement protection of this area, the Town should consider a number of mechanisms including overlay zones, septic testing, size and density limitations on all structures, and incorporation of design standards for docks and accessory buildings into the Town's Zoning Law. Land use in this area is primarily single-family residential. However, water-dependent uses that provide public access to the waterfront and Cayuga Lake may be allowed.



Sunset along Cayuga Lake.

The Lakeshore area supports the following policies and objectives developed for the Town of Ulysses:

Policy #1 (page 19)

Objective 1.1 (page 19)

Objective 1.2 (page 20)

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Objective 2.4 (page 24)

Policy #4 (page 29)

Objective 4.2 (page 29)

Objective 4.4 (page 31)

Policy #5 (page 33)

Objective 5.1 (page 33)

Objective 5.2 (page 34)

NATURAL AREAS / PARKLAND

Natural areas, such as Smith Woods, and parklands, like the Jacksonville Park and Community Center, Taughannock Falls State Park and the Black Diamond Trail, directly contribute to the character of the Town. Taughannock Falls, in particular, is a regionally recognized and defining feature in the Town that attracts residents and visitors. Access to these areas is open to the public and should be promoted as public amenities so more people have the opportunity to enjoy what they have to offer.

It is important for the Town to preserve and protect its existing parks and natural areas for the enjoyment of residents and visitors. In addition, the Town should look for opportunities to create new parks and natural areas. Development on lands adjacent to these areas should be appropriately scaled and carefully designed to mitigate any potential adverse impacts.

Example land uses within this classification are limited to parks and natural areas. Ancillary facilities which support these uses may be incorporated, such as appropriately-scaled parking areas, restrooms or play areas.

The Natural Areas/Parkland classification supports the following policies and objectives developed for the Town of Ulysses:

Policy #1 (page 19)

Objective 1.1 (page 19)

Objective 1.2 (page 20)

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Policy #3 (page 27)

Objective 3.2 (page 28)

Policy #4 (page 29)

Objective 4.1 (page 29)

Objective 4.3 (page 30)

Objective 4.5 (page 32)

Policy #5 (page 33)

Objective 5.2 (page 34)



Beach at Taughannock Falls State Park.



Image of Taughannock Falls.

ENVIRONMENTAL PROTECTION AREA

The land within the Environmental Protection Area in the Town includes agricultural, rural residential, and forested land uses, intermixed with steep slope, headwater stream, and wetland natural features. This land use designation is intended to ensure that future development in this area is congruent with the natural character and surroundings. While the Environmental Protection Area may not require the same level of protection as the Conservation Area, measures must be taken to ensure that future development does not harm or negatively impact natural resources.

A portion of the Environmental Protection Area is a transitional area between the very steep slopes of the Conservation Area and the less steeply sloped land bordering Willow Creek and Dubois Roads to the east. The Environmental Protection Area also includes three identified Tompkins County Environmental Management Council Unique Natural Areas: Hart Woods in the western part of the Town and two New York State regulated wetlands located in the south and southwest of the Town.

Within the Environmental Protection Area, steep slopes, creeks, wetlands, farmlands, and forested lands should be preserved. Development should only be allowed when it is determined after careful review that there will be no negative impacts on the surrounding environmentally sensitive features. Appropriate criteria and guidelines for protection of the different land uses in this area need to be incorporated into the Town's Zoning Law to ensure that future development in this area does not degrade the sensitive environmental features and resources within this land use designation.

Examples of land uses allowable in this area should be low-density residential, small-scale eco-tourism and agricultural activities of the current scale practiced in the area and that incorporate best management land use practices, and other low impact uses.

The Environmental Protection Area category supports the following policies and objectives developed for the Town of Ulysses:

Policy #1 (page 19)	Policy #3 (page 27)
Objective 1.1 (page 19)	Objective 3.3 (page 28)
Objective 1.2 (page 20)	
	Policy #4 (page 29)
Policy #2 (page 22)	Objective 4.2 (page 29)
Objective 2.1 (page 22)	
Objective 2.2 (page 23)	Policy #5 (page 33)
Objective 2.4 (page 24)	Objective 5.2 (page 34)
Objective 2.6 (page 26)	

CONSERVATION AREA

The area designated as a Conservation Area includes the steeply sloping lands west of Route 89, extending from the Town of Ithaca border to Taughannock Falls State Park. This corridor contains several significant creeks and gorges along with many smaller streams and waterfalls. Large portions of this corridor have been designated as Unique Natural Areas by the Tompkins County Environmental Management Council (2000) due in part to the presence of important plant species, geologic formations, and stands of mature forest. These forested hillsides also provide an important scenic resource along the Cayuga Lake Scenic Byway on New York State Route 89, as well as from Cayuga Lake and points east of the Lake. The Conservation Area warrants a high level of scrutiny and consideration with respect to new development that has the potential to impact the existing natural environment.

In the past, the steep terrain, multiple streams and gorges, and presence of highly erodible soils have naturally limited development of this area. These conditions have allowed this land to flourish with rich ecologic, geologic, and scenic resources. Insufficiently regulated development would mean a loss of these amenities, but equally important, could result in lasting negative environmental impacts such as uncontrolled erosion and sedimentation, degraded stream and lake water quality, increased stormwater runoff, and unstable slopes. The environmental sensitivity of this area demands establishing strong zoning regulations to guide appropriate scale development and protect the significant natural resources in this area.

In order to implement landscape and watershed protection within the Conservation Area, the Town should consider a number of mechanisms including overlay zones, density limitations, stream setbacks, and incorporation of specific design guidelines into the Town's Zoning Law.

Appropriate land uses in this area include single-family residential, small-scale agricultural enterprises, small-scale eco tourism based business, and other low impact uses.

The Conservation Area supports the following policies and objectives developed for the Town of Ulysses:

- | | |
|-------------------------|-------------------------|
| Policy #1 (page 19) | Policy #3 (page 27) |
| Objective 1.1 (page 19) | Objective 3.3 (page 28) |
| Objective 1.2 (page 20) | |
| | Policy #4 (page 29) |
| Policy #2 (page 22) | Objective 4.2 (page 29) |
| Objective 2.1 (page 22) | |
| Objective 2.2 (page 23) | Policy #5 (page 33) |
| Objective 2.4 (page 24) | Objective 5.2 (page 34) |
| Objective 2.6 (page 26) | |



Taughannock Falls State Park.

OFFICE AND TECHNOLOGY MIXED USE

The Town of Ulysses is adjacent to the Town of Ithaca and within close proximity to the City of Ithaca. Both communities, as well as other surrounding Finger Lakes towns, have experienced an increase in development and growth over the last decade, which has surpassed regional and state averages. The continued growth of Tompkins County has the potential to impact the Town of Ulysses over the next twenty years, as vacant land in surrounding communities is built out.

Office and technology-oriented businesses have been identified as desirable development type within the Town of Ulysses. An Office and Technology Mixed Use area has been identified on the Future Land Use Plan along New York State Route 96 in the southern portion of the Town, surrounded by Agricultural Priority land use. These land uses can be compatible, as office and high-tech centers are substantial tax generators and do not typically create any negative impacts on surrounding land uses. However, it is important to have an adequate green buffer between the office and technology and agricultural land uses to help mitigate potential impacts such as noise, traffic, and dust.

The Office and Technology Mixed Use area would create a location where Town residents could work. The residential land use nodes in Jacksonville and adjacent to the Cayuga Medical Center in the Town of Ithaca, proposed in the Route 96 Corridor Management Plan, could house and support employees who work in businesses located in this area. Encouraging pedestrian activity and creating safe pedestrian and bicycling links internally and to nearby residential developments will be important as this area begins to develop and grow. Multi-use trails connecting to the residential nodes, an internal network of service roads and a public transit transport system such as a shuttle bus, can help to manage traffic impacts on Route 96 and help ensure the office and technology development is not oriented solely to personal vehicle use. Pedestrian activity may be further encouraged through site planning that masses buildings within close proximity. Buildings should have a modest scale and a common architectural vocabulary.

Example land uses within the Office and Technology Mixed Use classification include: office, research and development, light industrial, overnight lodging accommodations, and commercial and service businesses that support area workers and residents.



Images reflect examples of low scale mixed use office and light industrial parks.

The Office and Technology Mixed Use category supports the following policies and objectives:

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Objective 2.3 (page 23)

Objective 2.4 (page 24)

Policy #3 (page 27)

Objective 3.3 (page 28)

Policy #5 (page 33)

Objective 5.2 (page 34)

TRANSITIONAL COMMERCIAL

The Transitional Commercial area incorporates and expands the existing commercial development along the Route 96 corridor outside of the Village of Trumansburg to Falls and Duddleston Roads and the southwest side of New York State Route 96. The addition of the former Duddleston Road right of way into this land use area offers a direct linkage between commercial development and the Village Residential area identified on the Future Land Use Map. Its proximity to the Village of Trumansburg allows for a planned transition from the commercial uses in the Village to the more rural character of the Town as one travels south on Route 96. The intent of this area is not to compete with existing or future commercial uses within the Village, but to complement the range and diversity of commercial uses, by accommodating businesses for which there is not space available in the Village and desirable to have in the community.

Future development should improve on existing uses. The style of development that currently exists is vehicular-oriented and is defined by front, roadside parking lots, and a general lack of pedestrian connectivity. New development should be designed to minimize traffic flow impact to New York State Route 96 through techniques such as shared driveways, on-site traffic management, and shared parking. Pedestrian connections, especially to surrounding Village Residential areas, should be incorporated to the greatest extent possible.



Image captures how convenience store can be developed to fit into a rural context.

It is important to note that the area recommended for Transitional Commercial is the southern gateway to the Village of Trumansburg. With this in mind, and to ensure future development meets the desired character of the community, design standards should be developed which build on the vision for the Town, are consistent with the Village of Trumansburg Comprehensive Plan, and ensure that future development is of a higher visual aesthetic standard. Design standards for site considerations (preserving views, etc.), architecture (scale, style, etc.), and landscaping will be particularly important in this regard.

Within the Transitional Commercial land use classification, development would include, but not limited to: neighborhood pharmacies; small-scale grocery stores; general merchandise retailers; specialty stores; and offices.



Bank in Village setting.

The Transitional Commercial land use category supports the following policies and objectives developed for the Town of Ulysses:

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Objective 2.4 (page 24)

Policy #3 (page 27)

Objective 3.3 (page 28)

MIXED USE HAMLET CENTER

The Mixed Use Hamlet Center consists of residential, commercial, and green space. Historically, development in the Town of Ulysses was focused along New York State Route 96 where small nodes of development emerged. In addition to the Village of Trumansburg, a small mixed-use hamlet developed in Jacksonville. Today, Jacksonville remains an important historical node that helps to define the overall character and sense of place in Ulysses. Jacksonville is the only Mixed Use Hamlet Center identified within the Town on the Future Land Use Map.

The character of Jacksonville is defined by older, single-family residences, many of which have unique historical value. There is also small-scale commercial development and established social institutions, including places of worship and parkland. Though Jacksonville's small scale suggests ease of pedestrian accessibility, the lack amenities such as sidewalks and crosswalks inhibits pedestrian use. The hamlet is surrounded by active and inactive agricultural lands

and vacant properties that could be viable development locations. It is important that any future plans for this area take into account traffic management and calming on New York State Route 96, transit alternatives, commercial development, and pedestrian connections as recommended in the inter-municipal Route 96 Corridor Management Study

Densities within the hamlet should be higher than in other areas of the Town and may include the ability to have 2-3 story, mixed-use structures provided they are consistent with the scale of Jacksonville. All future development should address and integrate pedestrian connectivity.

Examples of land uses include: single-family residential units, townhouses, multi-family residential units; commercial uses; mixed-use buildings; community facilities and social institutions; and parks and open space. Design standards should be prepared to ensure any future development within the hamlet area meets the objectives of the community and reflects the scale, historic character, and context of Jacksonville.



Images represent the scale and type of development that is desirable in a mixed use development area.

The Mixed Use Hamlet Center supports the following policies and objectives developed for the Town:

Policy #1 (page 19)

Objective 1.1 (page 19)

Policy #2 (page 22)

Objective 2.1 (page 22)

Objective 2.2 (page 23)

Objective 2.3 (page 23)

Objective 2.5 (page 25)

Objective 2.6 (page 26)

Policy #3 (page 27)

Objective 3.2 (page 28)

Objective 3.3 (page 28)

Policy #4 (page 29)

Objective 4.1 (page 29)

Objective 4.2 (page 29)

Objective 4.3 (page 30)

Objective 4.5 (page 31)

Policy #5 (page 33)

Objective 5.1 (page 33)

Objective 5.2 (page 34)

OTHER FEATURES

Although not identified as Future Land Use Areas on the Future Land Use Plan, a number of key features in the Town have been identified as important parts of the Town's landscape that should be recognized, enhanced, and considered as an important part of the future of the Ulysses community.

Scenic Byway

The Cayuga Lake Scenic Byway extends around the entire perimeter of Cayuga Lake and follows New York State Route 89 through the Town of Ulysses. The Scenic Byway is an important recreational, tourist, and scenic amenity within the Town. Potential impacts to the Scenic Byway should be considered in relation to any future planning decisions made within the Town of Ulysses. The Town should coordinate with Cayuga Lake Scenic Byway, Inc. in an effort to foster a sense of collaboration and cooperation about the future of the byway as an integral part of the success of the Town of Ulysses.



View of Cayuga Lake Scenic Byway near Taughannock Falls State Park.

Historic Residential Hamlet

Waterburg has been identified on the Future Land Use Plan as a Historic Residential Hamlet because of the special character and scale of this small community. The intention of this identification is to ensure the scale and architectural integrity of this area is retained. Any future development impacting the hamlet should be considerate of and consistent with surrounding existing residential uses.



Renovated historic home in the hamlet of Waterburg.

Trails (In Progress and Proposed)

The future Black Diamond Trail is identified on the Future Land Use Plan. The Black Diamond Trail is an important local and regional asset that will help to promote alternative modes of transportation within the Town, provide access to a wide number of recreational and natural resource amenities and become a tourism attraction to contribute to the Town's economy. Creating links and promoting access to the trail system will be important as future land use planning and development is considered in the Town.

5.0 PLAN IMPLEMENTATION

The preparation or revision of a comprehensive plan that guides land use in the Town of Ulysses is the first step in a process that is multi-step and fluid in nature.

Adoption of the Plan

To be an effective tool to guide the physical development of the community, the Town Board must officially adopt the plan presented to the public. The legislative and administrative commitment of the Town Board advances the plan to the implementation stage.

Implementation of Actions and Policies

This updated Comprehensive Plan for the Town of Ulysses contains a series of strategies and recommended actions that should be undertaken within the next 10 to 15 years, in order to maintain the vision the community has put forth as outlined in the plan objectives. There are a variety of ways to accomplish the goals and objectives of this Comprehensive Plan. Many actions and policies will need to be effected under the purview of the Town Board using land use planning tools, some tried and true, and others yet to be considered. Some actions will require assistance from planning professionals. Other actions can be developed and implemented by individuals, civic groups, or committees of residents. Successful plan implementation is very much a total community effort.

The pivotal task that needs to be completed by the Town of Ulysses in the short term to achieve the long-term vision of this Comprehensive Plan is an update of the Town Zoning Law and Zoning Map to reflect consistency with the Plan's recommended land use classifications as outlined in the Future Land Use Plan (FUTURE LAND USE PLAN). The Zoning Law is, in fact, the lawful implementation of a Comprehensive Plan. The most significant changes required in a revision of the Zoning Law and Map will be to include the majority of the Town within an agricultural priority zoning district, to develop new zoning regulations designed to promote and allow higher density residential development in specific areas, and to give the necessary protection to natural and environmental resources in zones of particular concern, such as the Cayuga Lake shore and the areas designated in the FUTURE LAND USE PLAN as environmental protection or conservation areas.

Equally important to the new requirements which will be established for new zoning districts is the location of these districts within the Town. Development of simple districts with clear definitions and permitted uses will help to address issues of sporadic placement of zoning districts and potential for spot zoning as planned development districts, which affect the current Town of Ulysses Zoning Law and Map (adopted 2005, amended 2007). Enhanced regulatory tools such as design standards, overlay districts, and environmental protection measures will need to be utilized to ensure that zoning is implemented in a way that is

consistent with the original vision based on this updated Comprehensive Plan, and allows flexibility to the underlying districts into the future.

Table 2 identifies the highest priority action items for the Town to undertake towards successful implementation of this Plan. Most of these items require legislative action and are best accomplished as Town Board initiatives. Appendix 6 contains all recommended action items in the Plan listed by policy area.

**TABLE 2 – SHORT TERM IMPLEMENTATION PLAN
Town of Ulysses**

#	ACTION STATEMENT
1.1b	Investigate and implement various mechanisms to protect and preserve environmentally sensitive areas such as steep slopes, wetlands, Unique Natural Areas, mature forests and important wildlife habitats in all Land Use areas.
1.1d	Apply for legislative authority under Section 46a of the NYS Navigational Law to enact regulations concerning boathouses, moorings, and docks on Cayuga Lake within the Town.
1.1e	Enact zoning regulations to protect the Cayuga Lake waterfront and ensure development that is consistent with the lakefront’s existing character and compatible with the natural environmental features.
1.1g	Establish a Conservation Advisory Council.
1.1h	Officially recognize and act to preserve the Unique Natural Areas defined in the Tompkins County Unique Natural Areas Inventory.
2.1b	Update the Town’s Zoning Law to ensure consistency with the Future Land Use Plan.
2.1c	Incorporate architectural design guidelines or standards into the Town’s Zoning Law to ensure new commercial and mixed land use development is consistent with the vision of the Town. Utilize the results of the Community Character Survey to aid in codifying the design standards for inclusion in the updated Zoning Law. Include architectural review as part of the site plan review process for all commercial, large-scale residential, and mixed-use development that occurs in the Town.
2.1f	Develop mechanisms to promote inter-municipal cooperation with adjoining municipalities and insure that commercial and mixed use development in the Town of Ulysses and the Village of Trumansburg are consistent with the Comprehensive Plans of both municipalities
2.2b	Incorporate the Route 96 Corridor Management Plan recommendations to maintain the rural corridor character along Route 96 with nodes at the Village of Trumansburg and the hamlet of Jacksonville.
2.5a	Locate high-density housing, such as apartments, senior housing complexes, and townhouses, in multi-use nodes with proximity to goods, services, employment, and public transportation.
2.5f	Incorporate land use tools in the Zoning Law that encourage the clustering of residential development to preserve existing rural character and efficient use of municipal services.

2.5h	Identify and prioritize locations for future residential development. New residential development should be targeted to the following locations: 1) Village Residential and 2) Mixed Use Hamlet Center. Only when housing development opportunities are not available in these areas should residential development be considered in other land use classifications.
2.6a	Prepare a Farmland Protection Plan to identify important agricultural lands in the Town. Develop specific strategies for protecting and maintaining high quality agricultural land for agricultural uses, and for preserving the rural landscape.
2.6c	Allow a limited amount of cluster and road frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots.
3.1a	Prepare a Farmland Protection Plan to better understand the economic implications of land use decision-making on agricultural production and farming practices.
3.1g	Allow farm-related businesses on farms as long as they remain secondary to the farm operation. For example, a bed-and-breakfast establishment could help farm owners generate additional income as well as promote tourism in the Town.
3.3b	Create an inventory of potential properties in designated mixed use and commercial areas of the FUTURE LAND USE PLAN that are available or desirable for development or redevelopment. Identify infrastructure needs and reach out to appropriate development interests to encourage location in Ulysses.
4.2a	Undertake a comprehensive evaluation of potable water issues in the Town.
4.2b	Prepare a water needs study to determine which areas of the Town are in need of assistance to secure a potable water supply.
4.2c	Prepare a long-term strategic plan to prioritize future development of municipal water service in concert with the Future Land Use Plan.

Evaluation of Progress

This revised Comprehensive Plan is intended to serve as a guide to the Ulysses community for the next 10 to 15 years. The ability to implement and achieve the goals of the plan, and the plan's effectiveness in consideration of changes in Ulysses and the surrounding areas requires diligent review. Annual assessment of the strategy for plan implementation and the progress made toward implementation of specific actions should occur after adoption of the plan.

All planning documents are fluid and may require periodic update. Significant changes in demographics, business trends, construction activities, state and federal laws and mandates, and environmental conditions can have multiple effects on the goals and objectives of the plan. The revision process should include an assessment of the effectiveness of the implemented land use tools in achieving the values of the community, and an assessment of the physical and social conditions in the Town. The revision will also include review and comment. It is recommended that a formal revision be initiated 10 years after adoption of this plan.

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APPENDICES

The following Appendices are included as part of the Comprehensive Plan Update and are intended to supplement the information contained within the Plan.

- Appendix 1: Summary of Community Survey Results
- Appendix 2: SWOT Analysis Results
- Appendix 3: Existing Conditions
- Appendix 4: Community Character Survey Results
- Appendix 5: Agricultural Land Use Preservation Zoning Technique
- Appendix 6: Implementation Schedule

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Appendix 1: Summary of Community Survey Results

The Community Survey was divided into seven key sections including:

1. Existing Town Characteristics
2. Residential
3. Commercial
4. Public Services and Transportation
5. Environment and Community Characteristics
6. Like / Least Like
7. Respondent Questions About Self

A summary of the comprehensive plan community survey results are included below.

1. EXISTING TOWN CHARACTERISTICS

Section 1 of the community survey included questions pertaining to the character of the Town and what aspects of the character are most important to residents.

- a. How important do you think the following existing aspects are to the character of the Town of Ulysses?

EXISTING CHARACTERISTIC	RATING (shown as percentage)					
	Very Unimportant	Unimportant	Neutral	Important	Very Important	No Answer
Rural farmland	.6	1.3	8.7	31.5	56.8	1.1
Open and green space	.4	1.4	6.9	23.8	65.9	1.6
Trumansburg as core of community	2.3	2.7	15.2	30.0	49.2	0.6
Historic structures	1.3	2.1	13.0	36.7	45.3	1.7
Opportunities for outdoor recreation	1.6	3.4	11.6	37.1	45.4	1.0
Taughannock Falls State Park	.8	1.0	4.7	25.0	68.0	0.6
Shopping opportunities in Town	2.1	7.5	26.7	40.9	22.4	0.4
Commercial/professional services	2.0	7.8	29.2	41.7	18.6	0.7
"Small town" atmosphere	1.7	3.9	10.7	34.7	48.4	0.6
Sense of community	1.1	3.9	15.9	32.7	44.1	2.1
Schools / educational opportunities	1.4	1.7	11.8	28.6	55.9	0.6
Defined policies to guide growth	2.5	3.4	11.4	30.3	51.5	0.8

Based on survey results, the five most important aspects of the community, as they relate to the character of the Town, are listed below. The combined percentage of each aspect is shown in parentheses, indicating the number of respondents who identified the characteristic as important or very important.

1. Taughannock Falls State Park (93%)
2. Open and green space (89.7%)
3. Rural farmland (88.3%)
4. Schools and educational opportunities (84.5%)
5. "Small town" atmosphere (83.1%)

Similarly, the top four responses also received the fewest responses as being very unimportant or unimportant aspects of the community.

Commercial and professional services in the Town and shopping opportunities in the Town and Village received the lowest ranking in the very important and important categories and the highest ratings in the combined very unimportant and unimportant categories. These rankings indicate these aspects of the community are a minimal priority to residents when compared to the other categories presented. These existing characteristics also received the highest neutral ranking with over a quarter of all respondents choosing the neutral response.

2. RESIDENTIAL

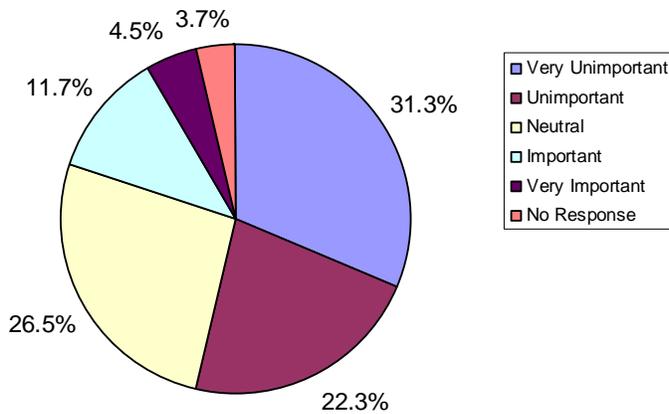
Section 2 questioned respondents about the types of residential development they see as desirable within the Town.

- a. How important do you think it is to have the following types of residential options available in the Town of Ulysses over the next 10 to 15 years?

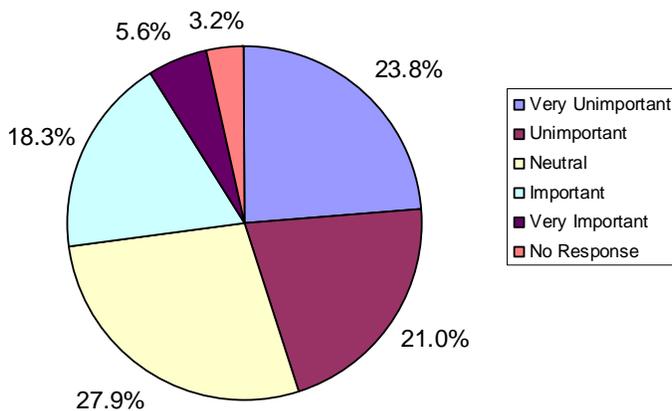
Senior housing, small single family homes, and large single family homes received the highest ratings. Mobile homes, both double- and single-wide, received the lowest percentage of responses and were identified as being the least desirable type of residential development.

Each type of residential development, including the percentage breakdown of responses, is summarized in the following pie charts:

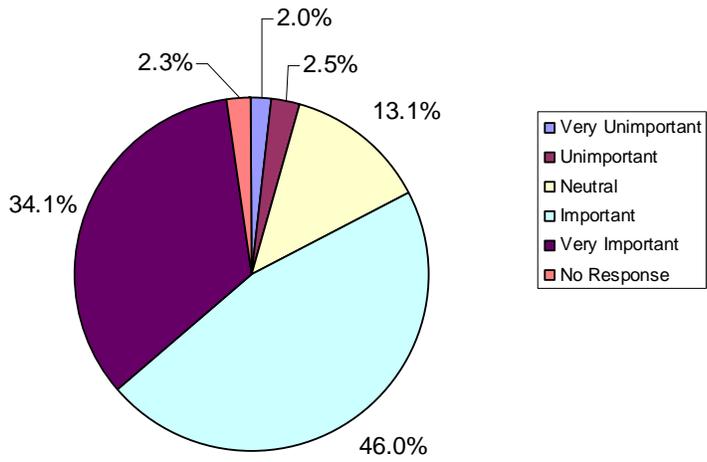
MOBILE HOMES – SINGLE-WIDE



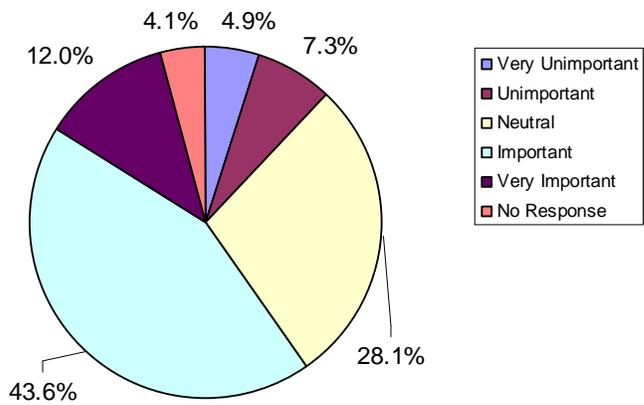
MOBILE HOMES – DOUBLE-WIDE



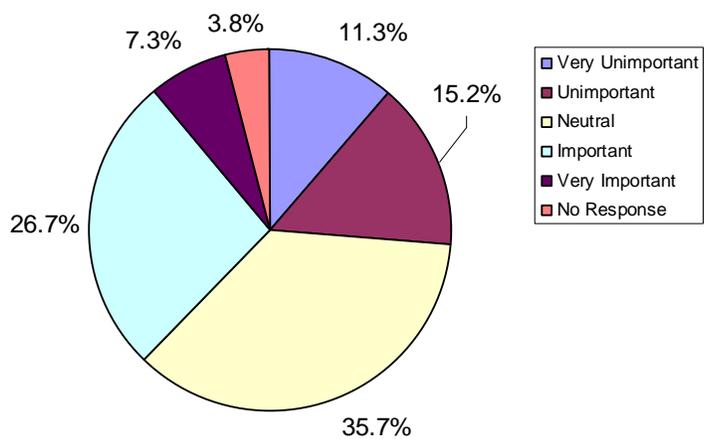
SENIOR HOUSING



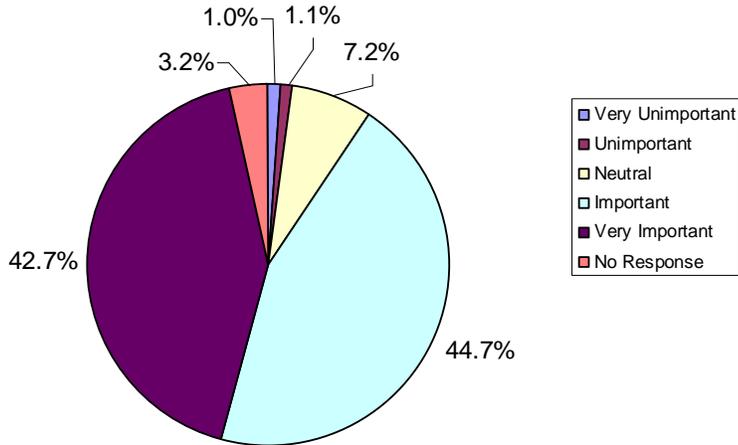
APARTMENTS



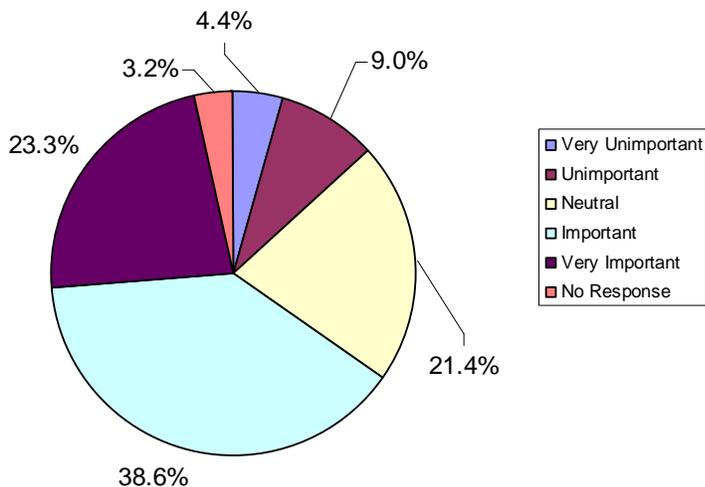
TOWNHOMES AND CONDOMINIUMS



SMALL SINGLE FAMILY HOMES



LARGE SINGLE FAMILY HOMES



Approximately 87.4% of respondents to this question identified small single family homes as the most important type of housing needed in the Town over the course of the next decade. This was followed closely by senior housing (80.1%) and large single family homes (61.9%). These responses are indicative of the need for both more affordable housing in the Town and housing to meet the needs of the Towns aging baby boomer population.

b. Please rate your preference for the following patterns of residential development for the Town of Ulysses.

Respondents were asked to select what type of development they would prefer to see based on the following options:

- Cluster development;

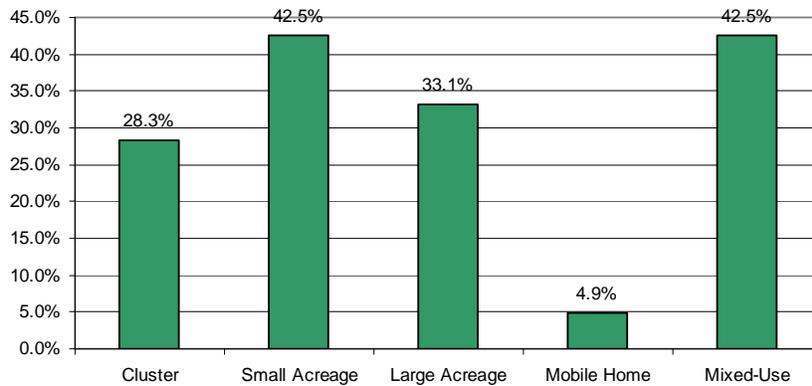
- Small acreage, road front lots (up to 2.5 acres);
- Large acreage lots (5 acres and above);
- Mobile home park; or
- Compact, pedestrian friendly, mixed use neighborhoods.

Respondents were asked to rank each using the following:

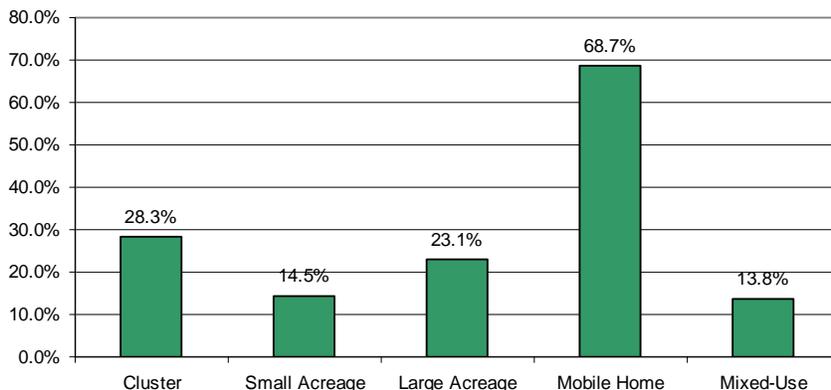
- prefer not at all;
- prefer somewhat;
- prefer a lot; or
- no answer.

Small acreage lots and compact, mixed use neighborhoods were both selected as preferred residential development patterns. Each received a ranking with 42.5% of respondents selecting as an option they preferred a lot. Mobile homes were selected as a “prefer a lot” development type by only 4.9% of respondents. The following charts show the percentage of respondents who selected “prefer a lot” and “prefer not at all” for each of the residential development pattern categories.

**TYPE OF RESIDENTIAL DEVELOPMENT
“Prefer a lot” response rates**



**TYPE OF RESIDENTIAL DEVELOPMENT
“Prefer not at all” response rates**



Over 68% of respondents identified mobile home parks as a residential development pattern they do not prefer, while 13% and 14% of respondents selected mixed-use neighborhoods and small acreage lots as development patterns they did not prefer for the Town.

With the exception of mobile home parks, all residential development patterns had a strong presence in the “prefer somewhat” category, with responses ranging between 38.4% and 41.6%. This would seem to indicate that residents do not have exceptionally strong feelings about the various development patterns, with the exception that the majority would prefer not to see mobile home parks.

3. COMMERCIAL

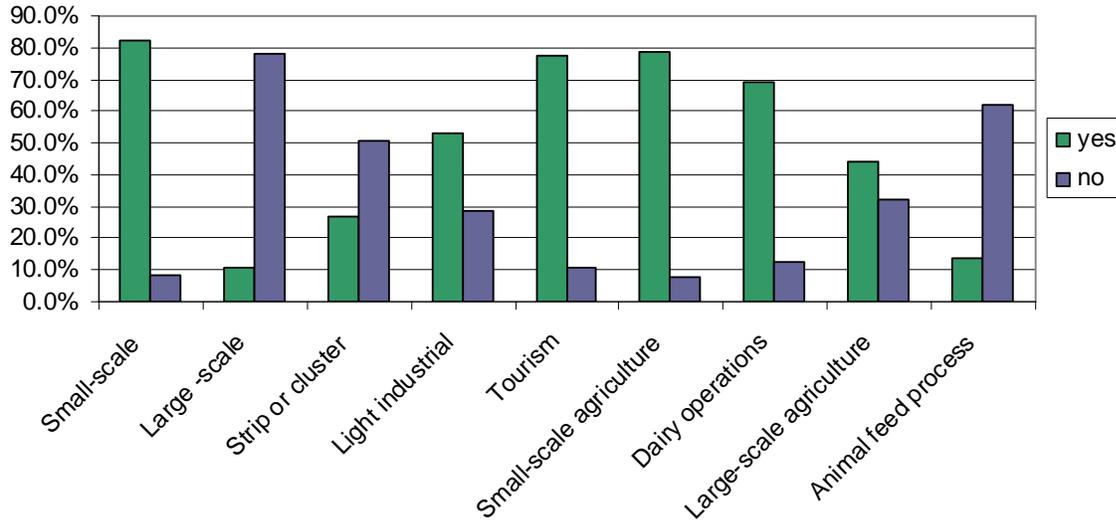
Respondents were asked questions about the type and location of commercial development that they would like to see in the Town.

- a. Do you think the Town of Ulysses should encourage the following types of commercial development?

Respondents were specifically requested to respond yes or no to various types of commercial development, including:

- Small-scale development (restaurant, gas station, garden store, etc.)
- Large-scale development (mall, big box, etc.)
- Small-scale strip or cluster (less than 10 stores)
- Light industrial (light manufacturing, office park, etc.)
- Business centered on tourism (restaurants, gift shop, B&B, etc.)
- Small-scale agricultural production (part time operation)
- Small- to medium-scale dairy operations
- Large-scale agricultural production (full-time operation)
- Large-scale food processing or animal feeding and processing operations

PREFERRED TYPES OF COMMERCIAL DEVELOPMENT
Yes / No responses by category



As indicated in the chart above, the preferred types of commercial development in the Town, based on survey responses, include small-scale development (82.1%), business centered on tourism (77.3%), small-scale agriculture production (78.4%), and small- to medium-scale dairy operations (69.1%). These uses are consistent with the types of commercial development that already exist within the Town.

Over half of survey respondents (50.3%) felt that light industrial development should be encouraged versus 28.9% that do not, with 15.5% unsure of whether light industrial development is appropriate in the Town. Development types that are not preferred by more than half of survey respondents include large-scale commercial development (78.1%), large-scale food processing or animal feeding and processing operations (62.1%), and small-scale strip or cluster commercial development (50.6%). Large-scale commercial development would not be appropriate within the Town given the existing character and landscape, nor is there currently the population concentration needed to support a large-scale commercial development.

b. Would you like to see commercial development located:

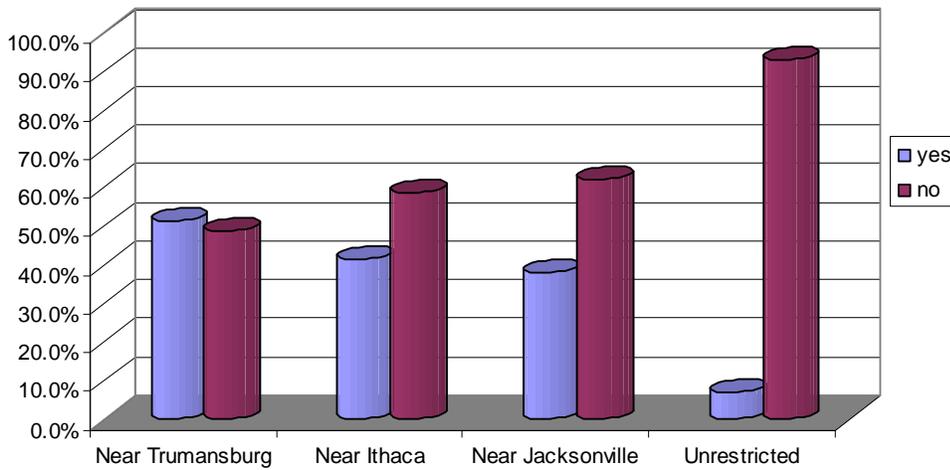
- In and around the Village of Trumansburg
- Near the Town of Ithaca
- In and around the hamlet of Jacksonville
- Unrestricted locations

The preferred commercial development location, based on survey responses, was in and around the Village of Trumansburg. More than half of respondents, 51.2%, selected this as the preferred location for future development. Near the Town of Ithaca was rated second with

41.3%, near the hamlet of Jacksonville followed with 37.8%, and unrestricted development received support from 7.1% of survey respondents.

While “In and around the Village of Trumansburg” received slightly more than 50 percent of respondents in favor of this location for commercial development, just under half of respondents (48.8%) also stated this should not be the location for future commercial development. The majority of non-agriculture related commercial development, to date, has occurred within and near the Village and along Route 96. Survey responses indicate that residents believe some restrictions are warranted to guide the future growth of commercial uses in the Town, but there is not one clear location where residents feel that development should occur.

**PREFERRED LOCATIONS OF COMMERCIAL DEVELOPMENT
Yes / No responses by category**



4. PUBLIC SERVICES AND TRANSPORTATION

a. Please rate the quality of the following services provided by the Town of Ulysses, keeping in mind that future improvements could require reallocating revenues or higher taxes or charges.

1. Education opportunities

Respondents to the survey appear to be happy with the level of educational opportunities available in the Town, with over three quarters of respondents (76.5%) rating educational opportunities as good or excellent. Only 1.8% of respondents identified existing educational opportunities as poor.

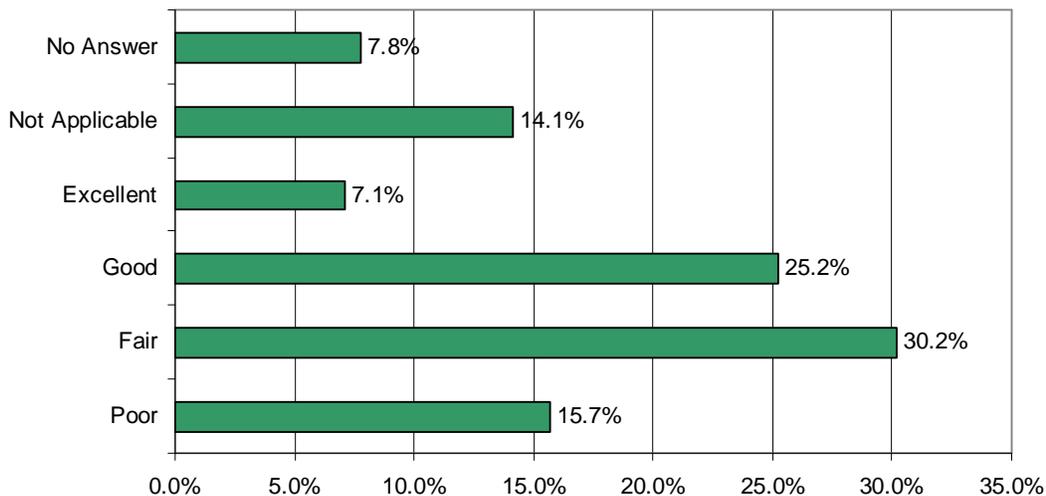
2. Public recreational opportunities

Respondents to the survey appear to be happy with the level of public recreational opportunities available in the Town, with over three quarters of respondents (80.9%) rating public recreational opportunities as good or excellent. Only 2.1% of respondents identified existing public recreational opportunities as poor.

3. Youth activities / services

Satisfaction with the Town’s current level of youth activities and services is lower than many other categories. Almost half of survey respondents (45.9%) rated the Town as poor or fair with regards to its delivery of youth activities and services.

SATISFACTION WITH TOWN’S SERVICE DELIVERY
Youth activities and services



4. Fire protection

The majority of survey respondents (84.2%) believe the Town’s service delivery related to fire protection is good or excellent. Only 1.8% of respondents rated fire protection services as poor.

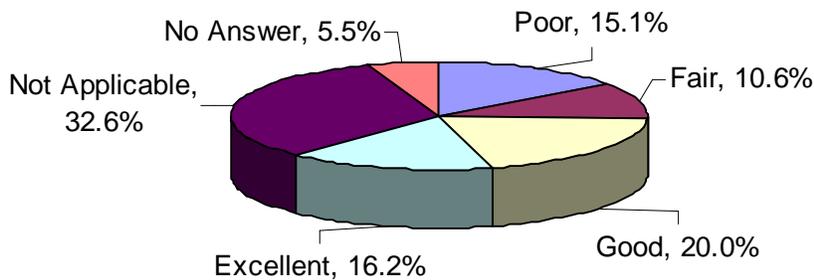
5. Public Water

Satisfaction with the Town’s delivery of public water services was mixed. For some respondents (20.7%) this question was not applicable due to a lack of public water service availability to their property. For those that did respond, 14.4% rated service as poor, 11.4% as fair, 26.5% as good, and 21.9% as excellent. While there were more positive responses than negative, it would appear that public water service is an issue that the Town should be aware of and make efforts to improve upon.

6. Public Sewer

Satisfaction with the Town’s delivery of public sewer services was mixed. More than a quarter of respondents (32.6%) do not receive public sewer service from the Town. The chart below shows how public sewer service was rated by survey respondents:

SATISFACTION WITH TOWN’S SERVICE DELIVERY
Public Sewer



7. Road maintenance and snow removal

Overall, survey respondents are satisfied with the quality of road maintenance and snow removal services in the Town. Eighty percent of responses selected good or excellent as their rating for this public service. Approximately 3.7% of respondents identified delivery of this service as poor and 11.7% selected fair.

8. Public transportation

Residents are moderately satisfied with public transportation opportunities in the Town. The majority of responders (37%) selected delivery of public transportation as good, followed by

24.4% whom selected fair. Only 13.1% of responders selected the quality of public transportation to be excellent. Improving public transportation options available to residents should be considered by the Town, based on survey results.

9. Bike paths / bike lanes

Respondents to the survey are dissatisfied with the availability and/or quality of bike paths and lanes within the Town of Ulysses. Over 60 percent of respondents believe bike paths and lanes within the Town deserve a rating of fair (28.6%) or poor (32.3%). Only 3.9% of respondents selected excellent when rating the Town's existing availability of bike paths and lanes. Based on survey results the Town should consider options and alternatives for improving and adding bike paths and lanes within the Town.

10. Sidewalks

Sidewalks were generally rated as fair to good based on survey responses, with ratings of 28.1% and 31.0% respectively. However, sidewalks were rated as poor (13.7%) by more people than excellent (8.3%). The Town should consider the availability of sidewalks and ensure they meet the needs of Town residents and visitors.

11. Library

Survey respondents are very happy with the Town's library services, with 46.7% of responders selecting excellent and 35.8% selecting good. Only 7% of all responders selected fair (6.3%) or poor (0.7%). The satisfaction with the Town's library is likely associated with the new library that offers a wide variety of services and library-oriented amenities to residents.

b. The Town Board has been considering expanding the municipal water system to other areas of the town. To help the Board, please tell us about your present water supply situation.

1. Do you have any problems with your private drinking water supply?

While the majority of respondents (48.9%) do not have any problems associated with their private drinking water supplies, over a quarter of respondents do (33.4%). For those that responded yes, 18.5% stated the problem was with the quality of their water, 5.9% cited problems with water quantity, and 9.6% stated that the problem was both quality and quantity. Respondents also had the opportunity to write-in answers related to issues with their private drinking supply. The survey write-in responses are available at the Town offices.

2. Would you prefer to have public water?

This question was posed to respondents that do not currently have public water. Approximately half (50.2%) of respondents stated they would like public water while 26% stated they did not want public water. The remaining respondents (23.8%) likely already have public water and therefore did not reply.

3. Municipal sewer is currently only available in the Village of Trumansburg. Should the Town Board start to look into establishing sewer districts?

While the responses were fairly evenly split with regards to this question, the majority of respondents do not want the Town to pursue the creation of sewer districts. While 18.3% of respondents did not answer, 43.2% said no and 38.5% responded yes to this question.

4. Are you willing to pay for municipal water and sewer services?

Similar to question 3 above, responses were fairly evenly split between yes and no. Slightly more, 42%, said yes while 37.7% said no. Approximately one fifth of respondents did not answer (20.3%).

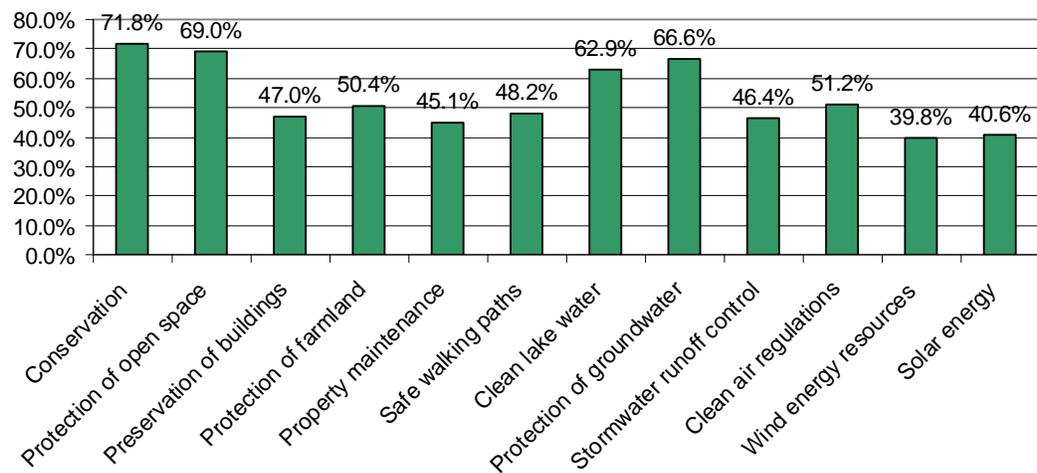
5. ENVIRONMENT AND COMMUNITY CHARACTERISTICS

- a. How important are the following issues when considering the future growth of the Town of Ulysses?

Respondents were asked to rate twelve community characteristics against the above questions using a rating scale that included Very Important, Important, Neutral, Unimportant, and Very Unimportant. Responses related to each individual characteristic are summarized on the following pages.

The table below shows the percentage response that each community characteristic received in the Very Important category. This ranking helps to identify what the key issues and goals of Town residents are.

ISSUES RELATED TO FUTURE GROWTH IN TOWN
“very Important” responses by community characteristic



Conservation of the scenic beauty of the Town was the most highly rated response with 71.8% of responders saying this was very important and 18.6% stating this was important. This was closely followed by the Protection of natural areas and open space which was rated by 69% and 19.7% as very important and important. These community characteristics go hand-in-hand and stress the importance of the physical landscape of the Town and its impact on the quality-of-life it has for residents.

Regulations to ensure clean lake water (62.9%) and the protection of streams and groundwater (66.6%) also received high ratings as Very Important issues in the community. The importance of protecting environmental resources is obviously recognized by residents within the Town. The development of wind energy and solar energy resources were the least highly rated issues in the Town associated with future growth and development in Ulysses.

1. Conservation of scenic beauty

Only 1.8% of all respondents selected this community issue as very unimportant or unimportant with respect to future growth in the Town of Ulysses. Over ninety percent of respondents identified this issue as being important or very important when considering future growth in the Town.

2. Protection of natural areas and open space

Almost ninety percent of respondents (88.7%) saw this issue as being important or very important to the Town of Ulysses. Less than 3% of respondents did not see this issue as having any consideration in relation to the future growth of the Town.

3. Preservation of historic buildings

The preservation of historic buildings is also important when considering future growth. Based on survey results it is clear that residents would like to see historic buildings protected before being demolished to make way for new development. Over eighty percent of respondents cited this issue as being important or very important.

4. Protection of farmland from development

The agricultural character of the Town is obviously important, as reflected in the findings associated with this question. More than three quarters of respondents (79.2%) consider this issue as important or very important to the Town. Only 3.1% of respondents saw this issue as very unimportant when considering the future growth of the Town.

5. Cleanup and maintenance of properties

The maintenance of properties is important to maintain property values and pride within the community. Respondents saw this as a significant issue in the Town with 45.1% rating it as very important and 37.5% rating it as important. Less than 3% consider this issue unimportant.

6. Opportunities to safely walk and bike

As indicated earlier in the survey summary, respondents were generally dissatisfied with bike paths and lanes within the Town. Here again the issues related to having safe places to walk and bike are also identified with 48.2% of survey respondents citing this as a very important issue and 30.6% stating it is an important issue. Five percent of respondents did not feel this was an important issue for the Town.

7. Regulation to ensure clean lake water

Regulations to ensure clean lake water are considered an important issue by residents related to future growth in the Town. Almost 90% of respondents consider this an Important or very important issue. Only 2.1% of respondents did not feel clean lake water regulations were important to the Town.

8. Protection of streams and groundwater

Similar to #7 above, 91% of respondents felt it was important or very important for the Town to consider the protection of streams and groundwater when weighing future growth options. Only 1.9% of respondents felt this was an unimportant issue.

9. Controls for erosion due to stormwater runoff

Erosion controls are also viewed as an important issue in the eyes of survey respondents with 83.2% of respondents identifying this issue as important or very important. Neutral responses accounted for 11% while unimportant and very unimportant responses combined for 2.3%.

10. Regulation to ensure clean air

Regulations to ensure clean air are considered an important issue by residents related to future growth in the Town. Over 80% of respondents consider this an important or very important issue. Approximately 3.9% of respondents did not feel clean air regulations were important to the Town.

11. Development of wind energy resources

This issue had the largest response in the neutral category compared to any other issue presented in the survey, with 22.7% of respondents selecting neutral for their position related to whether wind energy is important to the future growth of the Town. This issue also had the largest number of unimportant and very unimportant responses, with a combined total of 8.9%.

12. Development of solar energy

The development of solar energy as an issue associated with future growth in the Town also received a high percentage of neutral responses with 20.9%. Important and Very Important votes were received by 68.1% of respondents and 7.8% identified this issue as being unimportant or very unimportant.

6. WHAT DO YOU LIKE MOST ABOUT WHERE YOU LIVE.

This section of the survey provided respondents with the opportunity to write-in responses to two questions: 1) What do you like most about where you live? And 2) What do you like least about where you live?

About three quarters of respondents provided written responses to these questions. Written responses can be reviewed by contacting the Town of Ulysses.

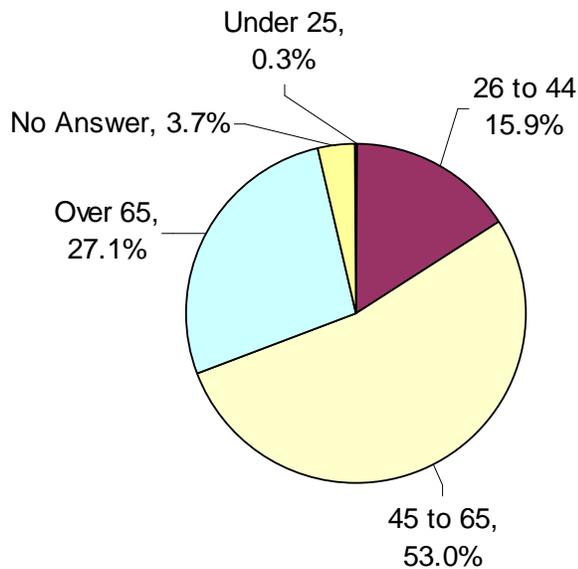
7. PLEASE TELL US A LITTLE ABOUT YOURSELF.

This section attempts to provides insights into the demographics of respondents; this information is useful when evaluating and considering the survey responses. A summary of the demographic profile of survey responders in provided below:

a. What is your age?

The majority of responders were between the ages of 45 and 65 (50.3%) and another 27.1% were over the age of 65. The needs of these age groups may be different than the needs of a significant component of the Town's population, though they may have insights into the needs of other age groups. The age breakdown of all responders is indicated below:

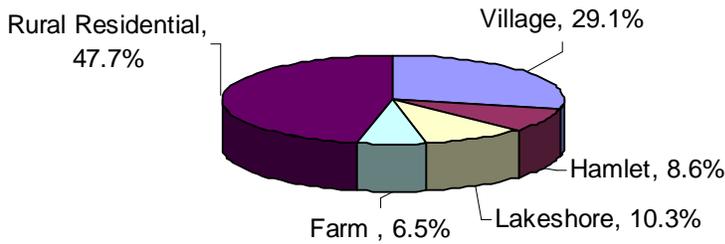
AGE
Of survey responders



b. Where do you live?

Respondents were asked to identify where they lived within the Town, given the options of Village, Hamlet, Farm, Lakeshore, or Rural Residential. Responses added to 102%, indicating the some respondents may have provided more than one response. The majority of responders considered themselves to live in a Rural Residential setting (47.7%) followed by the Village (29.1%).

AREA OF RESIDENCE IN TOWN
Of survey responders



Within this question responders were also requested to provide the road intersection nearest to where they live in order to better compare issues between different areas in the Town.

c. What best describes your education level?

A significant percentage of responders, 37.8%, hold a Graduate degree or higher and a total of 68.4% of survey responders are at least a college graduate. These figures exemplify a high education level. It can be assumed that survey responders are largely professionals based on their educational attainment. The breakdown of education level attainment of survey responders is indicated below:

EDUCATION LEVEL
Of survey responders

EDUCATION LEVEL	PERCENTAGE OF RESPONDERS
Some High School	0.8%
High School Graduate	11.4%
Technical or Vocational School	3.1%
Some College	12.7%
College Graduate	30.6%
Postgraduate	37.8%
No Answer	3.5%

d. How long have you lived in Ulysses?

More than half of the responders have lived in Ulysses longer than 20 years, signifying that a majority of responders are familiar with a wide range of issues impacting the community and changes that have occurred over the past two decades. A breakdown of length of residency of responders is indicated in the following table:

**LENGTH OF RESIDENCY IN TOWN
Of survey responders**

LENGTH OF RESIDENCY	PERCENTAGE OF RESPONDERS
Less than 1 year	1.1%
1-5 years	11.7%
6-10 years	15%
11-20 years	16.1%
More than 20 years	50.5%
No answer	5.6%

A second component of this question asked respondents whether they intended to move out of the Town in the next five years. The majority of respondents said no (66.6%), 7.4% identified specific plans to move, and 26% of responders stated they did not know. Respondents who answered yes to the relocation question were asked to provide a reason. Written responses are available for review at the Ulysses Town Hall.

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Appendix 2: SWOT Analysis Results

At the first Steering Committee Meeting held in conjunction with the Comprehensive Master Plan project, Bergmann Associates oversaw an exercise to identify the perceived strengths, weaknesses, opportunities, and threats associated with the Town. The feedback generated by the Steering Committee is summarized below:

What are the existing **STRENGTHS** of the Town of Ulysses (ex: good schools, low crime, etc.)?

- Lack of money for development – helps keep things the same
- Visible Town Center (Village of Trumansburg)
- Viable agricultural land helps preserve open space
- High education level
- Tourism and presence of State Park
- Exceptional internet connectivity
- Good school system
- Agriculture as an occupation
- Active community involvement
- Outdoor recreation opportunities
- Wine industry
- Abundant open space
- No 4-lane highway going through the Town
- Creative population (many artisans)
- Historic buildings
- High quality-of-life
- Organizational capabilities of local community
- Comfortable scale to the community as a whole – everyone knows one another
- Low crime rate
- Convenience – daily needs satisfied in Town
- Proximity to Trumansburg and Ithaca (economic centers)

What are the **WEAKNESSES** of the Town (ex: no community services, lack of identity, etc.)?

- Shift to bedroom suburb
- Lack of housing options
- Two school district contribute to polarization of community
- Loss of tax base due to area in Ithaca school district
- Gentrification
- Proximity to Ithaca (competition)
- Location around lake is limiting
- No affordable housing
- No community center building for programs/meetings/special events
- No regulations for protecting historic resources

- No youth center / location for planned activities
- Separation of two populations – Trumansburg versus Ithaca
- Don't coordinate adequately with school district re. programs
- Limited commercial zoning
- Local "sensitivities"
- Hard to drill wells
- Proximity to commercial uses in Ithaca
- Limited employment opportunities
- Limited labor pool, both skilled and unskilled

What OPPORTUNITIES exist within the Town (ex: tax incentives, desirable developable land, etc.)?

- Still have time to appropriately manage change
- Expand diversity of Town
- Location of Trumansburg as part of the larger region
- Maintain good and plentiful agricultural land
- Opportunities for alternative power / energy
- Natural gas
- Bedroom community of Ithaca
- Niche markets from wine trail tourism
- Desirable place to live
- Potential for growth
- Value of internet connections and its relationship to development / business opportunities

What THREATS could impact the Town's vision / goals (ex. development pressure, funding, etc.)?

- Potential for growth
- Rights of community versus the individual
- Polarization of local government
- Cost of energy
- Water resource protection and awareness
- Fear of change
- Dissemination of misinformation
- Presence of garbage trucks
- Loss of aesthetic appeal (needs protection)
- No clear vision for the future
- Scale of new residential construction
- No prioritization of projects

Appendix 3: Existing Conditions

PHYSICAL CHARACTERISTICS OF ULYSSES

The following section of the Plan discusses the physical characteristics of the Ulysses community, including land use, environmental resources, transportation networks, infrastructure and utilities, and parks and open space facilities.

LAND USE

In 2008 Tompkins County completed a *Land Use and Land Cover Mapping Project*, which will be the foundation for future land use related projects in Tompkins County. As stated in the *Mapping Project* report, “traditionally, land use and land cover maps have been developed by interpreting aerial photographs, delineating land use and land cover polygons onto a geo-referenced base map, and then digitizing the line-work.” Specific details regarding the methodology and data sources used are available from the Tompkins County Planning Department.

The information produced by Tompkins County is not based on parcel boundaries and allows a single parcel to be classified by more than one land use, according to what use is actually occurring on the ground. Although this data includes more than sixty subcategories of land use / land cover classifications, for the purpose of this analysis the data was aggregated into eleven primary categories, as identified in Table 2.

TABLE 3 – TOMPKINS COUNTY LAND USE AND LAND COVER CLASSIFICATIONS
Town of Ulysses

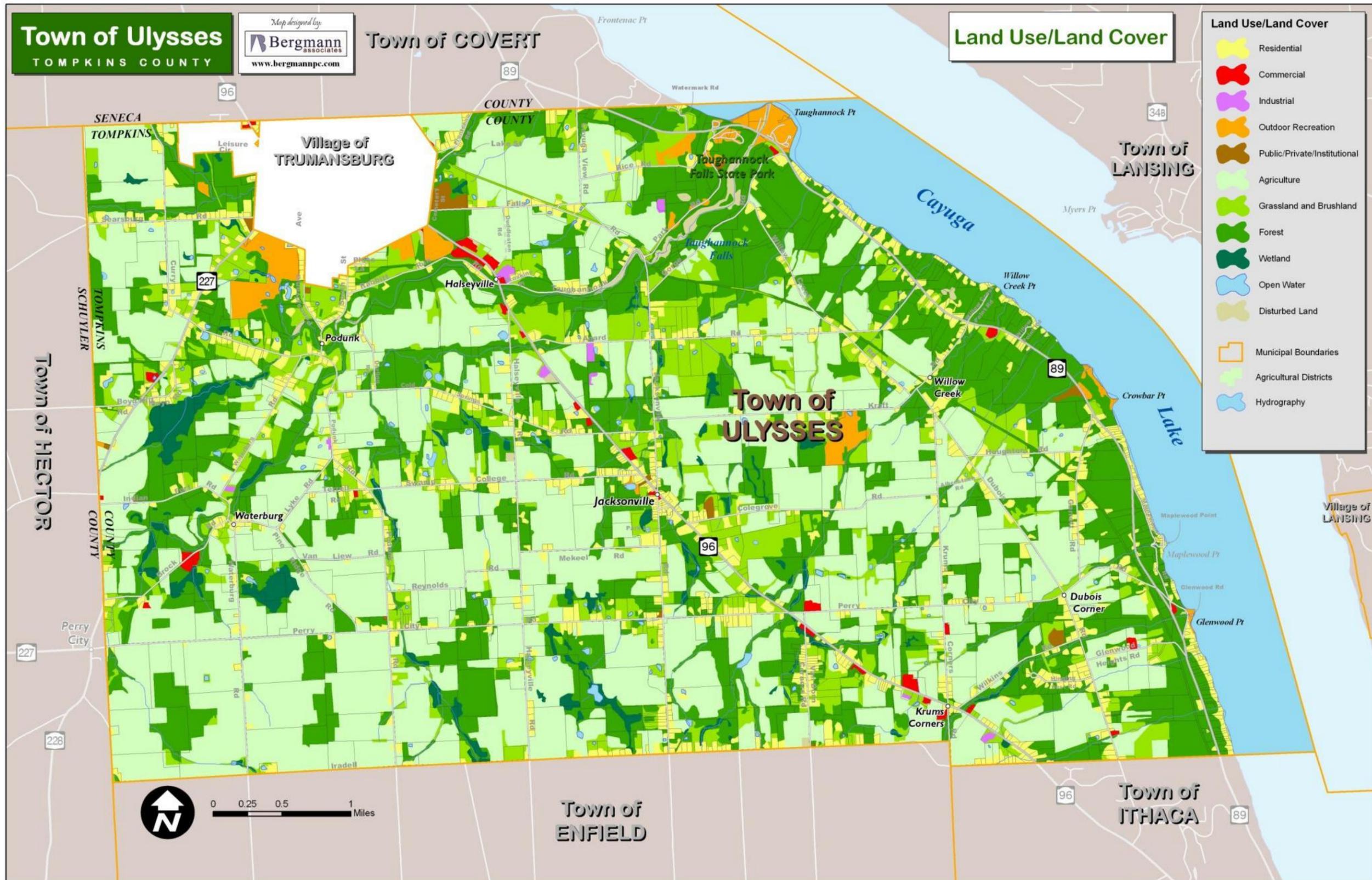
LAND USE / LAND COVER CATEGORY	TOTAL ACRES	% OF TOTAL AREA
Residential	1,790	7.9%
Commercial	91	0.4%
Industrial	28	0.1%
Outdoor Recreation	295	1.3%
Institutional	56	0.2%
Agriculture	9,217	40.7%
Grassland and Brush	2,183	9.6%
Forest	6,014	26.5%
Wetland	411	1.9%
Open Water	2,519	11.1%
Disturbed Land	79	0.3%

Source: Tompkins County Land Use and Land Cover Mapping Project

The results of the Land Use and Land Cover project indicate that agricultural lands account for the greatest amount of land area in the Town, totaling 9,217 acres or 40.7%. This is followed by forest lands at 26.5%, open water at 11.1%, and grassland and brush at 9.6%. According to the Land Use and Land Cover project only 7.9%, or 1,790 acres, of the total land area in the Town was classified as residential.

As previously noted, the *Tompkins County Land Use and Land Cover Mapping Project* does include additional breakdowns under each major classification to provide a greater amount of detail about the type of activity occurring on lands within the Town. According to this data, the majority of agricultural land in the Town (78.5 percent) is cropland, followed by inactive agricultural land (12.6 percent), and pastures (5.5 percent). The majority of residential development is classified as low density (85.6 percent), followed by medium density (13.4 percent).

FIGURE 3 – TOMPKINS COUNTY LAND USE AND LAND COVER CLASSIFICATIONS



Zoning Classifications

In 2005, the Town of Ulysses adopted the current Zoning Ordinance, updating the previous ordinance which was originally adopted in 1960 and updated in 1972 and 1978. The Law has been amended and updated as needed since that time, most recently in 2007. The Code establishes twelve (12) zoning districts which are summarized in Table 2.

TABLE 4 – ZONING DISTRICTS
Town of Ulysses

ZONE	ZONE NAME	ACRES	% OF TOWN
A1	Agricultural District	9,736	42%
A2	Special Agricultural District	26	0.1%
R1	Rural Residence District	8,829	38%
R2	Moderate Density Residence District	2,302	10%
RM	Multiple Residence District	6	0.03%
MHP	Manufactured Home Park	67	0.3%
H1	Hamlet District	487	2
H2	Hamlet Residential District	44	0.2%
B1	Business District	370	2%
IL	Light Industrial District	239	1%
PR	Park / Recreation District	930	4%
DD	Development District	329	1%
	TOTAL	19,730	100%

Source: Town of Ulysses Zoning Map

A1 – Agricultural District

The intent of this district is to protect the agricultural production resources of the Town, including viable agricultural operations and agricultural fields. Areas designated as A1 include the majority of lands west of Route 96, as well as areas east of Route 96 between Agard and Perry City Roads west of DuBois Road. The significant amount of land designated as part of the A1 – Agricultural District is indicative of the Town’s desire to maintain its rural character, protect its natural resources, and support existing and new farmers.

A2 – Special Agricultural District

The intent is to encourage the tradition of agricultural fairs, as well as other civic and cultural events, displays, exhibitions, and entertainment venues that occur within the fairgrounds complex. The Trumansburg Fairground is the only designated A2 parcel in the Town of Ulysses.

R1 – Rural Residence District

The intent is to provide for opportunities for low-density residential development. The goal is to provide rural housing and preserve open space resources by using development approaches such as cluster residential subdivisions in a manner that provides organized and logical growth. Areas zoned as rural residential include the majority of lands adjacent to the lakeshore and east of Willow Creek and DuBois Roads. There are also smaller concentrations of Rural Residential parcels along Route 96, surrounding the outskirts of the Village, and around the hamlet of Podunk. The rural residential district is the second largest zoning district in the Town, accounting for 38% of the total land area.

R2 – Moderate Density Residence District

The intent is to provide moderate-density residential development in areas that are already served by public water and/or sewage. The goal is to provide attractive, quality neighborhoods while preserving open space. Parcels zoned R2 are limited to two primary locations within the Town: adjacent to the Village boundaries and between Krums Corners and DuBois Corner in the southern portion of the Town.

RM – Multiple Residence District

The intent is to expand opportunities for quality and affordable rental housing in the town and to protect existing and future single- and two-family residential neighborhoods. There is one property zoned RM which is located adjacent to the east side of Route 96, north of Jacksonville.

MHP – Manufactured Home Park

The intent is to expand opportunities for affordable housing in the town and to protect the quality of existing and future residential neighborhoods. Manufactured homes and structures allowed in the R2 district are permitted. There are two parcels zoned MHP located in the northwestern corner of the Town (Aubles Trailer Park) and on the east side of Route 96 north of the Krums Corner industrial uses.

H1 – Hamlet District

The intent of this district is to provide opportunities for village- and hamlet-scale residential and small-scale, pedestrian-oriented, commercial development to serve the varied needs of local residents. The goal is to encourage redevelopment of the Town's hamlets and to provide the Town with the ability to have reasonable control over new development. An H1 – Hamlet District has been designated around the vicinity of Jacksonville.

H2 – Hamlet Residential District

The intent is to provide opportunities for village- and hamlet-scale residential to serve the varied housing needs of Town residents while preserving the historic character of the Town. The goal is to encourage appropriate redevelopment of the Town's hamlets. An H-2 Hamlet Residential District has been defined in the vicinity of Waterburg hamlet.

B1 – Business District

The intent is to provide opportunities for neighborhood-scale retail commercial development to serve the needs of local residents. There are limited B1 designated parcels within the Town of Ulysses. These are scattered along Routes 96 and 89.

IL – Light Industrial District

The intent of this district is to provide for employment, support local business persons, and stimulate local economic development by providing specific areas within the Town where light industrial, service, and research and development enterprises can be located. Light industrial uses have been designated at Halseyville and Krums Corners.

PR – Park/Recreation District

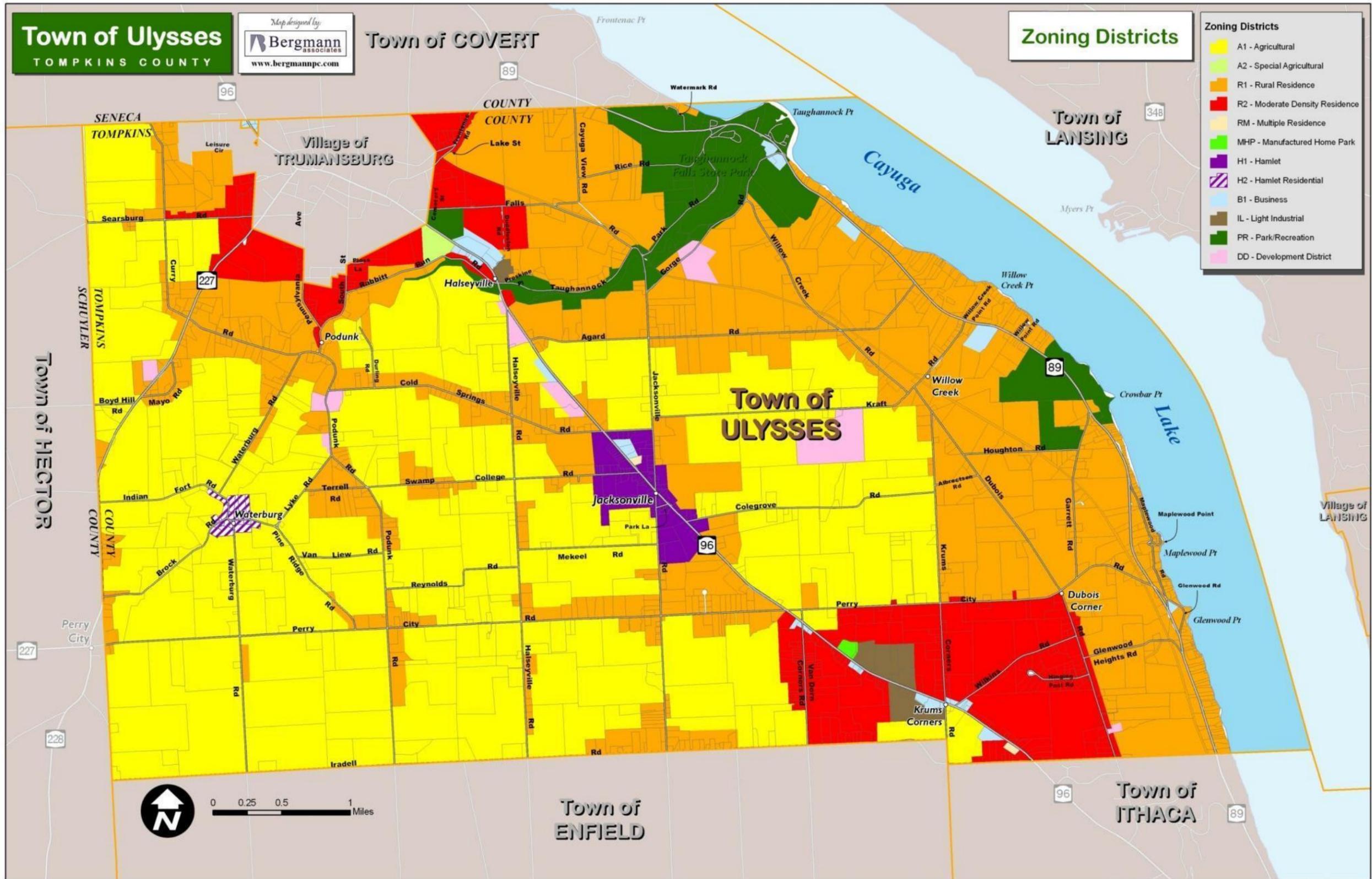
The intent of this district is to protect natural areas, scenic resources, and recreational resources within the Town that contribute to the overall quality of life and economic vitality. There are three primary areas that have been designated as part of the PR zoning classification. These areas include Smith Woods, Taughannock Falls State Park, and the Cayuga Nature Center.

DD – Development District

The intent of this district is to provide flexibility to accommodate new developments that would be beneficial to the community but are not now permitted in any established zoning district. A number of Development Districts have been designated at scattered locations throughout the Town. The largest designated parcel is located on the south side of Kraft Road directly west and adjacent to Willow Creek.

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FIGURE 4 – EXISTING ZONING DISTRICTS



ENVIRONMENTAL RESOURCES

In 2007 Tompkins County prepared a Conservation Plan with the goals of managing agricultural and open space lands, establishing an open space program to preserve and protect natural and recreational resources, and developing and disseminating information tailored to specific areas of study. Fourteen focus areas were developed in association with the Plan, two of which are located, at least in part, in the Town of Ulysses. The Taughannock Creek Focus Area includes the State Park as its defining feature and was selected for further study and recommendations because of the natural resources and recreational amenities afforded by the falls, gorge, and lakeshore. The Lakeshore Focus Area encompasses all of Cayuga Lake and its lakeshore, including the waterfront lands in Ulysses. The lake was selected as a focus area due to its prominence as a defining feature in the County from a recreational, environmental, and tourism perspective. Recommendations specific to Ulysses include the addition of connections to the Black Diamond Trail and the need to expand the State Park and protect the creek corridor.

Environmental resources and natural resources are in abundance within the Town of Ulysses. The natural environment of Ulysses defines its character and has influenced how the Town has developed over time. Consideration of environmental resources will inform Town officials as they make decisions that have the potential to modify land values, protect environmentally sensitive areas, maintain access to key features, and maintain the overall beauty and aesthetic of the Town. This section of the Plan summarizes the environmental and natural attributes of the community.

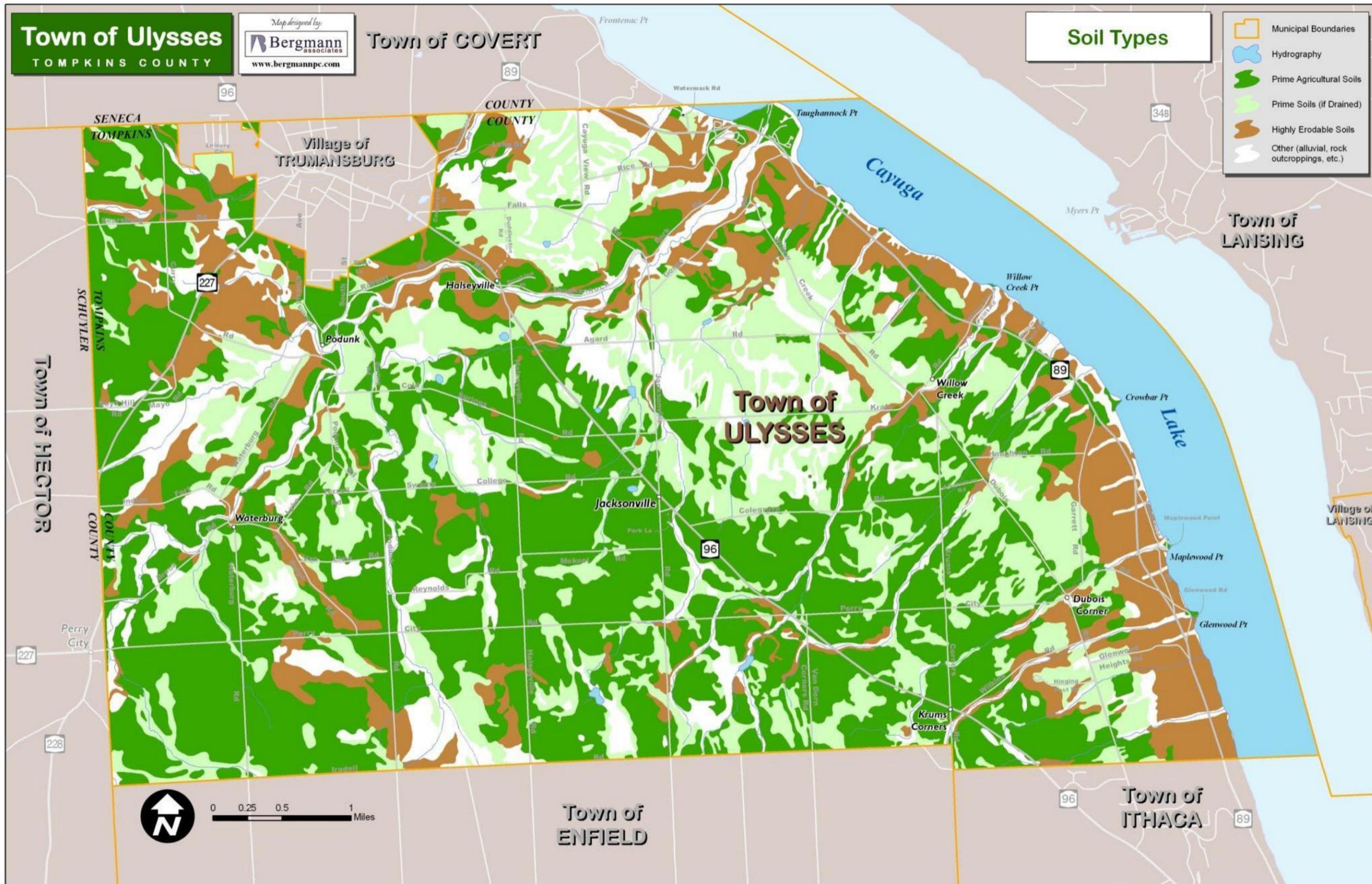
Soils

Soils are an important part of the natural environment within the Town as they dictate where prime agricultural lands are, and thus, have great influence on the location of farms. According to the United States Department of Agriculture, prime farmland has a favorable temperature, favorable moisture supply, and a desirable growing season for high yield crops. Within the Town, excluding the Village, 9,294 acres are considered prime soils, though not all of this land is available for farming purposes. An additional 4,916 acres is considered to be prime soils if drained.

Various physical properties of soils can also help to determine that type of development that can easily occur on a given parcel of land. Highly erodible soils are primarily found along the lakefront and around the perimeter of the Village, with smaller concentrations on the western side of the Town. These types of soils are more susceptible to erosion primarily due to steep slopes greater than four percent, as well as the amount of average rainfall and other soil properties. Development on highly erodible soils may require more in-depth engineering and erosion control planning in order to minimize potential hazards, such as flooding or severe erosion which could lead to property damage. There are 3,650 acres of highly erodible soils in the Town.

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FIGURE 5 – SOILS



Climate

The climate of the Town of Ulysses is typical of the Central New York region with four distinct seasons. Summer temperatures average from a high of 78 to lows in the mid-50s. The average high in the Spring is 54 with an average low of 34. Winter weather is typically between 32 and 13 degrees. The Fall brings mild weather ranging from 60 to 38 degrees. Annual precipitation in Tompkins County is 35 inches. According to the Northeast Regional Climate Center, average annual snowfall is 67 inches in Western New York and 70 inches throughout the state. The Town is also impacted by a microclimate associated with the Finger Lakes which creates the conditions attributed to the thriving grape industry north of Ulysses along the lakeshore. The microclimate in Ulysses is particularly well suited to the growing of fruits and long-season vegetables.

Unique Natural Areas

Unique Natural Areas are sites with outstanding environmental qualities that are deserving of special protection and preservation. The determination is made by the Tompkins County Environmental Management Council. Unique Natural Areas include features such as wooded lands, gorges, streams, and cliffs. One of five criteria must be met in order for a natural feature to be designated as a Unique Natural Area. These include: the property - is an important natural community; is a quality example of a natural resource community; is a rare or scarce plant or animal; has geological importance; or has outstanding aesthetic or cultural qualities.

According to 1999 data supplied by Tompkins County Environmental Management Council and Tompkins County Planning, there are 192 Unique Natural Areas in Tompkins County, totaling 37,855.5 acres. Unique Natural Areas in the County range in size from 0.5 to 4,216 acres. Eleven Unique Natural Areas are located in the Town of Ulysses, with one located in the Village of Trumansburg. The total acreage of Unique Natural Areas in the Town is 1,512.7 acres, accounting for 6.4% of the total Unique Natural Areas within the County as a whole.

Knowing the locations of Unique Natural Areas is beneficial to the Town of Ulysses. It can help to inform permit reviews, determine the boundaries of conservation zones, assist in educating the general public, and inform the review of potential development impacts, particularly associated with the preparation of State Environmental Quality Review forms.

Waterbodies and Watersheds

Cayuga Lake is one of the most prominent natural features within the Town of Ulysses, with approximately 7 ¼ miles of shoreline along the lake. In addition to Cayuga Lake, there are numerous waterfalls located within Tompkins County, with the most recognized being Taughannock Falls within the Town. Taughannock Creek is the most significant creek in the Town which flows east towards Cayuga



View of Taughannock Creek from Route 89.

Lake. Other named creeks include Trumansburg Creek, Boardman Creek, Cold Spring Branch, Bolter Creek, Willow Creek, Jenny Creek, and Glenwood Creek. Various other small, unnamed creeks, streams, and tributaries exist throughout the Town.

It is becoming common for communities throughout the United States to come together and recognize the importance of watershed management and protection. Watersheds are delineated by the US Geological Survey (USGS) using a nationwide system based on surface hydrologic features. The Town of Ulysses is fully located within the Cayuga Lake watershed which covers 785 square miles and is the largest watershed of the Finger Lakes. Lands within the Cayuga Lake watershed encompass six counties and forty-four municipalities with a total population of over 120,000 people. The Cayuga Lake watershed drains into Lake Ontario via the Oswego River. Although the lake is the most dominant water feature associated with the watershed, there is a network of more than 140 streams that flow into the lake. There are three subwatersheds within the Town that ultimately drain into Cayuga Lake. Subwatersheds include the West Cayuga Lakeshore North Watershed, Taughannock Creek Watershed, and West Cayuga Lakeshore South Watershed.

Wetlands

Wetlands have a number of significant purposes from filtering groundwater and runoff to providing food for larger species, and providing a habitat for various forms of wildlife. The New York State Department of Environmental Conservation (DEC) regulates all freshwater wetlands greater than 12.4 acres in size. According to mapping provided by Tompkins County, there are only two New York State Department of Environmental Conservation wetlands within the Town of Ulysses. The National Wetlands Inventory is an additional data source available for locating wetlands within the Town that are less than 12.4 acres in size. A 28.9-acre wetland is located on the northeast corner of the intersection of Waterburg and Perry City Roads, southwest of Pine Ridge Road. A second wetland, which is 45.2 acres in size, extends north from the southern town line between Halseyville Road and Jacksonville Road, ending south of Perry City Road. Any development proposed to occur on or near these wetlands should be fully coordinated with the New York State Department of Environmental Conservation.

Floodplains

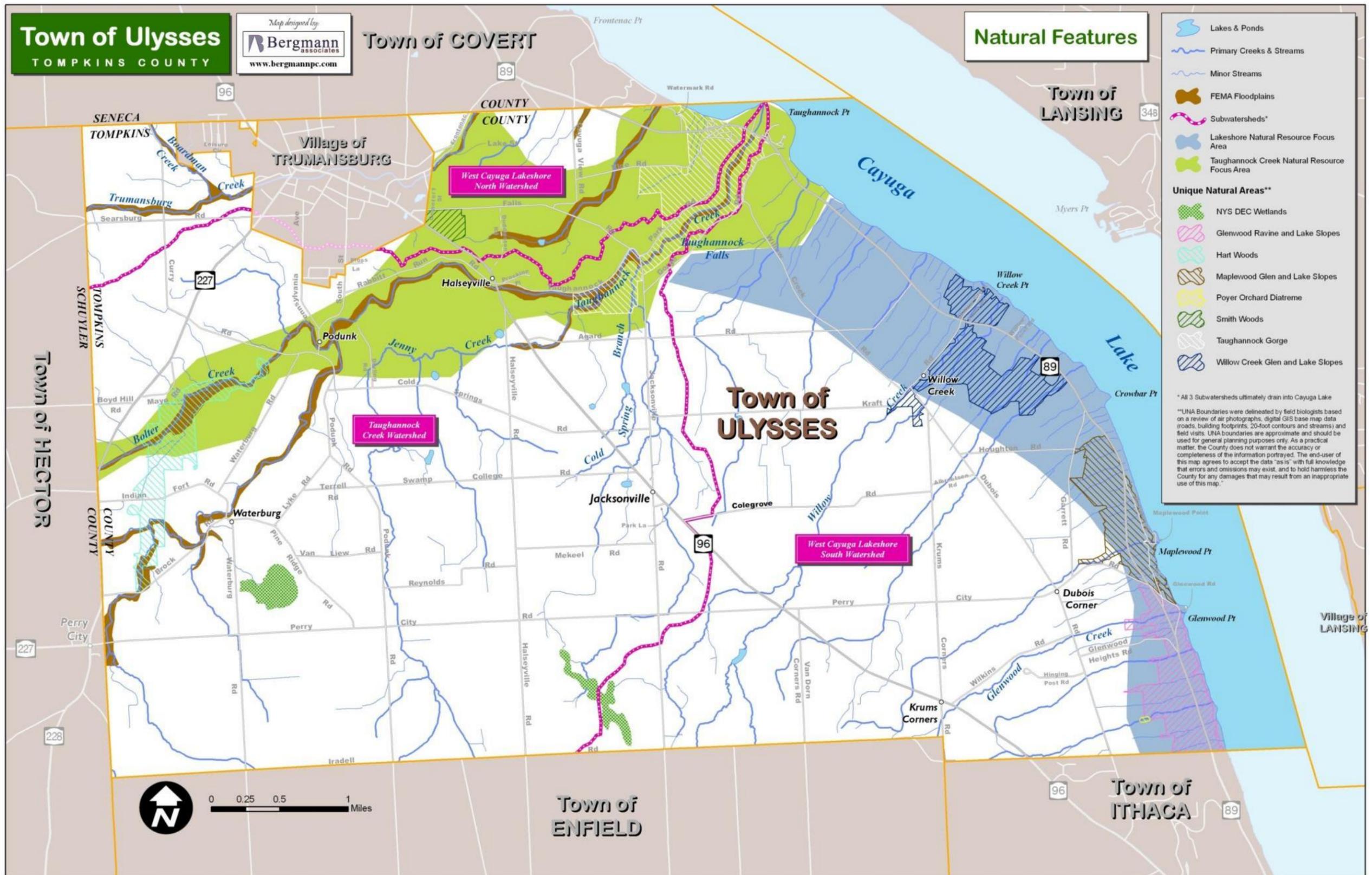
Areas that experience occasional or periodic flooding due to a nearby waterbody exceeding its natural capacity are known as floodplains. The Federal Emergency Management Agency (FEMA) maintains digital mapping records of floodplains for all of the United States. This information is an important planning tool for communities in order to minimize the potential for property damage and loss of life. According to Federal Emergency Management Agency's Flood Insurance Rate Mapping, 100-year floodplains exist along the entire length of Taughannock Creek, Bolter Creek, Boardman Creek, and Trumansburg Creek. Federal Emergency Management Agency floodplains also exist along a number of unnamed creeks and tributaries. A 100-year floodplain is the area in which the maximum level of flood water is expected to occur one average once every one hundred years, or has a one percent chance of happening in any given year.

Critical Environmental Areas

There are no identified Critical Environmental Areas or National Natural Landmarks located within the Town of Ulysses. Consideration for specific environmentally sensitive sites for recommendations as Critical Environmental Areas will be reviewed by the Town Planning Board for consideration by the Town Board.

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FIGURE 6 – NATURAL FEATURES



Scenic Views

Scenic resources throughout Tompkins County were inventoried and compiled in the Tompkins County Scenic Resources Inventory, completed January 2007. The study included an inventory and evaluation of views from throughout the County, with 593 scenic resources ultimately identified. The study identified 25 Distinctive Views, 30 Noteworthy Views, and 10 categories of Characteristic Views which were selected from the overall inventory based on their significance.

Distinctive Views are defined as those views “that make a clear, unmistakable impression” and are considered “the best scenic views in the County”. Noteworthy Views are considered “worthy of attracting attention” and “better than many scenic views”. Three views in the Town of Ulysses were selected as Distinctive Views. The views are all within Taughannock Falls State Park and include one view of the Taughannock Creek gorge, a view from a trail to the Creek and bridge, and a view of the falls looking southwest from an existing trail. Three scenic views within the Town of Ulysses were selected as Noteworthy Views. The scenic views include a view of Cayuga Lake and the shoreline from within Taughannock Falls State Park, a view from a trail within the Park of the creek and lake in the distance, and a view of open space and farmland looking north from Waterburg Road, approximately 0.4 miles north of the intersection of Iradell Road. Characteristic Views represent common, highly scenic views in the County that are characteristic of the overall character. Ten categories of Characteristic Views were developed, including: Settlements, Farms and Fields, Cascades, Cayuga Lake, Distant Hillside, Ponds and Wetlands, Rural Roads, Streams, Trails, and Heritage Qualities. Two scenic views in the Town are represented in the Characteristics View section of the inventory. An image of Trumansburg was selected as being representative of the Settlement category and a view of pastoral fields on Halseyville Road was included in the Farms and Fields category.

Of the total 593 scenic views identified in the County, 58 or 9.8% were located within the Town of Ulysses. Only the Towns of Dryden, Lansing, and Ithaca had more views identified with 18.7%, 11.5%, and 16.9% respectively. The public selected 110 views as being the most scenic views in the County based on a rating system. Twelve of the 110 highest rated views, or 10.9%, are located within the Town of Ulysses.

Topography

The topography of Ulysses is defined by Taughannock Falls State Park and the drop in elevations towards the east as you approach the Cayuga Lake shoreline. Topography in the Town is predominantly gently rolling land west of DuBois Road with steeper slopes and grade changes east of DuBois to the shoreline. Figure 7 shows the topography of the Town and graphically identifies where significant grade changes occur. As shown, the lowest point in the Town is at an elevation of 400 feet and occurs along the Cayuga Lake Shoreline. The highest elevations in the Town are within the southwest corner of Ulysses. The highest point is along the southern boundary at 1,340 feet.

TRANSPORTATION NETWORK

The transportation network in Ulysses determines how easily people can move into, out of, and around the Town. The transportation network within Ulysses includes roads, bus service, water access, and bicycle and pedestrian circulation.

The road system is particularly important in the Town of Ulysses as 84.1% of employed persons in the Town drive in a personal vehicle to work whether alone (70.8%) or as part of a carpool (13.3%). This percentage is higher than in the County as whole, where 72% of workers drive to work. According to 2000 Census data the average household in Ulysses has 1.66 vehicles which is only slightly higher than the County-wide average of 1.53 vehicles.

Road Systems

The road system within the Town of Ulysses, identified in Figure 8, includes roadways maintained by the State, County, and Town. State maintained roads in the Town account for a total of 16.2 miles and include State Routes 96 and 89. County roads total 41.9 miles and Town roads total 36.0 miles for a total of 94.2 miles of public roadways. These figures do not include 12.3 miles of public roads that are within the Village of Trumansburg.

Road Classification

The New York State Department of Transportation (New York State DOT) has designated roadways into functional classifications based on travel patterns and typical use. In rural areas there are six classifications: Principal Arterial – Interstate; Principal Arterial – Other; Minor Arterial; Major Collector; Minor Collector; and Local Roads. All classifications except Minor Collectors and Local Roads are eligible for federal aid for road projects.

There are no Principal Arterials within the Town of Ulysses. Minor Arterials are designed to be part of a feeder system that tie a region together and serve a more localized population than Principal Arterials. There is only one designated Minor Arterial in the Town of Ulysses which is New York State Route 96.

Major and Minor Collectors connect local, primarily residential traffic to arterials streets. An example of a Major Collector road in Ulysses is Route 89, which becomes classified as an Urban Collector as it approaches the Ithaca boundary. Other Major Collector roads within the Town are Halseyville Road, Taughannock Park Road, Perry City Road west of Route 96, and Route 227. Minor Collector roads include Krums Corner Road, Perry City Road east of Route 96, and Searsburg Road.

Local Roads distribute traffic from Collector roads to serve neighborhoods and provide access to local properties. All roads not identified as a Minor Arterial or as a Major or Minor Collector are considered local roads.

Traffic Volumes

The Ithaca-Tompkins County Transportation Council completed a Traffic Count Report in April 2007 that calculated traffic data for the region for 2006. The Town of Ulysses is represented on the Council's Transportation Policy and Planning Committees. Traffic counts were taken at numerous locations throughout the Town with annual average daily traffic (AADT) and PM Peak Volume figures reported. The annual average daily traffic is the number of vehicles that would be assumed "counted" on a typical day of the year. The PM Peak Volume figure reflects the number of vehicles on a roadway between 5:00 PM and 6:00 PM.

Table 3 identifies roadway segments within the Town of Ulysses, identifies whether they are a County or State road, count locations, annual average daily trips (AADT), and PM Peak figures.

TABLE 5 – TRAFFIC VOLUME
Town of Ulysses

ROADWAY SEGMENT	COUNTY/ STATE	COUNT LOCATION	AADT	PM TRIPS
Cemetery Road from Falls Rd to Lake St	County	Cemetery Rd	549	52
CR 140 - Wilkins Road to Perry City Road	County	Dubois Road	277	12
CR 140 - Indian Creek Road to Glenwood Heights Road	County	Dubois Road	841	68
CR 140 - Perry City Rd to Houghton Road	County	Dubois Road	366	28
CR 143 - Taughannock Park to Cayuga View	County	Falls Road	412	43
CR 143 - Cemetery Road to Cayuga View	County	Falls Road	223	19
CR 170 - Route 96 to Cold Springs Road	County	Halseyville Rd	543	45
CR 145 - Dubois Road to Route 89	County	Kraft Road	123	7
CR 145 - Jacksonville Road to Route 89	State	Kraft Road	152	16
CR 145 - Jacksonville Road to Dubois Rd	County	Kraft Road	238	18
CR 146 - Perry City Rd to Van Liew Rd	County	Podunk Road	397	37
CR 146 - Aiken Road to Iradell Road	County	Podunk Road	256	27
NY 89 - Ithaca City line to Taughannock	State	Route 89	3,212	247
NY 96 - End Rt 89 to Perry City Road	State	Route 96	8,847	813
CR 149 - Mount Road to Curry Road	County	Searsburg Road	1,142	100
CR 149 - Route 227 to Curry Road	County	Searsburg Road	543	26
Seneca Road from Curry Road to Rt 96	County	Seneca Road	692	65
CR 136 - Podunk Road to Rabbit Run Road	County	South Street	876	81
CR 147 - Halseyville Road to Rt 96	County	Swamp College	247	19
CR 147 - Halseyville Road Podunk Road	County	Swamp College	282	7
CR 143A - Rt 96 to Falls Road	State	Taughannock Pk	302	32
CR 136 - Brook Road to Indian Fort Road	County	Waterburg Road	338	32
CR 136 - Indian Fort Road to Curry Road	County	Waterburg Road	313	19
Cayuga Heights from South Village Boundary to North Village Boundary	State	Cayuga Heights	1,550	138

Source: Ithaca-Tompkins County Transportation Council, Year 2006 Final Traffic Count Report

Based on information provided in the preceding table, New York Routes 89 and 96 are the most traveled roadways within the Town, both with respect to average daily trips and PM peak trips. Although there are not a large number of trouble spots within the community related to traffic, there can be significant amounts of traffic on Route 96, particularly in the early morning and later afternoon rush hour periods. Conflicts on this road with other efforts, such as municipal

garbage pickup services can further aggravate traffic issues during these periods on certain days of the week.

Planned Projects

The Tompkins County Highway Division identified three key projects for roads within the Town of Ulysses, two of which are completed and one that is in the design phase. The two completed projects included the slurry sealing of Kraft Road from Jacksonville Road to Route 89 and box-out repairs on Waterburg Road from Indian Fort Road to South Street extension. The reconstruction of Willow Creek Road from Kraft Road to Agard Road remains in the design phase. The County also completed two bridge related projects in the Spring of 2007 in the Town. The Halseyville Road Bridge was reconstructed and a permanent railing was installed on the South Street Extension bridge between Podunk and Curry Roads, south of the Village line.

The Town, in conjunction with the County and City of Ithaca are also in the early stages of developing a Corridor Management Study for the Route 96 Corridor which will help to identify traffic-related issues and address potential projects along the Route 96 corridor within Ulysses and in surrounding communities.

Air Service

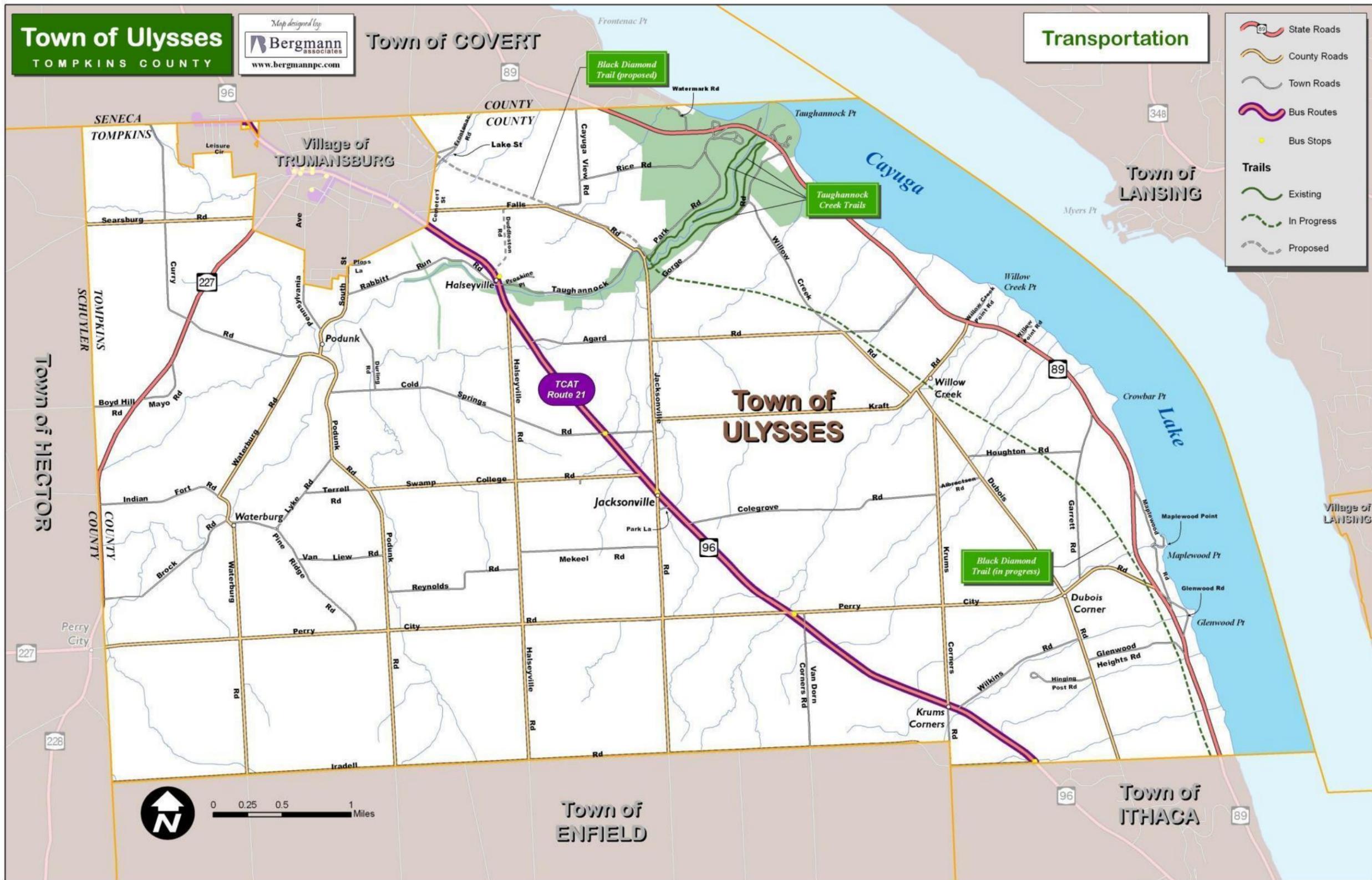
Air transportation is provided to Ulysses residents through the Ithaca Tompkins Regional Airport. The Ithaca Tompkins Regional Airport has been operated by Tompkins County since 1956 and is a division of the Department of Public Works. The airport is serviced by two major air carriers, US Airways and Northwest Airlines. The airport is located in the Village of Lansing approximately four miles northeast of the City of Ithaca on New York State Route 13.

The Elmira Corning Regional Airport is located approximately 35 miles southwest of Ulysses and also offers air service through US Airways and Northwest Airlines. The airport has been offering air service since 1945 and is owned and operated by the County of Chemung. Town residents may also choose to use the Syracuse Hancock International Airport in Syracuse, NY. The airport is approximately a one and a half hour drive from Ulysses and offers a variety of air carriers.

Rail Service

There is currently no commuter rail service available in Tompkins County. The Lehigh Valley Railroad ran through the Town from the late 19th century until 1961. In the 1960s the former train tracks were removed and most of the easements were purchased by New York Gas & Electric Company. Over the last two decades the New York State Park system has bought back the right-of-way in order to construct a biking and hiking trail. The Black Diamond Trail, as it is to be named, is discussed further under Parks, Recreation, and Open Space Facilities.

FIGURE 8 – TRANSPORTATION NETWORK



Bus Service

According to 2000 Census data only 2.5% of Town residents use public transportation as their means of transportation to work. Public bus service is provided to Town of Ulysses residents by the Tompkins Consolidated Area Transit (TCAT). Tompkins Consolidated Area Transit is a not-for-profit corporation that provides public transportation services for residents of Tompkins County and portions of Tioga County.

Bus route 21 of the Tompkins Consolidated Area Transit (TCAT) system currently has stops within the Town of Ulysses along Route 96 and ultimately provides service to the Cayuga Medical Center, the City of Ithaca, and Cornell University. The northern end of the bus route is Aubles Trailer Park and there are Town stops at Juniper Manor, Trumansburg Central School, and the Jacksonville Post Office. There is a Park and Ride located on Salo Drive in the Village of Trumansburg. Weekday service runs fairly regularly between 6:30 AM and 7:00 PM with a greater concentration of busses available during the AM and PM rush hours. Juniper Manor service is limited to the afternoons and is considered an “on-demand” stop on the route. On weekends there are three regular inbound and outbound services available from the Town, including one in the morning, one mid-day, and one in the afternoon. Single ride TCAT fares range from \$0.75 for senior citizens to \$1.50 for adults. There are also a variety of passes available for purchase ranging from one-day unlimited rides or ten-ride cards to monthly or annual passes. A seasonal bus route also runs between Ithaca and Taughannock Falls State Park.

There is no long distance bus service available from the Town, but long distance service is provided from a station in Ithaca by Greyhound Lines, Inc. The greyhound station in Ithaca is accessible by public transportation from Ulysses through TCAT. New York Trailways also offers a scheduled bus service throughout New York State and to border cities in Canada. New York Trailways offers service from the Ithaca bus station on West State Street.

A bus service is also run by Cornell University called “Cornell Community”. It is a luxury bus service that provides transportation for faculty, staff, students, alumni, and family members. The bus service operates between Ithaca and New York City campuses of Cornell University.

Van Service

TCAT ADA Paratransit Services provides door-to-door, demand-responsive transportation services to area residents with disabilities. The service is only available to those that are unable to utilize the TCAT public bus system due to their disabling condition. The service runs the same hours and covers the same areas as the TCAT system. Fares are \$2.00 for one way trips in a single service zone and \$3.00 for one-way trips across multiple service zones.

A door-to-door service is also available to senior citizens, people eligible for ADA transit, and persons with disabilities in Tompkins County. This service is provided by GADABOUT Transportation Services, Inc. which is a local, not-for-profit transportation corporation that works closely TCAT in managing and operating TCAT’s ADA paratransit program.

GADABOUT service is available from 8:30 AM until 4:30 PM Monday through Friday and requires reservations. Fares for this service are \$1.50 for one way trips in a single service zone and \$2.00 for one-way trips across multiple service zones.

Ithaca Airport Limousine also provides transportation to Syracuse Hancock International Airport several times per day.

Water Access

Water access is available within the Town for recreational boaters at Taughannock Falls State Park. There is a boat launch facility in the park on Cayuga Lake as well as tie-up docks. Boat rentals are available during summer months. Water access is also available at the Ithaca Yacht Club which is located on the Lake in the southern portion of the Town off of Glenwood Road.

Bicycle and Pedestrian Circulation

There is a limited bicycle and pedestrian circulation system within the Town of Ulysses. While people can walk and ride on any of the Town roads, there are few neighborhoods with sidewalks and no marked bicycle lanes. According to 2000 Census data, 5.9% of Town residents walk or bike to work. The desire for more designated routes may become important as future planning in the Town is considered.

Numerous hiking trails exist within Taughannock Falls State Park, including the Gorge Trail and Rim Trail. The Gorge Trail is a $\frac{3}{4}$ mile trail that ends at the base of the falls. Funding for the Black Diamond Multi-Use Trail has also been secured, though construction has not begun on the section of the trail within the Town. This section of the trail will ultimately extend from Ithaca to the southern boundary of Taughannock Falls State Park and from the Park through the Village of Trumansburg.

In 2007 the Ithaca-Tompkins County Transportation Council completed the Tompkins County Bicycle Suitability Map which identified the on-road suitability for bicyclists on the County's roadways. Roadways were rated and given a suitability score of excellent, very good, good, or fair. Excellent roadways have low interaction hazards and possibly a wide shoulder. Very good roadways have good road conditions and generally no paved shoulder. Good roadways are suitable but there may be a greater interaction hazard and the road may be in fair condition with no shoulder. Fair rated roadways have good paving conditions but a higher risk of interaction hazards.

The map was intended to identify roads that are most suitable for cycling; rank roads based on their suitability; raise awareness in the County; and to provide maps for cyclists that include information about road networks about bicycle laws and safety. When determining suitability traffic volumes, road condition, and shoulder condition were considered.

The majority of roadways in the Town were evaluated and given a suitability designation. Roadways determined to be excellent for cyclists included Route 96 from the southern boundary of the Village of Trumansburg; Route 89 from the northern Town line to Perry City

Road; DuBois Road; Kraft Road; Falls Road; Taughannock Park Road; Curry Road; Podunk Road to Swamp College Road; and Willow Creek Road from Gorge Road to Agard Road. Primary east-west roadways had various suitability ratings. Perry City Road was rated as “good” and Iradell Road was rated “very good” and “good” at different locations along its length.

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FIGURE 9 – WATER SERVICE



INFRASTRUCTURE AND UTILITIES

Existing conditions associated with infrastructure and utilities, including water and sewer service and electric and gas providers, are summarized in the following section.

Water

Public water service in the Town is limited to Route 96 and small segments of roadway off of Route 96 as shown in Figure 9. Other areas receiving water service include Cold Springs Road east of Durling Road, Jacksonville Road from Cold Springs Road to Perry City Road, Perry City Road from Jacksonville Road to Van Dorn Corners Road, and Van Dorn Corners Road from Perry City Road south to the southern boundary of the Town.

Sanitary Sewer

Sanitary sewer service is typically available within a community through one of two ways – only one of which currently exists within the Town of Ulysses. In population dense areas there is usually a network of pipes that carry sewage from residences and commercial facilities to a treatment plant. At the plant sewage is treated and then discharged into waterways. This is generally referred to as a municipal sewer system. Municipal sewer is currently only available in the Village of Trumansburg and is not available in any other areas of the Town. The system commonly used in rural facilities consists of septic tanks. Solids are collected into tanks and periodically removed to sewage treatment plants. All Town residents outside the Village have septic tanks or cesspools. The potential for developing sewer districts in other areas of the Town has been considered but there are currently no plans to move forward with that project.

Electric and Gas

New York State Electric and Gas (NYSEG) provides gas and electric service to residents of the Town of Ulysses. NYSEG provides electricity to 871,000 customers and natural gas to 256,000 across more than 40% of upstate New York. According to the 2000 Census, approximately 40% of Town residents use utility gas to heat their homes, 22% use fuel oil or kerosene, 14% use electricity, and 9% use wood. The remaining 15% use other means to heat their homes. In 1999 the Public Service Commission deregulated the power industry which subsequently allowed customers to choose from competing, unregulated energy companies for their energy supplies. Residents and business owners in Ulysses can purchase natural gas and electricity from NYSEG or another energy service company of their choosing. Subsequent to the deregulation Tompkins County joined with Tioga County to create Municipal Electric and Gas Alliance (MEGA). The energy alliance seeks to achieve the lowest rates for electricity and gas commodities to its members. There are currently approximately 79 local municipalities and school districts that participate in the alliance, as well as other regional agencies. Tompkins County, Trumansburg, and Tompkins Consolidated Area Transit (TCAT) currently participate in the program. The Town has looked into joining MEGA but as a result of the size of the Town it has been determined that there would not be any associated savings for Town residents.

PARKS, RECREATION, AND OPEN SPACE FACILITIES

The ability to have access to safe and well-maintained recreational facilities and open space areas is an important aspect of the overall quality-of-life offered by a community. Open space attributes, such as a lakes and other waterbodies, also increases the appeal of a community as a place to live. Cayuga Lake and Taughannock Falls State Park are two park and open space assets within the Ulysses community which provide residents and visitors with various passive and active recreational opportunities.

Black Diamond Trail

The Black Diamond Trail, as proposed, will connect the four major state parks in Tompkins County, with its northern extent running from the City of Ithaca's Cass Park north to Taughannock Falls State Park with a future extension to the Village of Trumansburg in the Town of Ulysses. The trail corridor will make use of the abandoned Lehigh Valley Railroad line that passed diagonally through the Town. The trail is named after a famous passenger train that ran between New York City and Buffalo on that line – "Route of the Black Diamond". The trail has been in various states of planning for almost three decades and will ultimately be a key connector in Tompkins County's plan to have an off-road bicycle and pedestrian travelway between the communities in the county.

Cayuga Lake

Cayuga Lake creates the eastern border of the Town of Ulysses and contributes to the aesthetic beauty and scenic qualities of the Town, particularly as one travels along Route 89 or east on roads that are directed towards the lake. The lake is not only an aesthetic asset within the community but is also a wonderful recreational resource for residents. Cayuga Lake is used for sailing, swimming, and boating and the parks and stops along the waterfront provide ample opportunities for passive recreation activities, such as picnicking.



Image of Cayuga Lake from within Taughannock Falls State Park.

Jacksonville Community Park

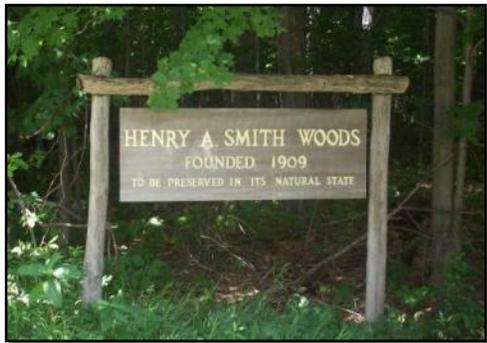
Jacksonville Community Park is an 11-acre community park located in the hamlet of Jacksonville at the southwest corner of Swamp College Road and Route 96.

Trumansburg Golf Club

The Trumansburg Golf Club is located at the corner of Route 227 and Halsey Street in the Village of Trumansburg. Established in 1969 as a public golf course, the course remains open to the public from April 1 to October 31. In addition to golfing, the clubhouse offers lunch and dinner, and can accommodate banquets, meetings, receptions, and other special events.

Smith Woods

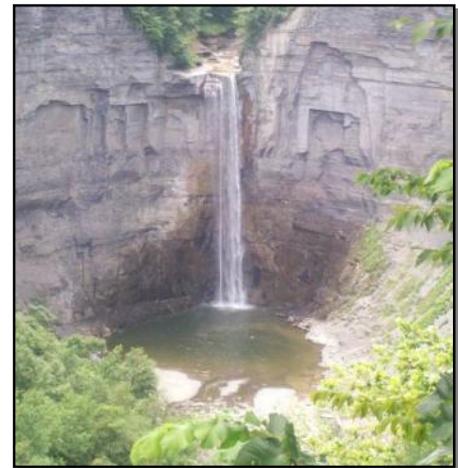
Smith Woods is a 32-acre virgin forest bounded by Route 96, Cemetery Street, and Jacksonville Road at the southern edge of the Village of Trumansburg. The forest was founded in 1909 in order to protect the property in its natural state; today it is protected from any future development by covenant. The forest land is unimproved though there are naturalized trails that allow users to enjoy short nature walks.



Existing sign identifying entry to Smith Woods.

Taughannock Falls State Park

Taughannock Falls State Park is a significant natural and open space amenity located within the Town of Ulysses. The park is bounded by Cayuga Lake to the east and is easily accessible from both Routes 89 and 96. The park is 783 acres and is open year-round, with camping available from March to October. The park is named for, and most recognizable for, the waterfall that plunges 215 feet; thirty three feet higher than the world famous Niagara Falls. The falls itself is observable from various designated overlooks and also from locations along the hiking trails within and around the gorge. Over 5 miles of multi-use trails meander through the gorge and park areas. Camping, and fishing opportunities are available in the park from late-spring until early-fall. During the fall, bow hunting for deer is



View of falls within State Park.

allowed in the park and during the winter months, sledding, cross country skiing, and ice skating are popular recreation activities. The park also has 10 cabins and 76 campsites available for rent. Organized activities, such as tours of the gorge and a summer lakefront concert series are also offered within the park and are opportunities for local residents to enjoy the scenic beauty afforded by the park.

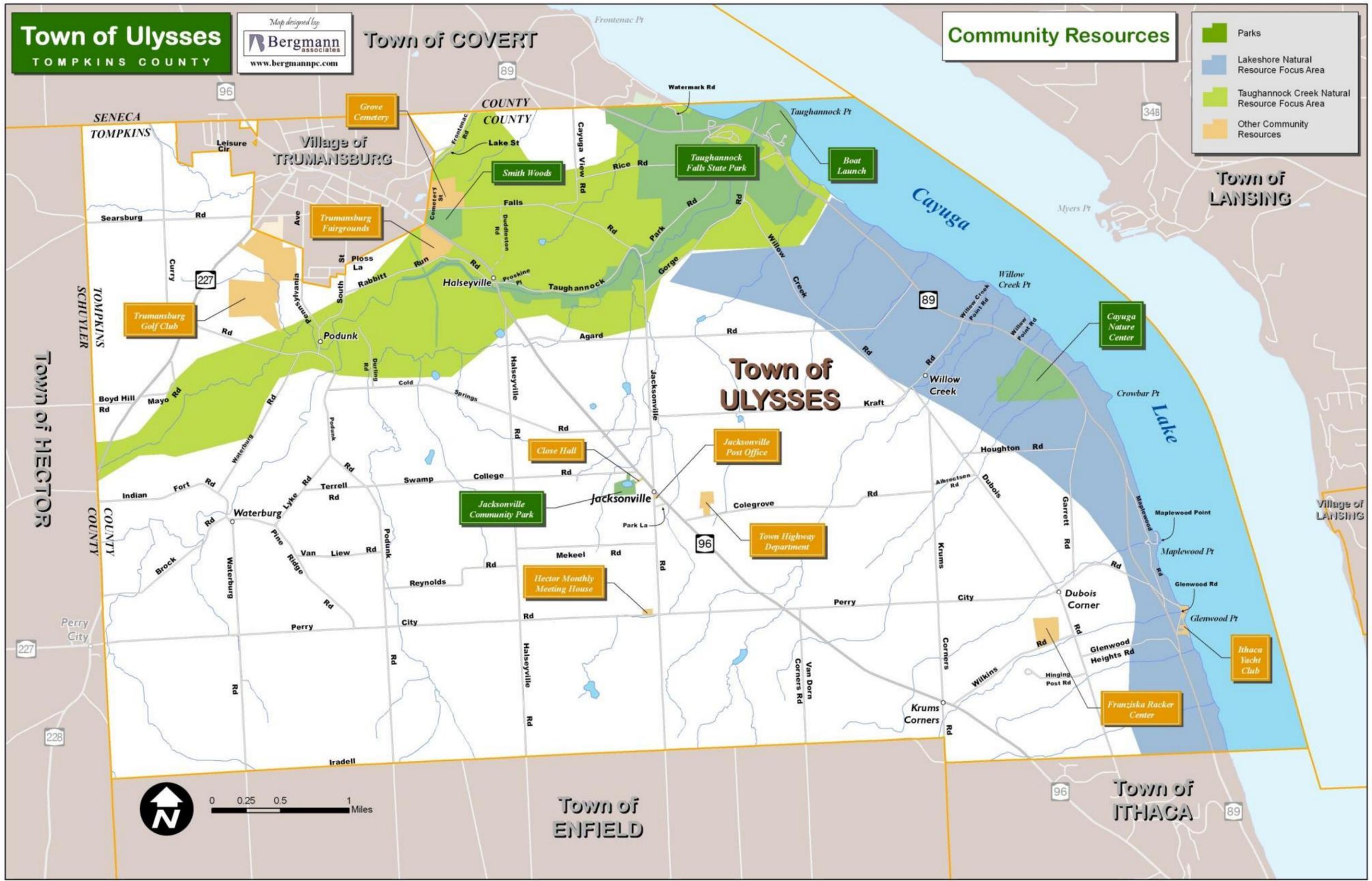
Trumansburg Fairgrounds

The Trumansburg Fairgrounds is located off of Route 96 across from Smith Woods at the southern edge of the Village. The Fairgrounds is the location of the annual Grassroots Festival, a four day music festival that attracts thousands of visitors to the area. The Fairgrounds is also the location of the five-day Trumansburg Fair which is held every August. A variety of other events, including equestrian shows, car shows, swap meets, and other community events also take place throughout the year. A baseball field on the site is used for modified baseball games.



Existing building on site of Trumansburg Fairgrounds.

FIGURE 10 – COMMUNITY RESOURCES



SOCIAL CHARACTERISTICS

This section provides an inventory and analysis of social conditions within the Town and is intended to lay the framework for the development of policies and recommendations related to sustaining and improving the quality of life for residents. Demographic and housing characteristics; the availability of educational, emergency, and health services; the role of community organizations and opportunities for recreational programming; and community resources such as libraries and historical sites all contribute to the quality of the community.

GENERAL DEMOGRAPHICS

The overview of general demographic statistics for the Town of Ulysses looks at the population, gender, age, education, and household characteristics of Town residents. The information obtained for Ulysses is compared to similar statistics for Tompkins County and New York State to provide a framework for interpreting the data.

The evaluation of demographic data and the trends which result from the analysis is an important component to understanding what future land uses, community services, and infrastructure may be required in the community of the next 5 or 10 years and beyond. It is important to note that data used in this chapter has been obtained from the US Bureau of the Census; the most recent census information is from 2000. There is the potential that some of the figures used from the 2000 census are no longer fully accurate. A census update will be undertaken in 2010 with results available in 2011. The demographic and housing characteristic components of this Plan should be updated after the 2010 census data is made available in order to ensure the findings and recommendations within the plan are still reflective of the community based on the new census statistics.

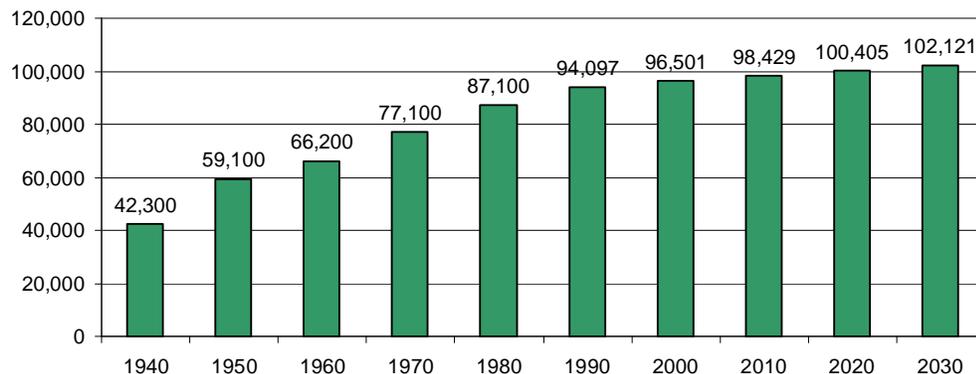
Population

In the period from 1990 to 2000 Tompkins County population increased from 94,097 to 96,501 – a change of 2,404 persons or 2.6%. Ulysses lost 131 residents, or 2.7% of its population, between 1990 and 2000. The 1990 population of the Town was 4,906 while the 2000 population was 4,775. Population estimates for the Town in 2006 were 4,934 people, a 3.3% increase from 2000. The population of the Town is predominantly female according to 2000 Census data. Approximately 2,502 residents are female (52.4%) versus 2,273 male residents.

According to population projections for Tompkins County, prepared by the Cornell Institute for Social and Economic Research, the County is expected to continue growing through 2030 when the population is projected to reach 102,121. This equates to an increase of 5,620 people between 2000 and 2030. The 5.8% population increase is below the national anticipated growth rate of 10.6%. New York State is expected to increase its total population by 9.3% by 2025.

Figure 11 shows historic and projected population change within Tompkins County from 1940 through 2030.

**FIGURE 11 – HISTORICAL AND PROJECTED POPULATION TRENDS, 1940-2030
Tompkins County**



Source: US Census of Population and Cornell Institute for Social and Economic Research

Age Characteristics

The age characteristics within a community are important to consider when looking at the future growth and development options within a municipality. Analyzing the age distribution can assist the Town in determining how to best plan for and allocate resources and public services to accommodate its residents. According to the 2000 Census, over 55 percent of the Town’s population was under the age of 44. Approximately 26.7 percent are under 19 years of age, while 25.7 percent are between 25 and 44 years of age. This breakdown indicates that the Town consists of a significant number of families with children. The large percentage of children and teenagers within the Town indicates that services and programs targeting these age groups are warranted.

Approximately a quarter of the Town (24.8%) was over the age of 55 in 2000. Six hundred ninety-six of those people, or 14.6%, were aged 65 or older. That figure has increased only slightly from 1990 Census data, when 610 residents were over the age of 65. As this population segment continues to age and the number of residents in this group increases, the Town may find the need to develop additional services to accommodate their needs within the greater community. This may be in the form of additional public transportation options or senior housing facilities. The demographic changes associated with the aging population have the potential to place additional demands on the local government.

Household Characteristics

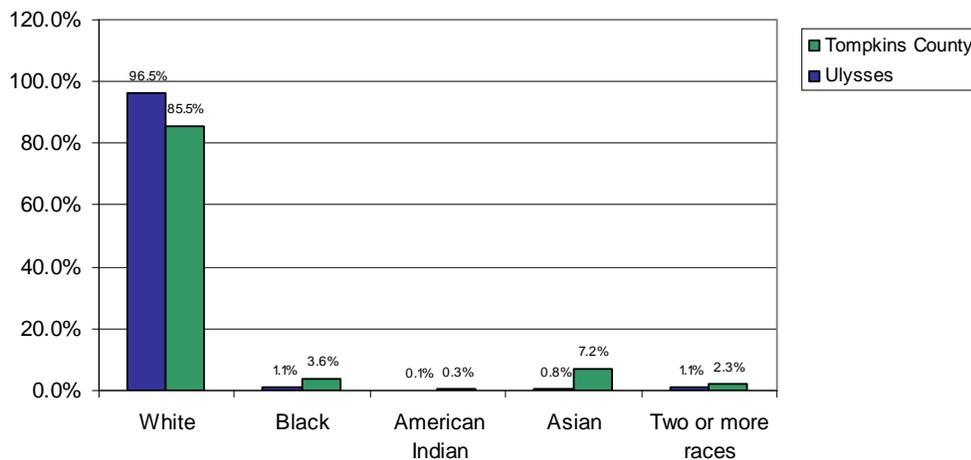
Household characteristics within the Town are important to consider when assessing and developing policies for the future. A household, according to the Census data, includes all the people who occupy a housing unit. Within Ulysses there are 1,986 households; 1,315 are considered family households and 671 are considered nonfamily households. The average household size in the Town, according to 2000 Census data, is 2.37 people. This is consistent

with the County as a whole, where the average household size is 2.32 people. Average family sizes for the Town and County are also similar, 2.89 and 2.93, respectively.

Racial Characteristics

Race refers to the physical characteristics of the Town’s residents, while ethnicity refers to their cultural origin. According to 2000 Census data, the majority of Town residents, 96.5%, are white. There are a smaller percentage of African American (1.1%), American Indian (0.1%), and Asian (0.8%) residents. The race composition in the Town is somewhat different than the County as a whole, particularly as it relates to the percentage of Asians. Figure 11 summarizes the race composition for the Town and County.

FIGURE 12 – RACIAL COMPOSITION
Town of Ulysses and Tompkins County



Source: US Bureau of the Census, 2000

Education

The level of education of Ulysses residents and the current level of school enrollment in the community is an important characteristic to consider in future planning. Education statistics may be used by businesses looking for a specific set of skills in a workforce or by Town officials in determining the types of services that may be needed in the immediate or long-term future. Approximately 28.3% of the Towns population is enrolled in school. Almost 20% of these students, or approximately 247 people, are enrolled in college or graduate school. The remaining students are enrolled in grades pre-school through grade 12.

There are 3,307 residents in the Town over the age of 25. Almost all residents over the age of 25 have a high school degree or higher (93.4%) and just under half (40.6%) have a bachelor’s degree or higher. More than a fifth of the Town’s population over the age of 25 has a graduate or professional degree. These numbers are fairly consistent with the County as a whole, where almost half of the residents over 25 have a bachelor’s degree or higher (47.5%) and more than a quarter (26.7%) have a graduate or professional degree, largely due to the presence of Cornell

University and Ithaca College. The educational attainment levels for both the Town and the County are significantly higher than the state. Only 79.1% of New York residents have a high school diploma or higher, while 27.8% have a bachelor's degree or higher. Only 11.8% of New York State residents have a graduate or professional degree.

HOUSING CHARACTERISTICS

Housing characteristics in the Town of Ulysses are important to understand in order to develop policies to maintain and improve this valuable asset for the community and to fill any existing housing needs, such as senior housing, rental housing, or affordable housing. This section of the Plan identifies housing units, occupancy, age of housing, housing values, and costs associated with homeownership in the Town.

Occupancy

Within the Town, 9.6% of units are considered vacant. Approximately half of the 212 vacant units (4.5%) are actually used for seasonal, recreational, or occasional use. The majority of vacancies within the Town are rental vacancies (6.4%) as opposed to homeowner vacancies (1.5%). The County has a smaller vacancy rate of 5.7% but only 1.1% of County-wide vacancies can be attributed to seasonal, recreational, or occasional use. The increased number of seasonal homes in the Town can be attributed to its location on Cayuga Lake and the presence of Taughannock Falls State Park. Including all occupied units within the Town 74.2% are owner-occupied versus 25.8% which are renter-occupied. The County characteristics are notably different which can be attributed to the high level of temporary residents associated with the universities and colleges located in Ithaca. Within the County 53.7% of all units are owner-occupied and 46.3% are renter-occupied.

Age of Housing Stock

The age of housing within a community is an important consideration as an older housing stock can require more maintenance, repairs, and upkeep to sustain on a daily basis. These day-to-day requirements can be hard on homeowners that do not have the monetary resources to complete home projects or that are older and are unable to complete repairs. When repairs and maintenance are not undertaken, homes can start to decline which results in impacts to local neighborhoods and property values. Older homes can be a positive asset in the community for their historic value and contributions they make to defining the character of the community. It is important to identify any issues associated with the maintenance of properties and to address any problems in an effort to maintain the character of the community.

Within the Town of Ulysses there is a mix of older homes and new construction. As in many rural communities in New York State there is a significant inventory of older homes. Based on 2000 Census figures, 38.9% of the Town's housing stock was constructed prior to 1940 and 11.7% was built between 1990 and 2000. The Town experienced a growth surge in the 1970's and 1980's; 26.9% of all housing structures were built during these two decades. The characteristics and age of housing in the County is similar to the Town, with 29.8% of housing structures constructed before 1940, 31% between 1970 and 1980, and 13.5% between 1990 and 2000.

Table 4 identifies the number of single family new house construction building permits that were issued in the Town between 1996 and 2006, as well as corresponding average costs. The table shows that new construction activity over the last decade has been steady with no significant increases or decreases to the number of new single family residential construction projects. While average costs remained fairly even from 1997 to 2002, a dramatic increase in average cost of approximately 53.9% occurred between 2002 and 2003. Average costs remained steady through 2006.

TABLE 6 – SINGLE FAMILY NEW CONSTRUCTION PERMITS, BY YEAR
Town of Ulysses

YEAR	NUMBER OF PERMITS	AVERAGE HOUSE COST
1996	14	\$85,000
1997	12	\$104,800
1998	15	\$104,800
1999	15	\$104,800
2000	15	\$104,800
2001	17	\$104,800
2002	13	\$130,700
2003	15	\$201,100
2004	16	\$201,100
2005	16	\$201,100
2006	14	\$201,100

Source: www.city-data.com

Value of Housing Stock

There are 1,049 owner-occupied units in the Town based on 2000 Census data. Because of changes to the real estate market over the course of the past decade and new construction trends within the Town, there may be notable changes to this data when the 2010 Census information is released. Changes to the housing market and increasing construction costs have resulted in an increase in housing prices throughout the Town, County, and nation.

Based on 2000 data, the majority of owner-occupied units within the Town have a value between \$50,000 and \$149,999. Specifically, 44.5% of units are within the \$50,000 - \$99,000 range and 36.2% of units are within the \$100,000 to \$149,999 range. Approximately 16% of all units are valued between \$150,000 and \$499,999. According to the 2000 Census, there were no housing units in the Town valued over \$500,000. Trends in the County are similar, with 44.6% of units valued between \$50,000 and \$99,999 and 27.5% between \$100,000 and \$149,999. Within the County only 0.3% of all units are valued between \$500,000 and \$999,999.

Affordability

The cost of a single family home in Tompkins County is significantly higher than in surrounding counties. Table 5 shows the median single family home prices in 2002.

**TABLE 7 – MEDIAN SINGLE FAMILY HOME PRICES, 2002
Tompkins County and surrounding Counties**

COUNTY	MEDIAN HOME PRICE
Tompkins	\$119,500
Cortland	\$71,900
Schuyler	\$77,750
Chemung	\$66,750
Cayuga	\$67,800
Seneca	\$83,000
Tioga	\$75,000
New York State	\$138,000
United States	\$158,100

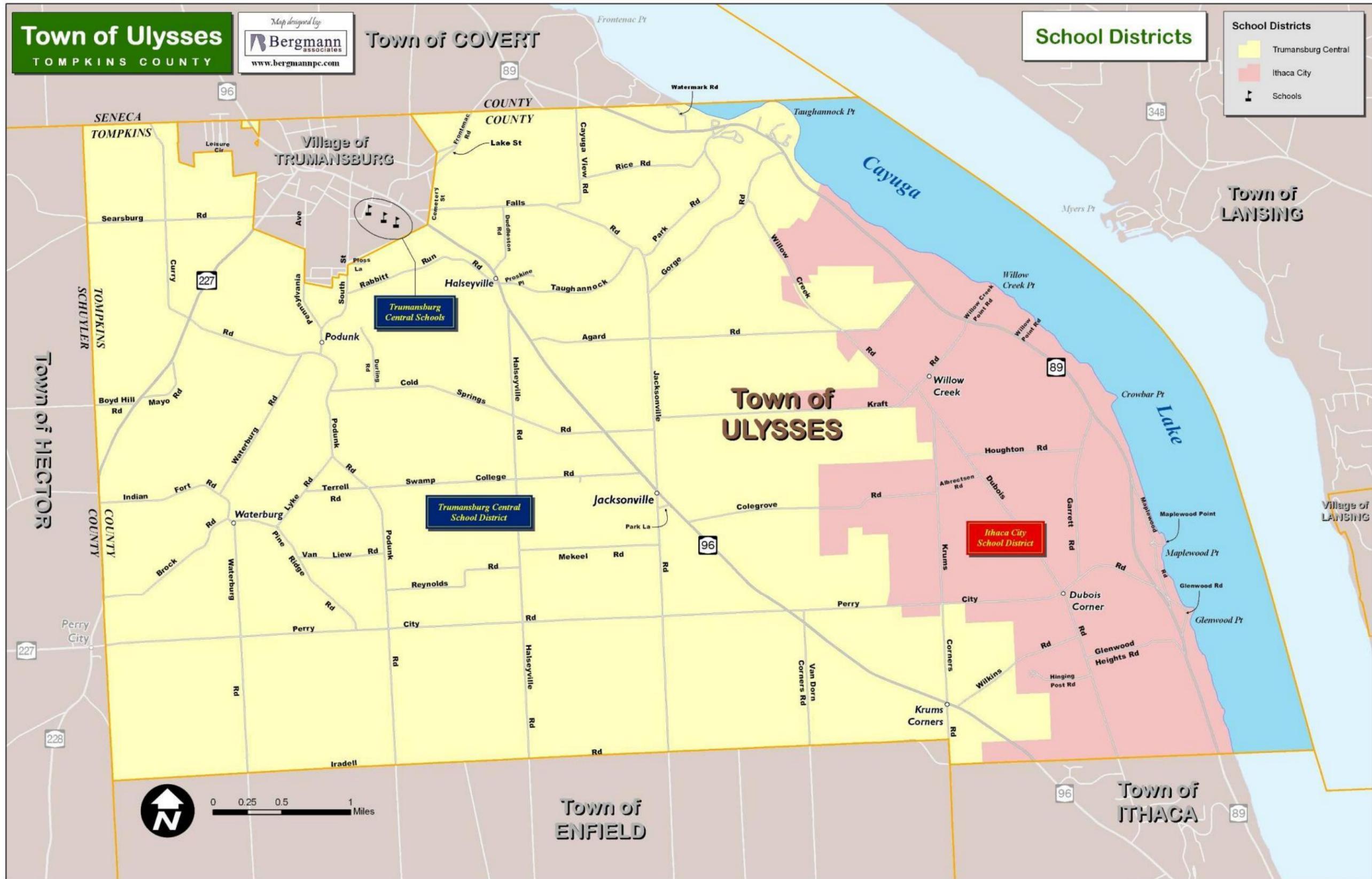
Source: TCAD Housing Forum Background Report, 2004

According to data provided by Tompkins County Area Development the median home sold for \$148,750 in Tompkins County in 2005, a 24.4% increase from the 2002 median price. This figure remained below the median sale prices for homes in US metro areas (\$219,600) and Northeast metro areas (\$271,300). The cost of housing in Tompkins County compared to surrounding counties could be a contributing factor to the growing number of people commuting into the County for work. The number of out-of-county commuters increased by 20.5% between 1990 and 2000, a change from 11,381 to 13,713 people. This has impacts not only on the local economy, but also on local road networks, local land use patterns, and the environment.

The cost of new single family housing within the Town has increased over the past decade, contributing to County-wide issues associated with affordable housing. Affordable housing is not just a Town issue, but is a County, State, and national issue as well. For a house to be considered affordable, the mortgage or rent for a housing unit should not be more than thirty-three percent of the total household income.

County prepared an Affordable Housing Needs Assessment that identified a lack of affordable housing in the Town and throughout Tompkins County. It is anticipated that this need will continue to increase over the course of the next decade.

FIGURE 13 – SCHOOL DISTRICTS



EDUCATIONAL RESOURCES

Educational resources for Town residents include elementary, middle, and high schools, as well as proximity to higher education institutions including local colleges and universities.

Elementary, Middle, and High Schools

School-age children in the Town of Ulysses attend public school in either the Trumansburg Central School District or Ithaca City School District (see Figure 13). There are no school facilities located within the Town of Ulysses outside of the Village of Trumansburg. The Trumansburg Central School District consists of one central complex located on Route 96 in the Village. The complex includes Trumansburg Elementary School, Russell I. Doig Middle School, and Charles O. Dickerson High School. A \$9.6 million capital improvement project was recently passed for the campus that will incorporate upgrades and improvements to each of the facilities. Projects include changes to energy efficient lighting and the reconstruction of student areas. The capital improvement projects are expected to begin in May 2009. Enrollment within the school district is approximately 1,360 students.

Residents of the Town who live along New York State Route 89, DuBois Road, portions of Willow Creek Road, and east-west oriented streets between those roadways are generally within the Ithaca City School District. The Ithaca City School District includes eight elementary schools, two middle schools, and one high school. There is also a Middle-High School, the Lehman Alternative School, which residents of the Town may attend.

The Namaste Montessori School is located on New York State Route 96 at the south end of the Town and provides pre-school education services.

Colleges and Universities

There are no colleges or universities within the Town of Ulysses. Ithaca College is located within the Town of Ithaca and the campus of Cornell University is located within both the Town and City of Ithaca. Empire State College is also located within the City. Tompkins Cortland Community College is also located nearby in the Town of Dryden.

COMMUNITY SERVICES

The Town of Ulysses offers residents a wide variety of community services that are intended to improve the overall quality-of-life of persons living within the Town. Recreation programming, library resources, and programs and opportunities afforded through various community organizations are summarized in this section of the Plan.

Recreation Programming

Recreation programming for school age children is accomplished by a joint agreement between the Village and Town to provide programs to all youth who attend the Trumansburg School District. Examples of programs offered through this agreement include summer recreation programs, open gym, summer reading program, youth services, and youth employment

opportunities. Youth who attend Ithaca City Schools are able to participate in programs offered through that school district.

The Ulysses Youth Commission also co-sponsors events with Cornell Cooperative Extension for summer youth programming for ages 10-14. Examples of programs include “Animals, Animals”, a science program known as “Water Wizards”, and “Rotary Rocket” which allows youth to build their own rocket. Summer programs change each year in response to budget and demand. Additional programs and activities for youth within the community include: Boy Scouts; Girl Scouts; activities sponsored by area churches; youth sports leagues including soccer, baseball, and lacrosse; and music and dance programs offered at the Trumansburg Conservatory of Fine Arts.

There are limited opportunities and facilities for other indoor recreational programs and activities for both youths and adults within the Town. There is currently no community or activity center located within Ulysses that is open for public use. Adult recreational opportunities, beyond the outdoor activities that are available, are provided by the Adult Community Education Program. The program uses Trumansburg School District facilities to host a variety of evening sports and exercise activities as well as learning programs.

Library Resources

Town of Ulysses residents have access to the Ulysses Philomathic Library located at 74 E. Main Street in the heart of the Village of Trumansburg. The library is part of the Finger Lakes Library System which includes a total of 32 libraries. The library was located in the north wing of the Masonic Temple from 1935 until 2001 when the library moved to its current location following an ambitious public campaign to raise money for the libraries relocation. The current library has 7,900 square feet of space which includes public access computers, seating areas for patrons, and meeting and program space. The library owns approximately 17,000 books, magazines, newspapers, books-on-tape, CDs, and videos. The library is open Monday through Saturday with evening hours on Tuesdays and Thursdays.

Residents of the Town may also choose to use the Tompkins County Public Library which is located in Ithaca at 101 E. Green Street. The library is open from Monday through Saturday and is also open on Sundays from September until December.

The Cornell University Library is also available to all County residents for an annual fee, or to the Cornell Community at no additional charge.

Local Community Organizations

The following organizations are an important part of the Ulysses community, both from the perspective of community involvement and preservation of the character of the Town of Ulysses.

Cayuga Nature Center

According to the organization's website, the Cayuga Nature Center's mission is "to cultivate awareness, appreciation, and responsibility for the natural world". The Center includes two adjacent properties totaling 45 acres overlooking Cayuga Lake. The Nature Center is an independent, private, non-profit educational organization that offers environmental education programs to local school districts and offers a variety of programs, exhibits, and trails to the general public on a year round basis. The historic lodge on the property houses an exhibit hall, live birds and reptiles, and serves as a residential facility for camps, programs, and group rentals. There are also five miles of trail on the property for birding and nature interpretation. The Center gets about 25,000 visitors annually.

Cayuga Lake Watershed Network

The Cayuga Lake Watershed Network is a community organization consisting of representative citizens, businesses, associations, and local governments from throughout the Cayuga Lake watershed region. The goal of the organization is to protect the ecological health and beauty of the watershed. The organization was officially formed in 1998 and now includes a staff of three persons who work in the Network office in the Village of Interlaken in Seneca County. The network's efforts, events, and programs focus on education, communication, and leadership.

Cornell Cooperative Extension of Tompkins County

The Cornell Cooperative Extension of Tompkins County provides programs and information to Tompkins County residents on agriculture, horticulture, and the environment. The Cooperative Extension is also involved in youth programs and development through the 4-H program and provides consumer and financial education services.

Finger Lakes Land Trust

The Finger Lakes Land Trust was founded in 1989 in an effort to protect lands critical to preserving the character and attributes of the Finger Lakes Region. The Trust is headquartered in Ithaca, NY. Today, the Land Trust has protected more than 8,800 acres of the region's natural features including forests, farmlands, grassland, gorges, and wetlands. The Land Trust has accomplished this by establishing nature preserves that are open and accessible to the public and using conservation easements to protect land from future inappropriate development. Although the Land Trust does not currently own any lands within the Town of Ulysses, they do hold a number of conservation easements on lands in the Town.

Franziska Racker Center

The Franziska Racker Center was formed in 1948 as the Cerebral Palsy Foundation of Central New York. Renamed the Special Children's Center in 1963, the organization provides services to families in Cortland, Tioga, Tompkins, and Schuyler Counties. In 1999 the name was changed to Franziska Racker Centers in honor of the agency's medical director, Dr. Franziska Racker. Today the centers offer people with disabilities, from newborns to senior citizens, and their families a wide range of individualized programs, services, support, and opportunities to meet

their individual goals. It is a voluntary, not-for-profit organization with over 600 employees dedicated to creating opportunities for individuals with special needs. Over 2,000 people and families are served by the Centers annually.

HISTORIC RESOURCES

This section of the Plan identifies historic resources within the Town. In addition to those resources listed below, there are historically significant residences and commercial buildings within the Village that contribute to the overall character of the community.

Historical Society

The Ulysses Historical Society Museum is located at 39 South Street in the Village of Trumansburg. Though the building was constructed in 1998, the museum is home to the Historical Society and also includes exhibits about “Old Main Street” and agriculture in the community. The public is able to review historical information on the Town and Village and complete genealogical research.

Buildings, Sites and Structures

The following historic buildings, sites, and structures are located within the Town of Ulysses:

Cayuga Nature Center

The main building of the Cayuga Nature Center was completed in 1939 and was originally used as a children’s sanitarium.

Grove Cemetery

Grove Cemetery is the largest cemetery in the Town of Ulysses and has an assortment of unusual tombstones. There are over 1500 plots in the cemetery, many of which are associated with the Town’s early families. The red sandstone chapel within the cemetery was constructed in 1893.

Hector Monthly Meeting House

The Hector Monthly Meeting House is a white clapboard building that was constructed c. 1910. It was built for the local Quaker community and today is used by the Ithaca Society of Friends for summer worship. There is also a cemetery on the site of the meeting house.

Jacksonville

The hamlet of Jacksonville was settled in 1799 and was originally known as Harlow's Corners. In the late 1800s it was home to a variety of small businesses and other civic institutions, such as churches. Prominent historic buildings within the Jacksonville hamlet include Jacksonville Community Methodist Church (1898), Methodist Episcopal Church (1827), and The Trees (1865) which is an early Italianate residence.



Existing buildings within the Hamlet of Jacksonville.

Trumansburg

The Village Center of Trumansburg consists of a number of architecturally and historically significant buildings, including but not limited to, those listed below:

- Baptist Sunday School, now Up Country Antiques (1835)
- Biggs Department Store (1911)
- Camp House (1845)
- Church of the Epiphany
- Commercial Block (c. 1900)
- D. K. McLallen House
- First Presbyterian Church (1850)
- Juniper Hill (1921)
- Session House (1850)
- Trembly House (1871-73)
- Trumansburg Conservatory of Fine Arts (1851)
- United Methodist Church (1857)

EMERGENCY SERVICES

Police, fire, and ambulance services are provided to Town residents. Specific data associated with these emergency services are summarized below:

Police

Police protection in the Town of Ulysses is provided through a number of police organizations. The Trumansburg Police Department is located at 5 Elm Street in the Village of Trumansburg. The Trumansburg Police Department provides law enforcement services within the Village boundaries. Law enforcement services outside of the Village boundaries in the Town are provided by the Tompkin's County Sheriff's department and New York State Police. Due to the location of Taughannock Falls State Park within the Town's borders, the Town also benefits from patrol and policing by the New York State Park Police.

Fire and Ambulance / EMS

Fire and ambulance services are provided to the Town of Ulysses from the Trumansburg Fire Department. The Trumansburg Fire Department provides fire and EMS services to a 56-square mile area that includes the Town of Ulysses and portions of the Towns of Covert and Hector. The fire department is located at 74 West Main Street in the Village of Trumansburg.

The fire side of the department is an all volunteer force that operates 24 hours a day, seven days a week. The EMS side of the department includes both career and volunteer personnel. From 6 AM until 6 PM, seven days a week, EMS coverage is provided by career personnel. Volunteer personnel take over responsibilities at 6 PM and remain on call until 6 AM, seven days a week.

A total of approximately 650 calls are responded to by the department each year. Approximately 500 of the calls are EMS related calls which typically require emergency transport to a local hospital. The remaining 150 calls are for fire related incidences within the service area. All volunteers are required to participate in mandated training offered through the Trumansburg Fire Department and Tompkins County Fire Training Division.

Equipment used by the department in responding to fire and EMS calls include: one Pumper, one Rescue Pumper, one Pumper / Tanker, one Mini-Pumper, and two Ambulances.

HEALTH SERVICES

There are no hospitals or medical centers within the Town of Ulysses. The closest facilities are the Cayuga Medical Center in Ithaca, Schuyler Hospital in Montour Falls, and St. Joseph's Hospital in Elmira. These facilities adequately serve the health and medical needs of Town residents.

Arnot Ogden Medical Center

Arnot Ogden Medical Center is a community hospital located in Elmira, NY. The medical center is part of a high-quality healthcare delivery system that serves Chemung County, New York and the Twin Tier region of New York and Pennsylvania. The Medical Center is an independent, not for profit facility that includes over 300 physicians representing over 50 specialties. The medical center has 256-beds.

Cayuga Medical Center

Cayuga Medical Center is the fifth largest employer in Tompkins County, employing over 800 health care professionals plus an affiliated medical staff of 180 physicians. The medical center is a not-for-profit regional health care organization and is one of only nine rural referral centers statewide. The facility is a 204-bed acute care center that sees more than 150,000 each year.

Schuyler Hospital

Schuyler Hospital was established in 1920 and provides comprehensive acute medical-surgical care, emergency care, and skilled nursing care. Medical staff includes specialists in internal medicine, family practice, obstetrics, surgery, orthopedics, pathology, pediatrics, pulmonology, critical care, and anesthesiology. In addition to the main hospital campus in Montour Falls, Schuyler also provides primary care services in Ovid, Watkins Glen, and Montour Falls. The hospital includes a maternity ward, family health centers, a 120-bed skilled nursing facility, as well as other services and amenities.

St. Joseph's Hospital

St. Joseph's Hospital is a Catholic, voluntary not-for-profit community general hospital in Elmira, NY. The hospital administers both inpatient and outpatient services. The hospital was founded in 1908 by the Sisters of St. Joseph of Rochester and has seen many changes and expansions over the last century. The hospital has more than 300 beds, offers acute inpatient care, offers 40 patient oriented services, a variety of support services, and various surgical services.

ECONOMIC CHARACTERISTICS OF ULYSSES

This section provides an inventory and analysis of economic conditions within the Town and is intended to lay the framework for the development of economic policies and recommendations for the future. Employment and income characteristics, tourism, and the role of agriculture are important to consider when looking at the local economy of Ulysses. The Town of Ulysses has historically been a rural and agricultural community. However, as the City of Ithaca has continued to grow and thrive, Ulysses has started to slowly evolve into a bedroom community. Agriculture was an important industry in the early development of the Town and remains an important part of the Town’s economy, legacy, and character, though according to 2000 Census data today only 2.4% of the population is now employed in the agricultural industry.

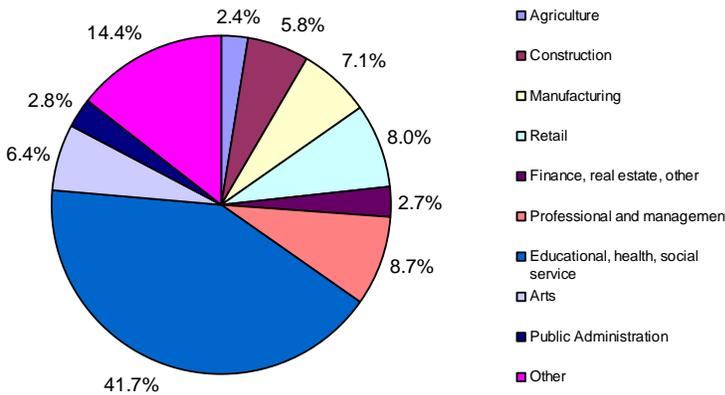
ECONOMIC OVERVIEW

The economic overview discusses characteristics of the community associated with employment and unemployment, income, and poverty rates.

Employment

Almost half (45.2%) of persons in the Town, over age 16 and employed, work in the fields of management, professional, and related occupations. Sales and office occupations (22.4%) and service occupations (16.2%) are the next highest occupational categories according to 2000 Census data. This is consistent with the County as a whole.

FIGURE 14 – EMPLOYMENT INDUSTRIES
Town of Ulysses



Source: US Bureau of the Census

A majority of workers work in the industry of educational, health, and social services in both the Town and the County. In the Town 41.2% of workers are in this industry compared to 47.1% in the County. These numbers would appear to reflect the impact of Cornell University, as well as other local colleges and universities, on the local labor market. The second highest industry, accounting for only 8.7% of workers, includes professional management and administration which could also include employees of local education institutions, as well as a large number of other jobs. Figure 14 shows the breakdown of industries Town residents are employed in.

Employers and Industries

According to data provided by Tompkins County Area Development (TCAD) the top five employers in Tompkins County are Cornell University, Ithaca College, BorgWarner Automotive, Ithaca City School District, and Cayuga Medical Center. Each of these has over 1,000 employees. Employers with 400 to 999 employees in the County include Tompkins County, Wegmans, Emerson Power Transmission, Franziska Racker Center, and the City of Ithaca. There are few commercial and/or industrial oriented uses in Ulysses as the Town remains a predominantly agricultural-based community. Several of the businesses in the Town are agriculturally oriented, including a lumberyard, a coffee roasting company, a specialty foods distributor, and a grain seed company.

Unemployment

The unemployment rate within Ulysses is a good indicator of the general state of the community’s economic health. Unemployment will almost always exist, but a low unemployment rate indicates that a local economy is stable and healthy.

**TABLE 8 – UNEMPLOYMENT RATES, 1995-2004
Tompkins County, New York State, United States**

YEAR	TOMPKINS COUNTY	NEW YORK STATE	UNITED STATES
1995	3.5	6.4	5.6
1996	3.1	6.3	5.4
1997	3.2	6.5	4.9
1998	3.0	5.7	4.5
1999	2.8	5.2	4.2
2000	3.3	4.5	4.0
2001	2.7	4.9	4.7
2002	3.5	6.2	5.8
2003	3.2	6.4	6.0
2004	3.6	5.8	5.5

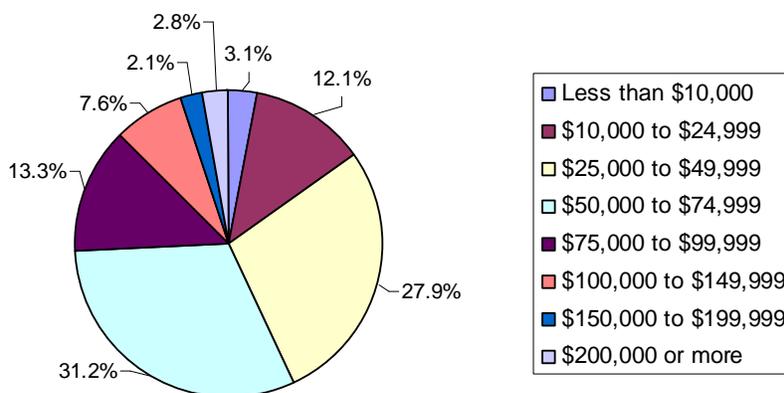
Source: Tompkins County Area Development (TCAD)

The Bureau of Labor Statistics provides unemployment data for areas with a population of 25,000 or more. Because the Town of Ulysses does not meet that threshold, the unemployment rates for Tompkins County were reviewed in order to gain a better sense of unemployment trends in the region and the overall economic health of the region. Unemployment rates in Tompkins County have been historically lower than both the New York State rates and US national unemployment rates. Table 6 shows the unemployment rates from 1995 until 2004. In November 2007 the national unemployment rate was 4.7%, which was unchanged from October 2007. October unemployment information was the latest data available at the state level; New York State had a slightly lower unemployment rate at 4.6%. Unemployment data for Tompkins County shows a lower unemployment rate for this region. In 2007, unemployment rates have ranged from a low of 2.8% in April to a high of 3.8% in January and July. The October 2007 rate was 3.1% - more than a percent and a half less than the state and national rates for the same period.

Income

The median household income in the Town of Ulysses is almost \$8,000 more than in the County. According to 2000 Census data, the median household income for Ulysses was \$45,066 while the County’s median household income is \$37,272. In Ulysses the median household income rose by 36% between 1990 and 2000. Estimates of household income from 2005 identify a median household income of \$51,900. This is an increase of 13% from 2000. Median family incomes for both the Town and County are slightly higher. In 2000 the median family income in the Town was \$54,167 and \$53,041 in the County. The 1990 median family income for the Town was \$39,773. Similar to the median household income, this equates to a 36% increase in median family income between 1990 and 2000. A further study of income in Figure 16 shows that over half (57%) of the families in the Town have an income greater than \$50,000 and a quarter of families in the Town have an income greater than \$75,000. Incomes in the County are slightly lower with 54% of families earning an income over \$50,000. However, 3.3% of families in the County have an income greater than \$200,000 compared to 2.8% of families in the Town.

FIGURE 15 – FAMILY INCOME
Town of Ulysses



Source: US Bureau of the Census

Poverty

Poverty status is a measure of an individual's ability to afford the minimum basic amount of goods and services. Poverty levels are based on overall household income, the number of people within a household, and the general cost of living in a given area. The poverty rate for the Town of Ulysses, according to 2000 Census data, was 7%. This is a significantly lower rate than the County as a whole which is 17.6%. The Town is below the national average of 12.4% while the County is above the national average percentage.

AGRICULTURE

Agriculture is an important component of the State, County, and Town economies in New York State. In 2007 the market value of agricultural products sold in New York State exceeded \$4.4 billion, up from \$3.1 billion in 2002. While the market value of products has increased over the past five years, the actual number of farms and total land being used for farming has decreased modestly. The total number of farms in New York decreased from 37,255 in 2002 to 36,352 in 2007. In the same period, total land area dedicated to farming decreased from approximately 7.7 million acres to approximately 7.2 million acres.

The United States Department of Agriculture completes a Census of Agriculture every five years. The Census was most recently completed at the end of 2007. The Census of Agriculture provides agricultural data and information down to the zip code level, however data down to the zip code level has not yet been released for 2007 and remains available only for 2002. For the purpose of this section of the Plan, 2007 US Census of Agriculture data was reviewed for Tompkins County and New York State. Data from the 2002 US Census of Agriculture and Cornell Cooperative Extension was used to summarize local statistics. The US Census of Agriculture is the most comprehensive source of statistics related to our country's agriculture and is the only source of uniform agricultural data for the entire United States.

Agriculture in the Town of Ulysses

The Town of Ulysses has been blessed with a large amount of prime agricultural land that enhances the local and regional economies and quality-of-life of area residents. The Towns landscape has gradually begun to change in recent years as the Town and City of Ithaca have grown and residents seek alternative places to live. Development has become a larger threat, particularly in the southern portion of the Town due to the growth within the Town of Ithaca. The impacts of increased development on agricultural lands are significant. Information provided by the Ulysses Code Officer shows that there were 56 new homes constructed in the Agricultural District between 2002 and 2006. In that same period only 4 homes were constructed in the hamlet of Jacksonville and only 10 homes were constructed along Cayuga Lake.

The economic impacts of agriculture and farming have slowly decreased in the Town, but remain an important component of the local economy. Due to the increasing monetary costs associated with transportation, as well as the environmental costs associated with increased fossil fuel usage, the ability to grow food to support local and regional populations is becoming increasingly important. As a result, encouraging and retaining farmland and productive farms

in the Town has the potential to become more important from both an economic and sustainability perspective. In addition to economic impacts, the Town’s agricultural lands and farms also have a notable impact on the character of the community and quality of life of residents.

According to the last Agricultural District Review, a total of 44% of land, or 9,296 acres, within the Town is owned or rented by farmers. Almost 40% of the 9,296 acres is owned by non-farmers and rented to farmers. Farmers in Ulysses rent more land than in any other community within Tompkins County. Census of Agriculture data from 2002 reveals that within zip code 14886, 68 farms had one operator and 45 farms had multiple operators. According to US Census of Agriculture data, 102 principal operators lived on the farm they operated and 44 operators worked off the farm for more than 200 days per year. The 2002 Census of Agriculture identified 113 active farms in zip code 14886. A breakdown of the size of farms is shown in Table 7. Only 7 farms within the Town in 2002 were over 1,000 acres in size.

TABLE 9 – SIZE OF ALL FARMS, 2002
Zip Code 14886

FARM SIZE	NO. OF FARMS
1 to 49 acres	42
50 to 999 acres	64
Over 1,000 acres	7

Source: 2002 US Census of Agriculture

According to data provided by the Town and Cornell Cooperative Extension, the most prominent agricultural activity within the Town is crop farming which includes corn, soybeans, small grains, and hay for animal feed. Census data from 2002 reveals that within zip code 14886 there were 89 farms that harvested cropland. The breakdown of the size of these farms is shown in Table 8.

TABLE 10 – SIZE OF FARMS WITH CROPLAND HARVESTED, 2002
Zip Code 14886

FARM SIZE	NO. OF FARMS
1 to 49 acres	43
50 to 499 acres	36
Over 500 acres	10

Source: 2002 US Census of Agriculture

The Town has only two dairy farms and one of those farms is currently selling their herd and is planning to retire by the end of 2008. It is not known whether this farm will remain a dairy operation. There are no poultry farms in the Town, but historically two large poultry farms

existed – one egg farm and one raised chick’s farm. The size of farms in the Town has decreased over time as a number of large farming operations have been lost. However, the large operations have been replaced with smaller farms which have focused on a variety of specialty farming operations including livestock and horticultural crops. There is great diversity in the types of small farm operations in the Town with specialty crop enterprises becoming more and more prominent. Specialty crop operations include vegetable farms, organic farms, orchards, berry farms, Christmas tree farms, nurseries and greenhouses, and livestock including beef, sheep, goats, and horses.

Cornell Cooperative Extension of Tompkins County collected data in 2001 as part of the Agricultural District Review and found that 22% of active farms had a gross income less than \$10,000, 33% have a gross income between \$10,000 and \$40,000, and 45% have a gross income over \$40,000. In 2001 the total value of agricultural sales within the Town was estimated to be over 2 million dollars. Updated data regarding agricultural sales within the Town will be available after the 2008 Agricultural District Review.

Agricultural Districts and Assessments

The majority of the Town was designated as part of Tompkins County Agricultural District #2. Areas not included in this Agricultural District are around the perimeter of the Village and along the lakefront. Lands in the Towns of Enfield, Newfield, and parts of Danby and Ithaca are also included within this district. The district encompasses a total of 66,552 acres, 15,623 of which are within the Town of Ulysses. Of those acres in the Town, 4,872 acres are owned by farmers with the remaining lands rented by farmers. Approximately 50% of the total area within the district is owned and rented by farmers for farming purposes. The districts are updated every eight years, with the last update to Agricultural District #2 occurring in 2000. The district is set to be reviewed and updated again in 2008.

The purpose of creating agricultural districts is to encourage the use of farmland for agricultural production. The New York State Agriculture and Markets program is intended to eliminate the conversion of remaining farmland to non-agriculture uses through the creation of landowner incentives and protection benefits. Benefits may include preferential real property tax treatment in the form of agricultural assessments and protections against overly restrictive local laws, government funded construction projects, and private nuisance suits involving agricultural practices.

Agricultural assessments provide farmland owners with the opportunity to receive real property assessments based on the value of their land for agricultural production rather than on its own development value.

Agriculture in Tompkins County

Agriculture has always been an important land use throughout the Finger Lakes region and in Tompkins County. In 2007 the Tompkins County Farmland Protection Board prepared an

update to the Tompkins County Agriculture and Farmland Protection Plan to identify and track changes to this important industry within the County.

According to data from the 2007 Census of Agriculture there has been an increase in the total number of farms in the County since 1997, as well as an increase in the total amount of land utilized for farming. The number of farms in the County has increased from 557 in 1997, to 563 in 2002, to 588 in 2007. Total land area allocated to farming increased by 7,939 acres between 1997 and 2007, with 108,739 acres of land being farmed in 2007.

The average size of a farm in the County in 2007 was consistent with the average size of a farm in 1997, at 185 acres. The median size of all farms in 2007 was 70 acres. Table 11 shows the number of farms in each size category in Tompkins County in both 2002 and 2007. As shown in Table 11, the number of mid-size farms, between 10 and 179 acres, increased from 357 in 2002 to 400 in 2007. During the same period, large farms between 180 and 999 acres decreased from 146 farms to 119 farms. While general trends in the agricultural industry have shown a decrease in very large farms, the County actually gained twelve farms over 1,000 acres in size between 2002 and 2007.

**TABLE 11 – SIZE OF FARMS, 2002 and 2007
Tompkins County**

FARM SIZE	NO. OF FARMS	
	2002	2007
1 to 9 acres	45	42
10 to 49 acres	174	196
50 to 179 acres	183	204
180 to 499 acres	111	93
500 to 999 acres	35	26
1,000 acres or more	15	27

Source: 2002 and 2007 US Census of Agriculture

The market value of agricultural products sold in Tompkins County in 2007 was \$60,185,000 – a significant increase from 2002 when the market value of agricultural products sold was \$41,908,000. The average per farm of total market value of agricultural products sold in 2007 was \$102,356. Crop sales, including nursery and greenhouse products, accounted for 25% of total market value in 2007 with a value of \$15,267,000. Livestock, poultry, and associated products accounted for the remaining market value.

Almost 43%, or 251, of the farms in Tompkins County reported sales values below \$2,500 in 2007 with 17%, or 100 farms, reporting sales value greater than \$100,000. Table 12 shows a breakdown of all farms in the County by value of sales in 2002 and 2007.

TABLE 12 – FARMS BY VALUE OF SALES, 2002 and 2007
Tompkins County

VALUE OF SALES	NO. OF FARMS	
	2002	2007
Under \$10,000	358 (64%)	355 (60%)
\$10,000 - \$49,999	83 (15%)	97 (16%)
\$50,000 - \$99,999	49 (8%)	36 (6%)
\$100,000 or more	73 (13%)	100 (18%)
TOTAL	563	588

Source: 2002 and 2007 US Census of Agriculture

The number of farms reporting sales of over \$100,000 increased by 27 farms between 2002 and 2007, jumping from 13% of all farms to 18% of all farms. The number of farms reporting sales values under \$10,000 decreased from 64% to 60%, with 3 less farms reporting sales values in this category between 2002 and 2007.

According to 2002 data, the latest available at the Town / zip code level, almost 79% of farms reported sales under \$50,000, 15% reported sales between \$50,000 and \$249,999, and 6% over \$250,000.

The average value of a farm, including land and buildings in Tompkins County in 2007 was \$418,353, as compared to \$304,567 in 2002. The average market value per acre also increased from \$1,686 per acre in 2002 to \$2,262 per acre in 2007. In 2007, the estimated value of machinery and equipment was \$94,081.

TOURISM

Tourism in Tompkins County has been largely and successfully promoted by the Tompkins County Convention and Visitors Bureau. The County developed a Strategic Tourism Plan in 2005 to guide tourism planning and development from 2005 to 2010. Tourism is a very important component of the local and regional economy in Tompkins County. The natural beauty, waterfront, small villages, artists, and vineyards all contribute mightily to the overall economy of the County.

The Tompkins County Strategic Tourism Plan identified specific aims that Tompkins County hoped to achieve related to tourism development. The aims could be specifically applied to the Town as they seek to improve economic climate; encourage the development of strong programs; improve the quality-of-life; present the County as a unique place; create demand; and provide memorable experiences.

A number of specific objectives apply to the Town of Ulysses. Two specific objectives include “beautify Tompkins County, especially our gateways, downtown, and village centers”. This objective could apply to the northern gateway into the County at the boundary of Ulysses and Seneca County and also the Village of Trumansburg within the Town. The objective to “encourage increased lake, inlet, and gorge access for visitors” is also directly applicable to the Town given the location of the waterfront and Taughannock Falls State Park.

Regional Tourism

The following are regional attractions in, or within close proximity to, the Town of Ulysses.

Cayuga Lake Scenic Byway

The Cayuga Lake Scenic Byway extends 86 miles to form a loop around Cayuga Lake, extending from Seneca Falls at the north end to the City of Ithaca on the south. Highlighted destinations along the byway include the Women’s Rights National Historic Park, the Montezuma National Wildlife Refuge, and Taughannock Falls State Park in the Town. Green vineyards, wineries, and small towns are also scattered along the byway route for visitors to enjoy.

Wine Country Tourism

The Town of Ulysses benefits from its location in the heart of the New York State wine country. Wine country tourism is an important component of the local economy throughout Tompkins County and the region as it brings visitors to rural areas of the state that they may not otherwise choose to visit. Locally owned gas stations, motels, bed and breakfasts, restaurants, and small shops benefit from the increased visitor base and as a result, local economies are strengthened.

The Town of Ulysses is located within close proximity to two major wine trails –Seneca Lake Wine Trail and Cayuga Wine Trail. It is estimated that over one million people visit the Seneca Lake Wine Trail on an annual basis and almost half a million visit the Cayuga Wine Trail. The

Seneca Lake Wine Trail includes thirty wineries, eleven of which are within an approximately 30-minute drive from the Town. The Cayuga Wine Trail surrounds Cayuga Lake and includes sixteen wineries, with twelve located within a short drive from Ulysses. The proximity of the Town to these trails present unique opportunities for promoting existing and future amenities and assets within Ulysses.

Local Tourist Attractions

The Town of Ulysses has a number of local attractions and sites that may be visited or utilized by visitors to the community. A list of the key sites and events that may attract visitors from outside of the Town are summarized below:

Taughannock Falls State Park

As a State Park and a location offering many varied recreational opportunities in all four seasons, the State Park is the largest and most recognized tourist attraction within the Town of Ulysses.



View of playground at Taughannock Falls State Park.

Black Diamond Trail

The Black Diamond Trail, a multi-use trail, will connect four state parks in Tompkins County and will traverse the Town of Ulysses. The section of the trail within the Town has been funded though it has not yet been completed. The trail will be an important outdoor amenity for the Town and other communities along the route and will create opportunities for safe outdoor recreation use. The trail was highlighted in the County's Conservation Plan as a priority project due to its connecting of four State Parks in the county.

GrassRoots Festival

The GrassRoots Festival of Music and Dance is an annual festival to raise money to fight worthy international causes. In doing so, the festival provides a forum for local musicians and provides attendees with opportunities to enjoy national and international artists. The festival focuses on traditional and contemporary roots music and is organized by one of the few self-sustaining non-profit art organizations in the state. The festival is held every year at the Trumansburg

Fairgrounds and runs over a four-day period from Thursday to Sunday the second to last weekend in July. The festival attracts approximately 12,000 people each year.

Trumansburg Farmers Market

The Trumansburg Farmers Market is located in the Village at the intersection of Routes 96 and 227. The market is open on Wednesday afternoons from July through October and complements a variety of other markets in the region, including the Ithaca Farmers Market and Ithaca Downtown Market. The market helps to support local farmers.

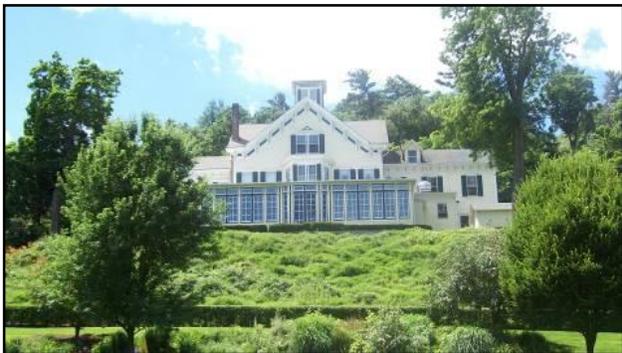
Lodging

There are a number of bed and breakfast establishments and restaurants within the Town of Ulysses to meet the needs of both local residents and visitors. Bed and breakfasts are common, though there are no motels or hotels within the Town boundaries. Camping is available as a form of overnight accommodations in Taughannock Falls State Park and Spruce Row Campgrounds. Gothic Eves Bed and Breakfast, Juniper Hill, The Halsey House, Morning Glory B&B, Blue Willow, McLallen House Bed and Breakfast, West Wind, White Gazebo, Mom's Place, and Reunion House are bed and breakfast located within the Town of Ulysses. The McLallen House coordinates vacation packages, such as Gardens, Gorges, Glasses, and Grapes, which includes a tour of some of the region's attractions with overnight accommodations provided by a Trumansburg bed and breakfast. Highland Lodge is a retreat center located on Indian Fort Road that is available for special events and meetings.



An existing Bed and Breakfast in Ulysses.

Taughannock Farms Inn is well-known because of its association with the nearby State Park. The inn consists of a main house with guest rooms as well as four guest houses with individual rooms that can also be reserved to accommodate families and small groups. The Inn also has a restaurant and can accommodate special events such as business luncheons and small wedding receptions.



Taughannock Farms Inn is a popular restaurant and lodging destination in the Town.

Appendix 4: Community Character Survey Results

As a component of the two Land Use Workshops held in April 2008, Bergmann Associates requested meeting attendees participate in a Community Character Survey to identify a desirable design aesthetic for the community. A series of 45 photographs were presented and participants were asked to rank each photograph on a scale of 1 - 10. A rank of 1 indicated the development style shown in the photograph was not desirable for the Ulysses community while a rank of 10 indicated the development style shown was very desirable. A ranking of 5 was considered neutral.

The results of the Community Character Survey were tallied and are included within Appendix 3 of the Town of Ulysses Comprehensive Plan.

The highest rated images tended to have a significant amount of vegetation. Large street trees or woodlots were in each of the top four rated images. High ranking scenes showed limited development or a "concentrated" development pattern that would serve to protect open space. Six of the top 10 rated images included sidewalks and four showed people walking or bicycling. This may indicate that Town residents desire to see more pedestrian-oriented infrastructure which is currently lacking in the Town. Residential development which ranked high indicated that people are in favor of higher density development provided adequate green space, landscaping, natural features, and pedestrian facilities are incorporated.

In general, the lowest rated images were those that showed buildings with large parking areas in a strip plaza development, few pedestrian amenities, a general lack of landscaping, and limited architectural style or detailing. Large building masses and vehicular-oriented development styles ranked particularly low.

TOP 10 RATED IMAGES



Rank #1 Score: 9.40



Rank #1 Score: 9.40



Rank #3 Score: 8.70



Rank #4 Score: 8.66

Rank #5 Score: 8.64



Rank #6 Score: 8.55



Rank #7 Score: 8.34



Rank #8 Score: 7.94





Rank #9 Score: 7.83



Rank #9 Score: 7.83

BOTTOM 10 RATED IMAGES



Rank #45 Score: 1.30



Rank #44 Score: 1.46



Rank #43 Score: 1.61



Rank #42 Score: 1.83

Rank #41 Score: 1.92



Rank #40 Score: 2.51



Rank #39 Score: 2.66



Rank #38 Score: 3.00





Rank #37 Score: 3.02



Rank #36 Score: 3.21

C O M M U N I T Y C H A R A C T E R S U R V E Y



9.40

Rank #1

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



9.40

Rank #1

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



8.70

Rank #3

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



8.66

Rank #4

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



8.64

Rank #5

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



8.55

Rank #6

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



8.34

Rank #7

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



7.94

Rank #8

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



7.83

Rank #9

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



7.83

Rank #9

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



7.66

Rank #11

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



7.51

Rank #12

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



7.17

Rank #13

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



6.96

Rank #14

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



6.83

Rank #15

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y

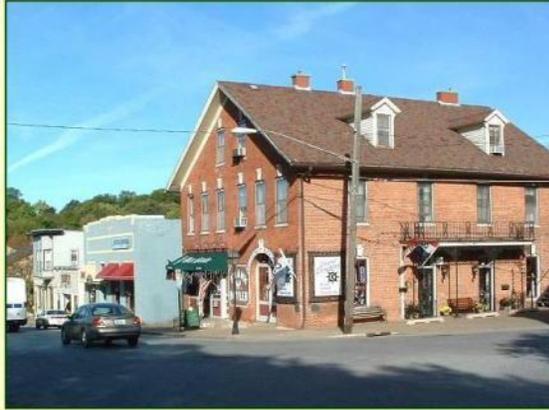


6.63

Rank #16

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



6.60

Rank #17

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



6.53

Rank #18

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



6.43

Rank #19

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



6.36

Rank #20

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



6.13

Rank #21

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



5.83

Rank #22

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



5.60

Rank #23

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



5.09

Rank #24

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y

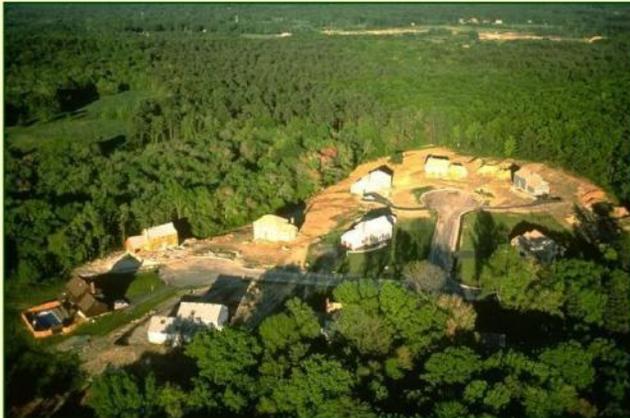


4.96

Rank #25

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



4.70

Rank #26

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



4.51

Rank #27

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



4.30

Rank #28

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



4.21

Rank #29

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



4.17

Rank #30

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.98

Rank #31

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.96

Rank #32

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.83

Rank #33

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.79

Rank #34

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



3.43

Rank #35

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



3.21

Rank #36

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.02

Rank #37

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



3.00

Rank #38

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y

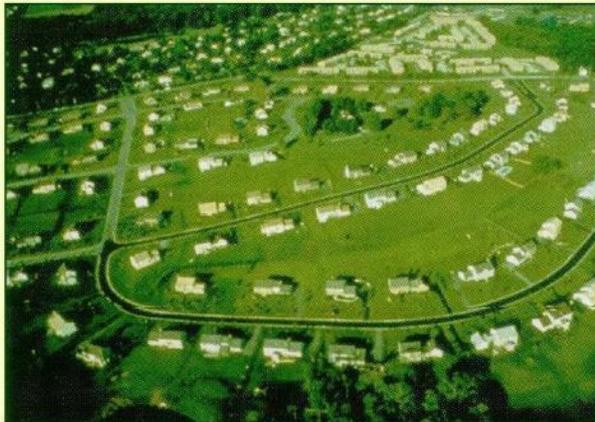


2.66

Rank #39

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



2.51

Rank #40

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



1.92

Rank #41

Town of Ulysses Comprehensive Plan

C O M M U N I T Y C H A R A C T E R S U R V E Y



1.83

Rank #42

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



1.61

Rank #43

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



1.46

Rank #44

Town of Ulysses Comprehensive Plan

COMMUNITY CHARACTER SURVEY



1.30

Rank #45

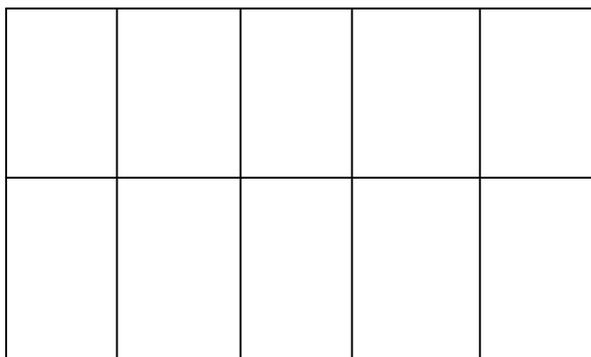
Town of Ulysses Comprehensive Plan

Appendix 5: Agricultural Land Use Preservation Zoning Technique

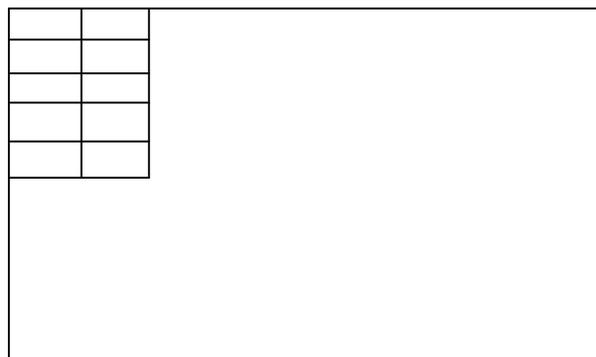
One zoning technique that may be appropriate in the Town of Ulysses to use to preserve and protect agricultural land use is the Area Allocation Method. The Area Allocation Method, as described below, maintains the natural beauty and character of the community while providing landowners a level of flexibility to continue to earn money off of their land. Farmers and landowners are allowed to develop a proportion of their land as smaller lots than what may be allowed by more traditional agricultural zoning while conserving valuable farmland for continued or future farming. A step-by-step summary of how the Area Allocation Method works is outlined below:

- Assume the Town adopted a 10-acre minimum lot size for residential development in the Agricultural Priority Area.
- Under the zoning, a farmer or landowner with 100 acres would be able to sell off 10, 10-acre lots for residential development, creating 10 new residences and preserving some open space but possibly resulting in the loss of all agricultural use on the 100-acre site.
- Under the AAM, the landowner can take the option of developing 10 smaller lots and placing the remaining acreage in an agriculture easement.
- The 10 smaller lots could be 1-acre, resulting in 10 acres of new residential development and 90 acres being retained as an agriculture easement (permanent).
- Each 1-acre lot would be required to be contiguous to all other lots, essentially creating a small subdivision. The new lots would not be allowed to be developed as 10 contiguous lots along the road frontage, but would be required to be developed in a cluster or subdivision style development pattern that conserves views and open space character.
- The 1-acre lots are more affordable and attractive to many homebuyers, the farmer is still able to make additional income by selling off a portion of his land, and the Town is guaranteed a significant amount of land is retained for agricultural production. A farmer could continue to farm the land or it could be sold or leased for agricultural purposes.

The Area Allocation Method is simply depicted below:



Graphic showing a 100-acre agricultural parcel subdivided into 10, 10-acre residential lots



Graphic showing a 100-acre parcel subdivided into 10, 1-acre lots with the remaining 90-acres preserved for agricultural use and open space

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Appendix 6: Implementation Table

<p style="text-align: center;">Town of Ulysses Comprehensive Plan Update</p> <p style="text-align: center;">Summary of Policy Areas, Objectives, Action Steps, and Action Step Prioritization</p>						
#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
1	ENVIRONMENT AND NATURAL RESOURCES					
1.1	Preserve and protect the town's natural and environmental resources					
1.1a	Develop and implement an Open Space Plan to identify and protect open space in the Town.		X			
1.1b	Investigate and implement various mechanisms to protect and preserve environmentally sensitive areas such as steep slopes, wetlands, Unique Natural Areas, mature forests and important wildlife habitats in all Land Use areas.	X				
1.1c	Prepare a Scenic Resources Inventory for the Town of Ulysses that builds on efforts already completed as part of the Tompkins County Scenic Resources Study to identify scenically important areas, and implement measures to protect and preserve areas that are determined to possess important visual qualities.		X			
1.1d	Apply for legislative authority under Section 46a of the NYS Navigational Law to enact regulations concerning boathouses, moorings, and docks on Cayuga Lake within the Town.	X				
1.1e	Enact zoning regulations to protect the Cayuga Lake waterfront and ensure development that is consistent with the lakefront's existing character and compatible with the natural environmental features.	X				

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
1.1f	Encourage and assist interested landowners in participating in a conservation easement program to protect unique and sensitive environmental features/resources on their property, and explore other incentive opportunities that provide for long-term protection of important resources on private land.			X		
1.1g	Establish a Conservation Advisory Council.	X				
1.1h	Officially recognize and act to preserve the Unique Natural Areas defined in the Tompkins County Unique Natural Areas Inventory.	X				
1.2	Protect existing water resources and maintain water quality					
1.2a	Review and revise the existing Town regulations to more adequately protect streams in the Town through buffer zones, setbacks, or other protection mechanisms such as a stream protection overlay zone.		X			
1.2b	Ensure that effective Town-wide storm water management and erosion and sediment control regulations are in place, and that there are sufficient resources to effectively enforce the regulations; at a minimum the regulations need to ensure that rates of runoff from new development are no greater than pre-development rates, and erosion control measures effectively prevent sediment from entering streams and road side ditches during construction and other soil disturbing activities.		X			
1.2c	Protect wetlands as defined by the US Army Corp of Engineers and NYS Department of Environmental Conservation. Establish appropriate buffer zones around the perimeter of all wetlands and prohibit development within this buffer.		X			
1.2d	Establish regulations to limit development in and near floodplains.		X			
1.2e	Support regular periodic water quality testing and evaluation for major creeks and streams to ensure protection of Cayuga Lake quality.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
1.2f	Work to identify failing septic systems with a priority to those locations with the largest impact on lake water quality.		X			
1.2g	Identify and enact measures to protect the quantity and quality of groundwater for Town residents, including the preservation of open space and prohibiting over-withdrawal of groundwater resources, and limiting potential negative impacts associated with septic systems, agricultural practices and commercial contaminants.		X			
1.2h	Ensure to the extent possible that animal agriculture operations in the Town are managed so as to protect the health and safety of the citizens of the Town.			X		
1.2i	Assist farmers and owners of agricultural lands in identifying resources, technical assistance, and financial support available to reduce and mitigate the effects of farming operations on human health and the environment.			X		
1.3	Protect air quality for the health and safety of Town residents.					
1.3a	Ensure to the extent possible that all animal agriculture operations in the Town are managed so as to protect the health and safety of the citizens of the Town.		X			
1.3b	Assist farmers and owners of agricultural lands in identifying resources, technical assistance, and financial support available to reduce and mitigate the effects of farming operations on human health and the environment.			X		
1.3c	Enact regulations that address and reduce air quality impacts of wood and fossil fuel burning mechanisms.		X			
1.3d	Enact regulations that address and reduce air quality impacts of industry operations.		X			
1.3e	Work with the New York State Department of Environmental Conservation and Tompkins County Health Department to enforce the ban on open burning of trash and other noxious materials.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
2	SUSTAINABLE LAND USE AND DEVELOPMENT					
2.1	Provide a high quality of life for all residents through proactive planning that supports the goals of the local community, complements the existing rural character of the Town, and protects the value of natural and environmental resources.					
2.1a	Use the Future Land Use Plan to guide officials' decision-making as it relates to future development.				X	
2.1b	Update the Town's Zoning Law to ensure consistency with the Future Land Use Plan.	X				
2.1c	Incorporate architectural design guidelines or standards into the Town's Zoning Law to ensure new commercial and mixed land use development is consistent with the vision of the Town. Utilize the results of the Community Character Survey to aid in codifying the design standards for inclusion in the updated Zoning Law. Include architectural review as part of the site plan review process for all commercial, large-scale residential, and mixed use development that occurs in the Town.	X				
2.1d	Recognize and enforce the existing NYS Property Maintenance Code; incorporate Town-specific property maintenance criteria into local laws as needed.		X			
2.1e	Prepare a Special Area Plan for Jacksonville in order to define how the hamlet may be developed as new uses are proposed. The plan should consider locations for new roadways, as well as a strategy for dedicating new roadway rights of way. Design guidelines specific to the hamlet should be established in order to create a unique sense of place that is considerate of the existing historic context. Streetscape and pedestrian amenities such as sidewalks, pedestrian-scale lighting, pavers, and landscaping should be identified that would highlight the hamlet within the overall Town.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
2.1f	Develop mechanisms to promote inter-municipal cooperation with adjoining municipalities and insure that commercial and mixed use development in the Town of Ulysses and the Village of Trumansburg are consistent with the Comprehensive Plans of both municipalities	X				
2.2	Limit commercial development to designated areas as mixed use and commercial on the Future Land Use Plan					
2.2a	Promote redevelopment and reuse of existing vacant buildings using mechanisms such as streamlined site plan review and approval for types of development the Town seeks to encourage.		X			
2.2b	Incorporate the Route 96 Corridor Management Plan recommendations to maintain the rural corridor character along Route 96 with nodes at the Village of Trumansburg and the hamlet of Jacksonville.	X				
2.2c	Require a viewshed analysis to be completed for all new non-residential construction projects in order to preserve and protect scenic resources and open space characteristics.		X			
2.2d	Develop mechanisms such as the establishment of an inter-municipal land use zone that encompasses some area of interface of the Town and the Village of Trumansburg, to promote inter-municipal cooperation and ensure that commercial and mixed use development in the Town and the Village of Trumansburg are consistent with the Comprehensive Plans of both municipalities.		X			
2.3	Enhance the existing roadway system and provide additional opportunities for people to utilize alternative modes of transportation, including public transit, bicycles, and walking.					
2.3a	In areas of the Town designated for higher density use, examine the existing roadway layout and identify opportunities to make new connections within the system that would encourage denser or cluster development.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
2.3b	Determine the feasibility of creating a park-and-ride lot in the hamlet of Jacksonville as part of the redevelopment of this area. A park-and-ride lot in a multi-use node, such as Jacksonville, may promote the increased use of public transit and reduce the number of personal vehicles being utilized. Any future park-and-ride proposals should be coordinated with Tompkins County Area Transit early in the process to ensure proposed plans are consistent with their short- and long-term objectives.		X			
2.3c	Coordinate with regional transportation agencies, such as New York State Department of Transportation, Ithaca-Tompkins County Transportation Council and Tompkins Consolidated Area Transit, to monitor changes to roadways, transit routes, and usage. Address any changing needs.			X		
2.3d	Promote safe bicycling routes along roadways in the Town. Use recommendations of local, state, and national bicycling coalitions as guidelines, as appropriate for the type of roadway. Create designated bicycle routes in the Town.			X		
2.3e	Require new developments to include sidewalk networks to connect adjacent, established commercial and mixed use areas, as appropriate.		X			
2.3f	Incorporate sidewalks into the future design of the Hamlet of Jacksonville.		X			
2.3g	Wherever sidewalks are developed, they will be constructed to meet the Americans with Disability Act guidelines.		X			
2.4	Identify alternative energy sources and energy-reduction techniques to assist the Town in reducing its energy consumption for the benefit of current and future generations of residents.					
2.4a	Work with New York State Energy Research and Development Authority (NYSERDA) to identify funding opportunities for feasibility analysis and funding assistance associated with small-scale renewable energy projects. These may include wind power, biofuel, geothermal, and methane recapture for residential, commercial, and agricultural uses.			X		

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
2.4b	Evaluate existing Town facilities to identify opportunities for reducing energy consumption through Leadership in Energy and Environmental Design (LEED) practices and green building technology upgrades.			X		
2.4c	Implement measures to reduce net energy consumption by Town buildings, vehicles, and other facilities. Consider adopting an emissions reduction target similar to those of ICLEI (International Council for Local Environmental Initiatives) – Local Governments for Sustainability.			X		
2.4d	Encourage the location of research and development companies that conduct work associated with renewable energy resources to locate in the Town, as defined on the Future Land Use Map. Of particular relevance would be companies that are focused on energy programs associated with agricultural communities and natural resources.			X		
2.4e	Consider adopting appropriate zoning regulations to allow residential and commercial alternative energy generation.		X			
2.4f	Explore opportunities to promote or allow alternative energy development to provide the Town with its own energy source.		X			
2.5	Plan for adequate and varied options in housing to meet the needs of current and future residents.					
2.5a	Locate high-density housing, such as apartments, senior housing complexes, and townhomes, in multi-use nodes with proximity to goods, services, employment, and public transportation.	X				
2.5b	Promote the development of affordable housing by designating areas in the Town for smaller lots, such as in the Village Residential and Mixed Use Hamlet areas identified on the Future Land Use Plan.		X			
2.5c	Work with Tompkins County and other stakeholders to identify funding mechanisms to promote affordable housing.		X			
2.5d	Require developers seeking to build major residential subdivisions in the Town to allocate a portion of their development as affordable housing.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
2.5e	Examine regional housing trends and develop strategies to meet needs.				X	
2.5f	Incorporate land use tools in the Zoning Law that encourage the clustering of residential development to preserve existing rural character and efficient use of municipal services.	X				
2.5g	Require a viewshed analysis for all new housing developments of eight or more units in order to preserve and protect views across existing open space and agricultural lands.		X			
2.5h	Identify and prioritize locations for future residential development. New residential development should be targeted to the following locations: 1) Village Residential and 2) Mixed Use Hamlet Center. Only when housing development opportunities are not available in these areas should residential development be considered in other land use classifications.	X				
2.6	Preserve and protect the Town's rural characteristics and agricultural lands.					
2.6a	Prepare a Farmland Protection Plan to identify important agricultural lands. Develop specific strategies for protecting and maintaining high quality agricultural land for agricultural uses and for preserving the rural landscape.	X				
2.6b	Consider the implementation of land conservation efforts to protect the character of the community. Various mechanisms are available and should be studied for how they may be effectively utilized in the Town. Land conservation programs include conservation easements, land-banking, transfer of development rights, purchase of development rights, reductions in property value assessments for preserved farmland, and state or federal open space conservation programs, such as "Forever Green".		X			
2.6c	Allow a limited amount of cluster and road frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots.	X				

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
3	LOCAL ECONOMY					
3.1	Understand the role of agriculture in the local economy and support the businesses of local farmers.					
3.1a	Prepare a Farmland Protection Plan to better understand the economic implications of land use decision-making on agricultural production and farming practices.	X				
3.1b	Facilitate a public information campaign on behalf of local farmers to educate area residents about the specific needs, obstacles, and opportunities associated with local farm businesses.				X	
3.1c	Develop a local agriculture committee to identify issues and advise the Town boards on environmental concerns, land use conflicts, and other potential sustainability concerns that may impact agriculture in the Town.		X			
3.1d	Identify key agricultural lands and identify opportunities to ensure future farming of key agricultural lands.		X			
3.1e	Support the active involvement of area farmers in the Trumansburg Farmers Market. The Town should coordinate with the Village to assist with the administration of the Farmers Market to ensure its continued success as a marketplace for local farmers.				X	
3.1f	Support CSA (Community Supported Agriculture) opportunities.				X	
3.1g	Allow farm-related businesses on farms as long as they remain secondary to the farm operation. For example, a bed-and-breakfast establishment could help farm owners generate additional income as well as promote tourism in the Town.	X				

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
3.2	Diversify the local economy and promote economic growth by supporting and promoting tourism-based opportunities.					
3.2a	Encourage small tourism-based businesses within the Town in designated mixed use and commercial areas. Appropriate neighborhood-scale uses that will benefit the local tourism industry may include bed and breakfasts, restaurants, and specialty boutique stores.				X	
3.2b	Coordinate with regional tourism agencies and organizations to promote tourism in the Town and develop partnerships for future tourism-based initiatives.				X	
3.3	Identify an appropriate balance between limiting new development in the Town and creating a business-friendly environment.					
3.3a	Market the Town’s accessibility and capabilities for high speed internet access as an attractor for businesses that have the ability to work remotely, or to employees who have the ability to work remotely from their main business office in another location.				X	
3.3b	Create an inventory of potential properties in designated mixed use and commercial areas of the FUTURE LAND USE PLAN that are available or desirable for development or redevelopment. Identify infrastructure needs and reach out to appropriate development interests to encourage location in Ulysses.	X				
3.3c	Work with Trumansburg Chamber of Commerce and other countywide economic development organizations to identify opportunities.				X	
3.3d	Work with TCAD (Tompkins County Area Development) to access regional and statewide economic development loan funds.				X	

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
4	COMMUNITY SERVICES					
4.1	Maintain and expand unique park and recreation facilities for the continued use and enjoyment of residents and visitors to the Town.					
4.1a	Prepare a Recreation Master Plan to determine programming needs and current deficiencies as they relate to programming and facility availability for all sectors of the Town's population. This effort could be coordinated with the Village of Trumansburg.			X		
4.1b	Work with the New York State Office of Parks, Recreation, and Historic Preservation to promote and market Taughannock Falls State Park and its amenities as a desirable destination for residents and visitors.				X	
4.1c	Continue to support the development of the Black Diamond Trail as a multi-use recreational, health, and open space amenity within the Town of Ulysses. Work with the Village of Trumansburg to ensure the trail is continued to the Village.				X	
4.1d	Publicize the Town's natural, recreational and cultural opportunities through brochures, maps, websites, and articles.				X	
4.2	Coordinate the delivery of utilities in the Town while preserving and protecting the rural character of the community.					
4.2a	Undertake a comprehensive evaluation of potable water issues in the town.	X			X	
4.2b	Prepare a water needs study to determine which areas of the Town are in need of assistance to secure a potable water supply.	X				
4.2c	Prepare a long-term strategic plan to prioritize future development of municipal water service in concert with the Future Land Use Plan.	X				
4.2d	Consider the consolidation of water service between the Town of Ulysses and Village of Trumansburg as a way to share costs and maintenance responsibilities.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
4.2e	Work with the Village of Trumansburg, the Town of Ithaca, and the City of Ithaca to provide sewer services to higher density areas near the municipal boundaries.		X		X	
4.3	Provide social and recreational programs for all age groups of the Town's population.					
4.3a	Explore the feasibility of creating a community center within the Town as a dedicated space for community events, meetings, and programming. A community center could provide facilities for youth programs, senior programs, adult education, meeting space, and community recreational facilities such as playgrounds, sports fields, and pools. A feasibility study to identify potential costs and tax implications for such a facility should be developed. Sharing facilities and associated costs with the Village of Trumansburg should be considered.		X			
4.3b	Expand community educational and recreational programs for all age groups within the Town through the Trumansburg Central School District. Coordinate efforts to allow for the utilization of school facilities for community programs for students, adults, and seniors.		X		X	
4.3c	Identify underutilized buildings and facilities within the Town that could be used for recreational and social programming.		X			
4.3d	Host workshops and meetings with neighboring communities and local organizations to discuss opportunities for joint programming.				X	
4.3e	Engage local seniors and active senior groups to identify the need for expanded programs, services, and facilities. Deficiencies specific to this population segment should be examined, including housing options, food services, transportation availability, and social programming.		X			
4.3f	Encourage sporting events within the Town such as the Cayuga Lake triathlon. Work with the School District to share use of fields and facilities for special sporting events.				X	

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
4.4	Coordinate the delivery of public services in the Town to ensure the needs of residents and visitors are being addressed.					
4.4a	Support the Village of Trumansburg Fire Department by working to recruit volunteers and foster cooperation among other regional departments.				X	
4.4b	Promote cooperation among police enforcement agencies within the Town, including the Village of Trumansburg Police Department, Tompkins County Sheriff, New York State Police, and New York State Park Police.				X	
4.4c	Meet with Village officials to discuss the potential for consolidating the Highway services of the Town and Village of Trumansburg in order to improve the efficiency of service delivery and reduce costs to local taxpayers.		X			
4.4d	Explore grants from the State to help offset costs of consolidating Village and Town Services, such as the Shared Municipal Service Incentive Program through the NYS Department of State (DOS).		X			
4.4e	Evaluate the cost effectiveness of community clean-up days and create a logistical plan to implement. Provide information about how and where to properly dispose of items that cannot be included in normal trash including brush, tires, hazardous waste, etc. If cost effective, institute this plan.		X			
4.4f	Organize roadside and creek clean up days in the spring to clean up accumulated litter.		X			
4.5	Create a cohesive pedestrian and bicycle network throughout the Town that offers a safe and welcoming environment for users.					
4.5a	Circulate and make readily available the Tompkins County Bike Suitability Map so potential users are aware of current conditions on roadways, including their appropriateness for accommodating bike traffic.		X			
4.5b	Identify roadways in the Town that may be suitable for on-road bicycle lanes. As improvements are made to the identified roadways, incorporate appropriate bicycle facilities. Focus on creating improvements that are linked and provide access to public destinations.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
4.5c	Identify roadways in the Town where pedestrian paths, sidewalks, or wider shoulders could be feasibly incorporated considering the aesthetics of the area and volume of use.		X			
4.5d	As new development occurs in Jacksonville or other hamlets and mixed-use areas, create a series of pedestrian and bicycle networks that provide access to all goods and services, transit locations, and housing that is accessible to all users.			X		

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
5	COMMUNITY IDENTITY					
5.1	Promote the cultural and historical resources within the Town.					
5.1a	Actively support fundraising and other efforts of the Ulysses Philomathic Library in order to maintain the facility as a valuable educational and community resource.				X	
5.1b	Actively support fundraising and other efforts of the Ulysses Historical Society and the Cayuga Nature Center in order to maintain the facilities as valuable educational and community resources.				X	
5.1c	Create a detailed inventory of architecturally and historically significant structures in the Town.		X			
5.1d	Create an action plan for identifying historic sites of public interest and create an interpretive signage program to educate residents and visitors about local history. This should be done by a volunteer committee working in conjunction with the Ulysses Historical Society and Town Historian.		X			
5.1e	New development and structures should maintain the historic and rural character of Ulysses, where appropriate.				X	
5.1f	Create a volunteer group to lead scheduled historic architectural tours of significant structures in the town. Invite owners of historic structures to participate by opening their homes or buildings to tour groups.		X			
5.1g	Create a volunteer group to lead scheduled agricultural tours of farms in the town. Invite farmers to participate by opening their farms to tour groups. Tours could be coordinated with local schools.		X			
5.1h	Create a volunteer group to lead scheduled tours of significant natural areas in the town. Invite landowners to participate by welcoming tour groups on their land, where necessary.		X			

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
5.1i	Develop appropriate mechanisms or incentives to ensure existing historic buildings, structures, and resources in the Town are preserved and protected.		X			
5.1j	Create and host a number of annual special events, in addition to current programming, that draw residents and visitors to the Town and showcase the Town's unique attributes and amenities.			X		
5.1k	Market the amenities within the Town in association with the Finger Lakes Wine Trail.				X	
5.2	Enhance the assets that make the Town a unique and desirable place to live while solidifying the identity of the Town as a part of the greater Finger Lakes region.					
5.2a	Install community signage and landscaping improvements at key gateways into the Town, including the northern and southern ends of Routes 89 and 96. Signage, landscaping, and other streetscape elements should have a cohesive and consistent design to help solidify a designated identity for the Town.		X			
5.2b	Revise the existing sign ordinance to ensure consistent and aesthetic sign design and to include appropriate sign regulations on the Cayuga Lake Scenic Byway.		X			
5.2c	Revise the existing outdoor lighting ordinance to prevent light pollution.		X			
5.2d	Include landscaping requirements for new commercial and residential developments where appropriate and create incentives to landscape existing structures.		X			
5.2e	Market the Town to the Tompkins County Chamber of Commerce and local media to promote the Town's assets and attributes to residents and visitors. Local resources that may be marketed include Taughannock Falls State Park, Black Diamond Trail, Cayuga Nature Center, scenic views, the lakeshore, and agricultural lands.				X	

#	Objective or Action Statement	Phase 1	Phase 2	Phase 3	Continuous	Status
5.2f	Market the opportunity for outdoor activities including cycling, running, cross country skiing, sledding, hiking, swimming, boating, birding, camping, snowmobiling, etc.				X	
5.2g	Promote the annual Trumansburg Fair, the only fair in Tompkins County and, perhaps, one of few remaining town fairs in New York State.				X	
5.2h	Encourage the use of the Trumansburg Fairgrounds as a resource for regional events and help promote the various existing events taking place at the fairgrounds.				X	
5.2i	Promote attractions within the Town, such as the Cayuga Lake Scenic Byway, the Highland Conference Center, the town's bed & breakfasts and other inns, the Ithaca Yacht Club, the Cayuga Nature Center, the Camp Comstock Girl Scout Camp, the Ulysses Historical Society and Museum, and the Grassroots Festival, in addition to others.				X	