

DRAFT- SPECIAL TOWN BOARD MEETINGS

Town of Ulysses

June 30, 2026

The meeting was held in person at the Town Hall at 10 Elm St., Trumansburg NY as well as via Zoom videoconference. Notice of Town Board meetings are posted on the [Town's website](#) and Clerk's board. Video recordings of meetings are available on [Youtube](#)

CALL TO ORDER:

Ms. Olson called the Special Town Board Meeting to order at 6:08pm.

ATTENDANCE:

TOWN OFFICIALS:

In person-

Supervisor- Katelin Olson

Board members- Steve Manley, Liz Weatherby, Michael Boggs (arrived 7:08pm)

Town Clerk- Carissa Parlato

OTHERS:

In person-

Rich Goldman, Sarah Adams, Roxanne Marino, Bob Howarth, Helen McLallen

Via Zoom-

Shirley

APPROVAL OF AGENDA:

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

PUBLIC HEARING- COMPREHENSIVE PLAN 2045:

Ms. Olson noted that this hearing was first opened in May. She asked if the board was amenable to giving each person 5 minutes rather than the usual 3 minutes. The board agreed.

Mr. Manley moved to un-table the Public Hearing on the 2045 Comprehensive Plan. This was seconded by Ms. Weatherby and passed unanimously.

PUBLIC COMMENTS:

Rich Goldman expressed concern about adopting the Comp Plan this evening as the board will not have time to incorporate tonight's feedback from the public hearing. He is frustrated that the board is not engaging with or taking into consideration the feedback from world experts that live locally.

He read excerpts from Tompkins County's 239 review and said the comments are the same as many members of the public have expressed and asked the board to explain their reasoning.

Sarah Adams shared comments- see attached.

Bob Howarth- SEE ATTACHED? Feels that the board has ignored substantial public input (as well as from former Town & Planning Board members and local experts, including himself) as he has not seen any public discussion. The board owes it to the community to respond formally to those who have

shared information. He believes that the Ag & Markets would be very critical of this plan with regards to water in agricultural districts. Lack of transparency and not utilizing the best information puts the town at risk for an Article 78. He doesn't agree that the SEQR would result in a negative declaration. He asked that the board slow down and do it right.

Roxanne Marino shared comments- see attached.

Shirley Brown read comments from Sue Ritter, former director of Planning for Town of Ithaca (see attached). She also added that if the board does not listen to experts, it may further divide the community between those who want building and those who are pro-environment.

Rich Goldman spoke again and said that to pass a 20 year plan without a full board present is a PR and democratic mistake.

Hearing no further comments, Mr. Manley moved to close the hearing. This was seconded by Ms. Weatherby and passed unanimously.

BOARD DISCUSSION OF PUBLIC HEARING COMMENTS:

Ms. Olson shared the Future Land Use Map (FLUM) that was sent to the county in Feb. Based on the soft comments that were received, the Comp Plan Steering Committee made changes to the map and the plan with regards to environmentally-sensitive areas and those with public water. She then shared the most current version of the map to highlight the changes that have been made, including:

- Medium Density Residential and Rural Residential near Indian Fort Rd has been changed to Resource Conservation
- Where public water exists in the town and how Medium Density Residential follows these lines for the most part

She noted that a meeting was held with Tompkins County Planning to help them understand that Medium Density Residential areas do follow public water.

The group continued discussion of the FLUM, including the need for housing, bubble vs. parcel maps, and legacy businesses.

Ms. Olson clarified that when a comp plan is adopted, the zoning does not automatically change.

OLD BUSINESS:

AMENDMENTS TO THE DRAFT 2025-2045 COMPREHENSIVE PLAN

Per meeting with Tompkins County Department of Planning and Sustainability on 6/29/26.

RESOLUTION #121 OF 2026: ADDITIONAL AMENDMENTS TO THE COMP PLAN

RESOLVED, in the draft 2025-2045 Comprehensive Plan, to replace the low-density stock photo on page 57 with a photo of Waterburg to be provided to MRB Group by the Town Planner.

Moved: Olson Seconded: Boggs

Olson aye

Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

RESOLVED, in the draft 2025-2045 Comprehensive Plan, add “Jacksonville Heights on Route 96” to the “Example Areas” section under “Medium Density Residential” on page 58.

Moved: Olson Seconded: Manley

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

RESOLVED, in the draft 2025-2045 Comprehensive Plan, replace medium density stock photo on page 58 with a photo of Jacksonville Heights, to be provided to MRB Group by the Town Planner.

Moved: Olson Seconded: Boggs

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

RESOLVED, amend the draft Future Land Use Map to change the Hinging Post neighborhood from low density to medium density, to better reflect existing land uses.

The board discussed the definition of medium density on page 58. Hinging Post seems to meet this definition although it does not have public water.

Moved: Manley Seconded: Boggs

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

DISCUSSION OF COMMENTS FROM AG & MARKETS AND DEC

Ms. Weatherby and Ms. Olson noted that the draft plan was submitted to both agencies and soft comments were received from the DEC. Neither is *required* to comment.

COMPREHENSIVE PLAN 2025-2045: ACCEPTANCE OF MEMO(S); FEAF; AND ADOPTION

Mr. Horn led the board through the FEAF Part 2, Narrative, and Part 3, confirming or amending answers. He premised the conversation by saying that policies (like the Comp Plan) generally do not produce environmental changes/action; the adoption of a policy will not have a direct impact.

RESOLUTION #122 OF 2026: DETERMINING THE ENVIRONMENTAL SIGNIFICANCE OF ADOPTING THE ULYSSES 2045 COMPREHENSIVE PLAN

WHEREAS THE TOWN BOARD OF THE TOWN OF ULYSSES FINDS THE FOLLOWING:

1. The intent of the New York State legislature under the Consolidated Laws of New York (CLNY) Chapter 62 Article 16 Section 272-A encourages, but does not require, the preparation and adoption of a comprehensive plan (Comp Plan) for the purpose of protecting the public health, safety, and general welfare of its citizens; and
2. The Town of Ulysses completed its last periodic update to the Comp Plan in 2009 but did not conduct any annual update or any other update since its adoption; and
3. The Ulysses Town Board created a Comprehensive Plan Steering Committee (CPSC) and charged it with the preparation of a draft Comp Plan and related public engagement with the assistance of a Planning Consultant (Consultant); and
4. The CPSC in coordination with Town Staff directed the development and release of a Request for Qualifications (RFQ) for a Consultant; and
5. The CPSC conducted interviews for Consultants on April 18, 2024; deliberated on the qualifications and proposals of the applicants during their May 9, 2024 and June 5, 2024 meetings; and indicated a majority preference for MRB Group (MRB) to be the Consultant at the June 5, 2024 meeting; and
6. The Town Board resolved to select MRB as the Consultant during their June 25, 2024 meeting and the Town subsequently entered into a contract with MRB to act as the Consultant to facilitate the development of the draft Comp Plan and to assist in public engagement; and
7. The CPSC in coordination with the Consultant led the public review and development of the draft Comp Plan, including 40 meetings and workshops, five public pop-up events, three public open houses, and 12 public hearings; and
8. The Town Board approved a Public Involvement Plan (PIP) on September 24, 2024 developed by the CPSC that identified stakeholders and outlined a broad process to engage members of the public in the development of the Comp Plan; and

9. Early and continuous public participation was encouraged throughout the periodic update process following the PIP; and
10. The Consultant led a series of targeted focus groups to identify strengths, weaknesses, challenges, and opportunities related to planned specific elements of the Comp Plan with noted stakeholders identified in the PIP and with members of the public; and
11. The first focus group was held on October 24, 2024 to discuss economic development, housing, and historic preservation and the built environment, and the CPSC reviewed the result of stakeholder input during their November 6, 2024 meeting; and
12. The Consultant conducted a series of interviews with professional staff and elected officials on October 24, 2024 to identify strengths, weaknesses, challenges, and opportunities for the town, and the CPSC reviewed the result of that input during their November 6, 2024 meeting; and
13. The second focus group was held on November 15, 2024 to discuss environment and natural resources, and climate change and resilience, and the CPSC reviewed the result of stakeholder input during their December 4, 2024 meeting; and
14. The third focus group was held on December 13, 2024 to discuss capital facilities, community well-being, and transportation, and the CPSC reviewed the result of stakeholder input during their January 8, 2025 meeting; and
15. The fourth focus group was held on March 13, 2025 to discuss agriculture and land use, and the CPSC reviewed the result of stakeholder input during their April 2, 2025 meeting; and
16. The Consultant, under direction of the CPSC, developed a community-wide survey that was released to members of the public on December 7, 2024 and was available for input through March 2025, and the CPSC reviewed the results of the survey during their April 2, 2025 and May 7, 2025 meetings; and
17. The CPSC in coordination with the Consultant conducted the first joint session with Town Board members on January 8, 2025 to develop a Vision Statement; reviewed drafts of the vision statement during their February 5, 2025 and March 5, 2025 meetings; conducted a second joint session with Town Board members during their April 2, 2025 meeting; reviewed revised drafts of the vision statement during their May 7, 2025 meeting; and discussed the majority preferred Vision Statement during their June 4, 2025 meeting; and
18. The CPSC in coordination with the Consultant conducted the first public open house on March 19, 2025 which presented the preliminary draft Vision Statement and solicited input to identify the strengths, weaknesses, challenges, and opportunities related to the Economic Development, Housing, Built Environment, Environment & Natural Resources, Climate Change & Resilience, Capital Facilities, Community Well-Being, Transportation, Agriculture and Land Use elements of the Comp Plan, and the CPSC reviewed the result of the open house input during their April 2, 2025 meeting; and
19. Development of the draft elements of the comp plan was conducted in a phased process; the CPSC reviewed initial drafts of the Husing and Built Environment elements during their May 7, 2025 meeting; reviewed initial drafts of the Economic

- Development, Environment & Natural Resources, and Climate Change & Resilience elements during their June 4, 2025 meeting; reviewed initial drafts of the Transportation and Community Well-Being elements during their July 2, 2025 meeting; reviewed an initial draft of the Capital Facilities element during their August 6, 2025 meeting; reviewed an initial draft of the Future Land Use Map (FLUM) during the September 3, 2025 meeting; and reviewed initial drafts of the Land Use element and Introduction chapter during the September 24, 2025 meeting; and
20. The CPSC directed the release of initial drafts of the Comp Plan elements for public dissemination in a phased process; the Housing, Built Environment, Economic Development, Environment & Natural Resources, and Climate Change & Resilience elements were available to the public after their July 2, 2025 meeting; and the Capital Facilities, Community Well-Being, Transportation, Agriculture and Land Use elements were available to the public on October 6, 2025; and
 21. The CPSC was required under CLNY 62.16.272-A.6.b to hold a public hearing on the proposed Comp Plan; and
 22. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, and was mailed to over 2,400 known property owners, stakeholders, and interested agencies; and
 23. The CPSC conducted public hearings on the first drafts of the Comp Plan in a phased process starting on September 3, 2025 to receive public input on the Housing, Economic Development, and Built Environment elements; continued their public hearing on September 24, 2025 for public input on the Environment & Natural Resources, Climate Change & Resiliency, and Built Environment elements, continued their public hearing on October 8, 2025 for public input on the Community Well-Being and Capital Facilities elements, continued their public hearing on October 22, 2025 on the Transportation and Land Use elements, and continued their public hearings on November 5, 2025, December 10, 2025, January 14, 2026, and January 28, 2026 for public input on the full draft Comp Plan; and
 24. The CPSC in coordination with the Consultant conducted a second public open house on October 6, 2025 which presented the draft plan and solicited input, and the CPSC reviewed the result of the open house input during their October 8, 2025 meeting; and
 25. The CPSC in coordination with the Consultant conducted a third public open house on November 19, 2025 to solicit additional public input, and the CPSC reviewed results during their December 10, 2025 meeting; and
 26. A revised second draft of the Comp Plan was released February 2, 2026 that incorporated amendments made by the CPSC in response to public input; and
 27. The CPSC continued their public hearings on February 11, 2026, February 25, 2026, and March 11, 2026 for additional public input on the draft Comp Plan; and
 28. The CPSC in coordination with the Consultant conducted a targeted four-hour workshop on March 7, 2026 to make amendments to the draft FLUM in response to public input; and

29. A revised third draft of the Comp Plan was released on March 18, 2026 that incorporated amendments made by the CPSC in response to public input; and
30. The CPSC conducted their last public hearing on March 25, 2026 where it reviewed the revised draft and received public input; and
31. The CPSC, by resolution at its meeting on March 25, 2026 recommended that the Town Board adopt the Ulysses 2045 Comprehensive Plan as presented in Attachment A to that resolution, as modified at that meeting; and
32. Based upon their experience with conducting similar environmental reviews and the Comp Plan as actually recommended by the CPSC, the Consultant has recommended classification of the Proposed Action as a Type I Action pursuant to the New York State Environmental Quality Review Act (SEQRA), Article 8 of the Environmental Conservation Law, and its implementing regulations at 6 NYCRR Part 617; and
33. The Town Board declared its intent to be lead agency for purposes of environmental review regarding its adoption of the Comp Plan at its meeting on April 14, 2026, and schedule a public hearing on its adoption for May 12, 2026; and
34. The Town Clerk published notice of the public hearing in the Town's official newspaper on April 20, 2026; and
35. The Consultant circulated to all involved and interested agencies the Town Board's intent to act as lead agency, and no objections to the Town Board so acting were received by the thirtieth day after such circulation; and
36. The Comp Plan was referred, pursuant to General Municipal Law Section 239, to the Tompkins County Department of Planning and Sustainability for review and comment, which comments were received on June 25, 2026; and
37. The Tompkins County Department of Planning and Sustainability provided no comments regarding the environmental significance of its adoption; and
38. All other involved and interested agencies also provided no comments regarding the environmental significance of the Comp Plan's adoption; and
39. The Town Board requested discretionary comments from the Departments of Environmental Conservation and Agriculture and Markets by June 22, 2026 and none were provided; and
40. The Town Board opened the public hearing at its meeting on May 12, 2026, and continued it on May 26, 2026 and June 30, 2026; and
41. During the course of said public hearing and at its regular meetings on June 9 and June 23, 2026, the Town Board discussed and authorized various non-material revisions to the Comp Plan as outlined in memos from the Consultant dated May 26 and June 18, 2026, along with a memo from Councilperson Weatherby dated June 9, 2026 with additional revisions also reflected in the Town Board's meeting minutes; and
42. The Consultant has incorporated all such revisions to the Comp Plan and presented the final draft to the Town on June 26, 2026; and

43. The Consultant has prepared a draft Full Environmental Assessment Form Part 2 concerning adoption of the Comp Plan along with an analysis of its potential environmental impacts, copies of which are attached hereto as Exhibit A; and
44. On June 30, 2026, the Town Board approved the following revisions:
- a. replaced the low-density stock photo on page 57 with a photo of Waterburg to be provided to MRB Group by the Town Planner.
 - b. added "Jacksonville Heights on Route 96" to the "Example Areas" section under "Medium Density Residential" on page 58.
 - c. replaced medium density stock photo on page 58 with a photo of Jacksonville Heights, to be provided to MRB Group by the Town Planner.
 - d. amended the draft Future Land Use Map to change the Hinging Post neighborhood from low density to medium density, to better reflect existing land uses.
45. The Town Board has evaluated the potential environmental impacts of the Proposed Action as recommended by the Consultant, using the criteria set forth in Part 2 of the FEAf, expressly concurs with and adopts the Consultant's analysis, and determined that each question should be answered no or small impact;
46. On June 30, 2026, the Town Board approved the following changes to the FEAf Part 3 Narrative by MRB:
- a. Changed "patterns" to "projects" on page 13
 - b. Specified the correct name of the Agricultural and Farmland Protection Plan
 - c. Removed the word "element" after "The plan also includes a section on climate change and resiliency" on page 15

NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor or their designee is authorized to make minor corrections for formatting/typographical/scrivener errors to the Narrative provided by MRB and FEAf Parts 2 and 3; and

RESOLVED that the Narrative, page 15 "Additional development" be changed to "The proposed action"; and

RESOLVED that the Town Board approved the following changes to the FEAf Part 3, "Reasons for Supporting This Determination" paragraph:

- Strike "wildlife" & traffic"; and
- Include all the "Impacts" (#1-20) in Part 2

RESOLVED, that the Town Board of the Town of Ulysses, based upon the review and findings above, hereby determines that adoption of the Comp Plan is a Type I Action and will not result in any significant adverse environmental impacts, and a Negative Declaration of Environmental Significance is hereby issued in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617; and be it further

RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to sign the SEQRA Negative Declaration and to take all steps necessary to file and distribute this determination as required by law; and be it further

RESOLVED, that this resolution shall take effect immediately.

Moved: Olson Seconded: Manley

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

RESOLUTION # 123 OF 2026: ADOPTING THE ULYSSES 2045 COMPREHENSIVE PLAN

WHEREAS THE TOWN BOARD OF THE TOWN OF ULYSSES FINDS THE FOLLOWING:

All findings as set forth in Resolution # 122 of 2026 are adopted and incorporated as if fully set forth herein;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses adopts the Ulysses 2045 Comprehensive Plan, as presented at its meeting on June 30, 2026 and attached hereto, with the following amendments:

- replace the low-density stock photo on page 57 with a photo of Waterburg to be provided to MRB Group by the Town Planner
- add “Jacksonville Heights on Route 96” to the “Example Areas” section under “Medium Density Residential” on page 58
- replace medium density stock photo on page 58 with a photo of Jacksonville Heights, to be provided to MRB Group by the Town Planner
- amend the draft Future Land Use Map to change the Hinging Post neighborhood from low density to medium density, to better reflect existing land uses

AND BE IT FURTHER RESOLVED, that the Town Supervisor or their designee is hereby authorized and directed to implement the foregoing changes and finalize the Ulysses 2045 Comprehensive Plan without further approval of the Town Board; and be it further

RESOLVED, that the Town Supervisor or their designee is authorized to make minor corrections for formatting/typographical/scrivener errors in the Ulysses 2045 Comprehensive Plan as the same are identified from time to time, provided that when so doing they include an appendix to the Ulysses 2045 Comprehensive Plan specifying all such changes and when they took effect; and

RESOLVED, that all Town officials are hereby directed to undertake any actions required by local and state law necessary to otherwise effectuate the Town Board’s approval of the Ulysses 2045 Comprehensive Plan; and be it further

RESOLVED that this resolution shall take effect immediately.

Moved: Olson Seconded: Boggs

Ms. Olson thanked all those who participated in the process, including committee members, the public, Town Planner, and MRB.

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0

Date adopted 6/30/26

NEW BUSINESS:

A LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE: INTRODUCTION AND SCHEDULING A PUBLIC HEARING

Ms. Olson gave some background.

RESOLUTION #124 OF 2026: INTRODUCING A PROPOSED LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE, SCHEDULING A PUBLIC HEARING AND ADDRESSING RELATED MATTERS

WHEREAS, the Town Board of the Town of Ulysses has caused to be prepared a proposed local law titled "A LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE" (the "Proposed Local Law"); and

WHEREAS, the Town Board desires to introduce the Proposed Local Law and to commence the required review processes prior to taking further action thereon; and

WHEREAS, the Town Board determines that adoption of the Proposed Local Law constitutes a Type II Action under the New York State Environmental Quality Review Act and its implementing regulations at 6 NYCRR Part 617; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulysses hereby introduces the Proposed Local Law titled "A LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE"; and be it further

RESOLVED, that the Town Board hereby classifies adoption of the Proposed Local Law as a Type II Action pursuant to SEQRA and 6 NYCRR Part 617.5(c)(26) and (33); and be it further

RESOLVED, that a public hearing on the question of adopting the Proposed Local Law is hereby scheduled for July 28, 2026 at 7:00 p.m.; and

BE IT FURTHER RESOLVED, that the Town Clerk, and Town Attorney are hereby authorized and directed to take such additional steps as may be necessary or appropriate to carry out the intent of this Resolution.

Moved: Weatherby Seconded: Boggs
SM- link to original law section

Olson aye
Boggs aye
Manley aye
Weatherby aye

Vote: 4-0

Date adopted 6/30/26

CLIMATE SMART ZONING APPLICATIONS FOR 2026 CONSOLIDATED FUNDING APPLICATION

Ms. Olson shared noted that these grants take a long time to get approved and implemented.

RESOLUTION #125 of 2026: SUPPORT & AUTHORIZATION FOR THE TOWN OF ULYSSES NEW YORK STATE DEPARTMENT OF STATE OFFICE OF PLANNING, DEVELOPMENT & COMMUNITY INFRASTRUCTURE, ENVIRONMENTAL PROTECTION FUND SMART GROWTH PROGRAM 2026 COMMUNITY PLANNING PROGRAM

WHEREAS, the Town of Ulysses, Tompkins County, supports the submission of a 2026 Smart Growth Community Planning grant on behalf of the Town for funding an update to the Town's Zoning Code; and

WHEREAS, the New York State Department of State Office of Planning, Development & Community Infrastructure Smart Growth Community Planning and Zoning Grant Program is designed to provide municipalities across NY with funding to prepare and adopt a comprehensive plan, zoning regulations, or area plan; and

WHEREAS, the Town's planning documents recognize the importance of zoning and land use regulations as a tool in implementing the goals of the *Town of Ulysses Comprehensive Plan 2045* adopted June 30, 2026; and

WHEREAS, a zoning regulation update funded through this program must incorporate Smart Growth principles to make the most efficient use of community resources, affirmatively provide access to housing across all income levels, reduce the property tax burden, promote sustainable economic development, and enhance equity and quality of life for people and households of all incomes, backgrounds, ages and abilities; and

WHEREAS, these same principles are articulated in the *Town of Ulysses Comprehensive Plan 2045*; and

WHEREAS, this zoning regulation update will encourage flexibility in zoning districts, improve access to housing, streamline the development review process, and alleviate the negative impacts of the current outdated zoning code; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board on behalf of the Town of Ulysses, New York authorizes the Town Supervisor to submit a NYS DOS Office of Planning, Development & Community Infrastructure Environmental Protection Fund Smart Growth Program grant application for an update to the Town's Zoning Code and be considered the authorized representative for the project, able to execute all necessary documents relative to this project; and

BE IT FURTHER RESOLVED, the Town Board understands that by accepting such a grant, the Town would be obligated to provide matching local 15% funds that would be appropriated from the B Fund Budget; and

BE IT FURTHER RESOLVED, that the Town of Ulysses recognizes and fully supports the submission of this 2026 Smart Growth Community Planning and Zoning Grant Program application to fund an updated set of zoning regulations for the Town.

Moved: Olson Seconded: Boggs

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0

Date adopted 6/30/26

RESOLUTION #126 OF 2026: LETTER OF SUPPORT FOR SMART GROWTH ZONING APPLICATION FOR CONSOLIDATED FUNDING APPLICATION

RESOLVED, the Ulysses Town Board authorizes the Town Supervisor to sign a letter of support for the Smart Growth Zoning Application to be prepared by the MRB Group as part of the 2026 Consolidated Funding Application progress.

Moved: Olson Seconded: Boggs

Olson	aye
Boggs	aye
Manley	aye
Weatherby	aye

Vote: 4-0

Date adopted 6/30/26

UPCOMING EVENTS

July 3 – Town Buildings closed for July 4th holiday

July 3 & 4: 1776 Performances, Encore Performers @ TCFA

July 6 – Special Meeting of the Town Board, 12pm

July 14 – Regular Meeting of the Town Board, CANCELLED

July 28 – Regular Meeting of the Town Board, 7pm

July 28 – Public Hearings (Town Board Applicants and Smith Woods CEA Designation)

BOARD NOTIFICATIONS:

none

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

none

ADJOURN:

Mr. Manley made a motion to adjourn at 9:50pm. This was seconded by Boggs and passed unanimously.

Respectfully submitted by Carissa Parlato, Town Clerk, 7/13/26

APPENDIX:

Included:

Comments from:

Sarah Adams

Roxanne Marino

Sue Ritter

FEAF Narrative, Part 2 & Part 3

Local Law to Amend water?

06/30/26

Public Hearing Comments submitted by
Sarah Adams, 4 Falls St.

Over the past year local residents have attended meetings and submitted written and oral comments, expressing support and concerns about specific proposals in the Draft 2025-2045 Comp Plan.

While the CP committee responded positively to some of these constructive suggestions, the Draft Plan still proposes Medium Density residential housing in areas that are NYS designated Ag districts, Natural Areas, and on land that does not have municipal water & sewer,

The recent response by the County in their 239 review also made this observation and expressed some concerns.

“We do, however, have the following comments on the proposed action: The Town’s draft Future Land Use Map identifies large expanses of “Medium Density Residential.” We encourage the Town Board to consider a nodal development approach. The County supports nodal development patterns for many reasons: to direct investment of limited public resources (such as public water, sewer and transit routes) where it can have the most impact, to support walkable compact development patterns, and to help protect the rural character of communities throughout the County by limiting sprawl. For more details, please see the County Comprehensive Plan’s section on development patterns found here: [development-patterns.pdf](#)

The large expanses of “Medium Density Residential” identified on the draft Future Land Use Map do not appear to be focused enough to support many of the reasons for nodal development identified above. We suggest the Town Board consider reducing the extent of the Medium Density Residential to areas with access to public water and areas that are walkable to amenities. The Town Board could also consider what types of lands they would like the Medium Density Residential area to avoid. We suggest that the Town Board consider avoiding rural areas with natural features, such as wetlands, Unique Natural Areas, and stream buffers, as well as properties in the agricultural district and agricultural parcels with prime soils.”

The public has asked multiple times that the process of adopting the current plan be slowed down to give time to conduct the recommended Housing Study.

The resolution for the Support and Authorization to apply for the Smart Growth Planning program takes us towards another step in rezoning w/out even knowing what Medium Density Residential zoning might look like or a definition of the multiple Legacy districts that are scattered throughout the Town.

The resolution calls for providing access to housing across “all incomes, reduce tax burdens, promote sustainable economic development and enhance quality of life”! In my opinion the Draft Comp plan has placed much of *its* efforts on housing, ignoring some of these other goals.

Show me a community in upstate NY that has accomplished all of these goals and I suggest we just copy what they have done.

The resolution claims that the zoning process needs to be “streamlined”. Where is an analysis of our current zoning? Lets make this a priority along with the Housing study.

Smart Growth planning has many good aspects for specific types of communities. We need to have a conversation as a community as to whether this is what our Town wants. The recent election shows that this conversation is very much needed!

We should not rush for funding for a program that sets the wheels moving in a very specific zoning direction before the existing residents have time to understand the implications.

I respectfully request that the Town Board publically respond to the the written and oral comments that have been made, to both the CP committee and the Board as a way to get this process started.

Over the months since the FLUM was first released to the steering committee and the public in September 2025 many commentators have regularly spoken to and submitted documented concerns in writing to both the Steering Committee and the Town Board regarding the proposed emphasis on increased housing density (MDR area of orange on map) relative to the area in the 2009 Plan and our current Residential zone.

Additionally, Tompkins County, Planning and Sustainability in both an informal review of the early March 2026 draft Plan and their 239-I, -m, and -n review of the current draft Plan received 6-25-26 (TC 239) raised many of the same points and suggested considerations for change to the FLUM as the public.

Yet, the Board has not yet substantially discussed in any public meeting the numerous significant concerns raised by the residents, including members of the community with specific expertise (planners, environmental scientists, former municipal officials either elected or on planning, zoning and other, advisory boards), or given any clear consideration to changing the areas targeted for either medium or low-density residential development in sensitive environments along natural feature areas.

Below I outline some of the major consensus concerns that have been voiced and documented with supporting information. **I respectfully urge the Board to address these in public discussion, before continuing forward further with SEQR and adoption of the current draft plan and Future Land Use Map and designations.** Example submitted written comments to the CPSC and included in the Plan Appendix or to the Town Board that are particularly applicable are referenced.

Out of respect for the public input, true transparency in process, and for the long-term success of the Plan towards achieving the vision of the community, these issues should be thoroughly analyzed by the Board and FLUM land use character area designations carefully considered for revision in accordance with best planning practices and community expertise and concerns.

- **Replacement of significant portions of prime agricultural lands** (and in NYS agricultural districts) as 1) a direct threat to important agricultural soils and 2) a contradiction to the overwhelming public view of these as key important aspects of Ulysses (both 1999 and current CP surveys; Ulysses Ag & Farmland Protection Plan).
- **Potential adverse environmental impacts due to more intensive types of residential development in the sensitive areas of Taughannock and Bolter**

Creeks, with steep slopes, wetland soils, and significant risk of flooding that will increase with climate change.

- Refs: G. R. Frantz letter of 3-23-26 (Appendix); R. Marino multiple submissions to CPSC and to Town Board PH's 5-26-26, 6-9-26; R. Howarth (Appendix, and 5-26-26); R. Schneider 5-26-26; APA [Best Practices for Comp Plans](#) in Document Library, Ulysses United webpage and particularly relevant actions appended here; [TC Planning & Sustainability 239 6-25-26](#).
- **Lack of adherence to Smart Growth and Best Practice planning principles for limiting sprawl and appropriately focusing higher density development.**
 - Ref: TC Comp Plan and Housing Strategy as referenced in TC 239 memo; APA [Best Practices for Comp Plans](#); G.R.Frantz letter 3-23-26; S. Ritter, Appendix)
- **Need for more focused targeting of highest density land use area designations on Future Land Use Map (MDR)**, to areas where investment of limited public resources to develop water AND wastewater (including) sewer infrastructure and transit route connectivity are most likely to be physically and financially feasible and as such effective in achieving the housing affordability and “missing middle housing” goals.
 - Ref: TC 239; G.R. Frantz letter 3-23-26; R. Howarth, Appendix and 5-26-26; R. Marino multiple submissions; S. Ritter, Appendix; APA Best Practices document)
- **Need for a substantial public discussion and consideration to changing the areas targeted for either medium or low-density residential development** (sensitive environments) to a less intensive land use (such as Rural Residential), for example areas in the W part of Cold Springs Rd, and Podunk before S street joins, along Agard Rd N, and in the area along Taughannock Creek Natural Features Focus area and flood plain zone (perhaps even to Resource Conservation here).
 - Ref: TC 239; G.R. Frantz letter 3-23-26; R. Schneider 5-26-26; R. Marino multiple submissions; S. Ritter, Appendix)
- **The Plan has insufficient or non-existent explicit strategies and guidance recommendations to ensure protection of natural resources** (including

agricultural land) as key components of economic viability as well as water, habitat, and scenic quality.

- Ref: R. Schneider 5-25-26, CSAC member comments to CPSC
- **Additions to the Facilities chapter should be made to recognize the state regulations on limitations with future feasibility of sewer service and on lot size minimums for non-sewered areas both with and without municipal water. Implications of NY State mandated phosphorus reductions from the Cayuga Lake watershed (TMDL) are financial and logistic constraints that should be recognized.**
 - Ref: R. Howarth Appendix, and 5-26-26; R. Marino multiple statements during CPSC process

Regarding the items specifically on the agenda for tonight's meeting, I urge the Board to explicitly consider the following:

- **A full SEQR analysis with a positive declaration of potential adverse environmental impacts and preparation of a full EIS should be done to include the growth inducing impacts of such a large increase in emphasis and area designated for denser housing (~2300 acres as per G. Frantz 3-23 letter) in the Plan and including concerns that have been raised for environmentally sensitive and hazard prone areas.**
 - Refs: S. Ritter, Appendix and 6-30-26 comments; R. Schneider 5-26-26).
- **A much more thorough study of how much housing is needed AND where it is best located is necessary to protect ag lands as well as floodplain and other sensitive environmental regions is a critical first step before considering any re-zoning actions after Plan adoption.** The current projected population growth analysis (near 0 in next 5 yrs and a need of 8 new housing units per year) in the draft Plan does not support the large expanse of highest density residential (MDR). As such the Board is urged not to submit the CFA application to update the zoning until this work is done as a top priority for funding and using staff and volunteer effort.
 - Ref: R. Schneider 5-26-26; G.R.Frantz 3-23-36; R. Marino 6-9-2026... and many oral comments by residents during CPSC and TB hearings.

Excerpts from “Best Practices for Comprehensive Plans”, American Planning Association

Provided to CPSC at the start of their work, and posted on the Ulysses United website, under Document Library – Committee Working Documents

“This appendix provides definitions of the best practices for the principles, processes, and attributes that comprise the comprehensive plan standards framework for sustaining places (see Chapter 2). These definitions are intended as a resource for communities seeking to understand the framework and how its individual components apply to their circumstances... Comprehensive plans for sustaining places should endeavor to incorporate the full slate of best practices while allowing for each community’s unique context, environment, and issues. By addressing and implementing all possible best practices, a community can set a path towards a high level of sustainability.”

While the draft Plan incorporates many of the ideas recommended in this detailed document, and some others are not applicable for Towns of our size, the following are examples of Plan Principles our current draft does not adhere to, and that align with the comments and suggestions of the TC Dept of Planning & Sustainability (239 Review), and numerous written and oral comments to the CPSC and the Town Board submitted by citizens of the Town:

1.2 Plan for transit-oriented development.

Transit-oriented development (TOD) is characterized by a concentration of higher-density mixed use development around transit stations and along transit lines, such that the location and the design of the development encourage transit use and pedestrian activity. TOD allows communities to focus new residential and commercial development in areas that are well connected to public transit. This enables residents to more easily use transit service, which can reduce vehicle-miles traveled and fossil fuels consumed and associated pollution and greenhouse gas emissions.

1.11 Discourage development in hazard zones. A hazard zone is an area with a high potential for natural events, such as floods, high winds, landslides, earthquakes, and wildfires. Plans should discourage development in hazard zones, including any construction or site disturbance within an area of high risk relative to other areas within a jurisdiction. Discouraging development in hazard zones protects the natural environment, people, and property.

2.1 Restore, connect, and protect natural habitats and sensitive lands. Natural habitats are areas or landscapes—such as wetlands, riparian corridors, and woodlands—inhabited by a species or community of species and can include those designated as rare and endangered. Sensitive lands, including steep slopes and geographically unstable areas, contain natural features that are environmentally significant and easily disturbed by human activity.

2.3 Encourage development that respects natural topography. Sensitive natural topography includes features such as hillsides, ridges, steep slopes, or low-lands that can pose challenges to development. Taking these features into account in planning for private development and public infrastructure can reduce construction costs, minimize natural hazard risks from flooding or landslides, and mitigate the impacts of construction on natural resources, including soils, vegetation, and water systems.

2.10 Protect and manage streams, watersheds, and floodplains. A stream is a body of water flowing over the ground in a channel. A watershed is an area of land drained by a river, river system, or other body of water. A floodplain is an area of low-lying ground adjacent to a body of water that is susceptible to inundation. These resources have typically been extensively altered in urban environments — for example by replacing streams with underground culverts or constructing buildings in the floodplain—negatively affecting the natural and beneficial functions they provide. Watershed management is important to protecting water supply, water quality, drainage, storm-water runoff and other functions at a watershed scale.

6.4 Delineate designated growth areas that are served by transit. A designated growth area is an area delineated in an officially adopted local or regional comprehensive plan where higher density development is permitted or encouraged and urban services — including public transportation (where feasible) — are (or are scheduled to be) available. The purpose of a designated growth area is to accommodate and focus projected future growth (typically over a 20-year timeframe) within a municipality, county, or region through a compact, resource-efficient pattern of development. Ensuring that new growth areas are served by transit improves residents' access and mobility and helps reduce dependence on personal automobiles for travel throughout the region.

10.2 Integrate the plan with other local plans and programs. An integrated plan includes recommendations from related functional plans and programs (e.g., hazard mitigation, climate adaptation, housing, transportation).

COMMENTS FROM SUE RITTER:

The Town of Ulysses Comprehensive plan should limit dense development to areas closest to Trumansburg and Jacksonville. This is an opportunity to ensure that land in our town is used most efficiently, with development that is thoughtfully considered, and with an emphasis on creating intentional neighborhoods that make it economically efficient use of municipal utilities and services. But unfortunately, the plan proposes to rezone rural areas of the town to same higher density proposed for land adjacent to the village.

These are rural areas that will be expensive to retrofit with sewer and water, in some cases, utilities, where sidewalks would be prohibitively expensive, and where residents will always be dependent on their cars. This will only degrade our community by exacerbating sprawl with the loss of viable agricultural lands and open space.

The projected population growth for Ulysses does not necessitate this amount of potential development growth, and will only lead to disconnected spots of development here and there that will diminish our rural landscape and leave the new residents isolated and car-dependent.

The major employers and economic engines of the county are not here in the town of Ulysses, and the push to encourage substantial growth into the rural parts of our town is unwarranted and unnecessary.

The major employers are the City of Ithaca, the towns in Ithaca... the towns of Ithaca, Dryden, and Lansing, where municipal water and sewer exist along with substantial bus service and commercial services, making them attractive and capable locations for handling new, denser housing.

The town of Ulysses does not need to become a major housing contributor to the greater Ithaca community, instead encouraging a natural and thoughtful progression of growth near and adjacent to our existing growth hubs, Trumansburg and Jacksonville, makes the most sense for maintaining the quality of life that residents value about living in Ulysses and creating connected and sustainable new neighborhoods for future residents of the town to enjoy.

The future land map inaccurately portrays all 118 acres of the parcel owned by Cayuga Compost and P&S Excavating as being a legacy business. But the business facility itself occupies only approximately 15 acres of the property. Approximately 100 acres is currently in active field crops and woods. Identifying this entire parcel as being a legacy business is wrong, and suggests that some future business or commercial use would be appropriate for all 118 acres. This is a serious flaw and should be corrected.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :
Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the whole action.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☐ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts:		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☐ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached:	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:	E3c	☐	☐
c. Other impacts:		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☐ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☒
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts:		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts:		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100-year or a 500-year floodplain.	E2j, E5a, E5b	☐	☐
c. The proposed action may result in development in an area potentially affected by sea level rise.	E2k, E5c	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts:		☐	☐
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6. Impacts on Air and Climate

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) or generate greenhouse gas emissions over 10,000 metric tons of carbon dioxide equivalents (See Part 1. D.2.h)

☐ NO

☐ YES

If “Yes”, answer questions a - i. If “No”, move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also have the potential to emit one or more regulated air contaminants at or above the following levels: i. More than 100 short tons/year of carbon monoxide (CO) ii. More than 100 short tons/year of oxides of nitrogen (NO _x) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island iii. More than 100 short tons/year of particulate matter (PM-10, PM-2.5) iv. More than 50 short tons/year of volatile organic compounds (VOC) outside the NYC Metropolitan Area or Long Island OR 25 short tons/year within the NYC Metropolitan Area or Long Island v. More than 100 short tons/year of sulfur dioxide (SO ₂)	D2g D2g D2g D2g D2g	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
b. The proposed action has the potential to emit 10 short tons/year or more of any one designated hazardous air pollutant, or 25 short tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may include a heat source capable of producing more than 20 million BTUs per hour.	D2f, D2g	☐	☐
d. The proposed action may exceed 50% of any of the thresholds in “a” or “b”, _____ above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of solid, hazardous, or hospital/medical/infectious waste.	D2f, D2s	☐	☐
f. The proposed action is subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231.	D2g	☐	☐
g. The proposed action will emit more than 10,000 metric tons of CO ₂ equivalents per year.	D2h	☐	☐
h. A municipality adopted comprehensive or individual plan addressing climate change applies to the proposed action and the proposed action would materially conflict with the achievement of one or more goals of the plan related to climate change.	C2d	☐	☐
i. Other impacts:		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☐ YES <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source:	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts:		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☐ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action is obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism-based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts:		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:	E3g	☐	☐

d. Other impacts:		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or that may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts:		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts:		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts:		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☐ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts:		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts:		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☐ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off-site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other:		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☐ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts:		☐	☐

19. Impact on Disadvantaged Communities

The proposed project may impact a disadvantaged community.
(See Part 1. E.4)

☐ NO

☐ YES

If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	E.4.c	☐	☐
b. The proposed action may create new air emissions or increase existing air emissions within a disadvantaged community.	D.2.f-i, E.4	☐	☐
c. The proposed action may create new wastewater treatment or discharges, or expand existing wastewater treatment or discharges, within a disadvantaged community.	D.2.d	☐	☐
d. The proposed action creates or expands a solid or hazardous waste management facility, or involves the generation of solid or hazardous waste, within or near a disadvantaged community.	D.2.r, D.2.s, D.2.t, E.1.f, E.1.g	☐	☐
e. The proposed action may increase traffic within a disadvantaged community.	D.2.j	☐	☐
f. The proposed action affects or involves one or more of the following facility types: i. landfill; ii. other industrial, manufacturing, or mining land uses; iii. major oil or chemical bulk storage facility; iv. municipal waste combustor; v. power generation facility; vi. risk management plan site; vii. remediation site; or viii. scrap metal processor.	C.3.c, D.1.a, D.1.g, D.2.a, D.2.d, D.2.f, E.1.a, E.1.b, E.1.h, E.1.v, E.4	☐	☐
g. Other impacts:		☐	☐

20. Future Physical Climate Risks

The proposed project may be vulnerable to future physical climate risks or increase the vulnerability of human or ecological communities to future physical climate risks.

☐ NO ☐ YES

(See Part 1. E.5)

If “Yes”, answer questions a - e. If “No”, proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is vulnerable to damage from a projected 100-year flood.	E2j, E5a	☐	☐
b. The proposed action is vulnerable to damage from a 500-year flood.	E2k, E5b	☐	☐
c. The proposed action is in an area potentially affected by sea level rise.	E5c	☐	☐
d. The proposed action may increase the vulnerability of human or ecological communities to the following: i. drought ii. temperature extremes (hot or cold) iii. extreme storms, including high winds iv. landslides v. coastal erosion vi. stormwater flooding vii. other climate or weather hazards? If yes, describe: _____	E5d	☐	☐
e. Other impacts:		☐	☐

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The Ulysses Town Board has reviewed and accepted Part 1 of the Full Environmental Assessment Form (EAF) for this action. The Town Board completed a coordinated review under the State Environmental Quality Review (SEQR) Regulations and received no objections to being designated Lead Agency. The Town Board designated itself as the lead agency and, under the provisions of Part 617 of the SEQR Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action.

The proposed action being considered, adoption of the Comprehensive Plan as a policy document which does not include physical development. Development patterns reflected in the future land use plan and throughout the document do not occur suddenly and may not occur at all. Future actions will occur independently of this plan and each other, are under varied ownership, occur in an uncommon location, are not induced by the current action, and future actions do not share common impacts.

As a result, an analysis of the Plan's physical impacts on development patterns is considered speculative. The State Environmental Quality Review Process will occur as future actions are applied for or seeking approvals. Analyzing and reviewing physical projects result in a more accurate environmental review process and these reviews will be no less protective of the environment.

The following analysis identifies the expected impacts that the Plan will have on the community based upon the criteria in the FEAF part 2 and the supporting reasoning.

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1. Impact on Land

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no impact on land.

Future development will be required to meet all Town and NYS standards for development. The Comprehensive Plan includes policy guidance that development should not jeopardize environmentally sensitive landscapes (e.g. Steep Slopes).

The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, and numerous others and received no comments about impacts on land.

Therefore, the Town Board has checked “no.”

2. Impact on Geological Features

There are no known unique or unusual land forms in the Town.

Therefore, the Town Board has checked “no.”

3. Impacts on Surface Water

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no impact on surface water.

Future development will be required to meet all Town and NYS standards for development including preparation of a stormwater pollution protection plan (SWPPP) or securing wetland permits, if applicable. The Comprehensive Plan includes a goal to proactively preserve and protect the natural and environmental resources in Ulysses (e.g. Wetlands, Woodlands, Lakeshore, etc.).

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The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, and numerous others and received no comments about impacts on surface water.

Therefore, the Town Board has checked “no.”

4. Impact on Groundwater

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no impact on groundwater.

The future land use of this plan does envision some residential uses in areas currently without water and sewer services, therefore necessitating the use of private wells and on-site wastewater treatment systems. This is similar to existing development patterns and the existing, adopted comprehensive plan, and does not represent a policy change. However, the draft 2045 Comprehensive Plan also envisions the extension of water and sewer services in some areas to reduce demand for on-site water/sewer services. It further intends to focus residential development on areas with services existing or planned, thereby minimizing groundwater usage.

Future development will be required to meet all Town and NYS standards for development including subdivision and/or site plan approval from the Town Planning Board which will consider the availability and impact of services.

The Town coordinated a review of this draft with interested agencies such as the Town Planning Board, Tompkins County, the New York State Department of Environmental Conservation, and numerous others. The Town received no comments about impacts on groundwater.

Therefore, the Town Board has checked “no.”

5. Impact on Flooding

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Because this action involves no physical changes and includes only the adoption of a policy document, there will be no impact on flooding.

Future development will be required to meet all Town and NYS standards for development including securing floodplain development permits, where applicable. The Comprehensive Plan includes an objective, and associated policies, to reduce impacts of flooding throughout Ulysses, and it includes a separate policy to identify lands subject to flooding and restrict housing development within those areas.

The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, and numerous others, and received no comments about impacts on flooding.

Therefore, the Town Board has checked “no.”

6. Impacts on Air and Climate

Because this action involves no state regulated air emissions, there will be no impact on air. Further, the plan includes a climate change chapter that addresses policies to prepare for climate change and reduce greenhouse gas emissions.

Therefore, the Town Board has checked “no.”

7. Impact on Plants and Animals

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no impact on plants and animals.

Future development will be required to meet all Town, NYS, and Federal standards for development including permits for impacts to endangered, threatened, or protected species and their habitats. Development will also utilize the IPac tool for evaluating future impacts. The Comprehensive Plan noted that there are threatened and endangered flora and fauna in the Town. As a result, it includes a policy to Work with the U.S. Fish and

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Wildlife Service to learn about threatened and endangered species and to share resources and measures that can be taken to protect these species during future development.

The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, and numerous others, and received no comments about impacts on plants and animals.

Therefore, the Town Board has checked “no.”

8. Impact on Agricultural Resources

The proposed action, adoption of a municipal plan may impact agricultural resources through policies related to agricultural operations and land management.

Therefore, the Town Board has checked “yes.”

a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on agricultural soils.

Most of the Town of Ulysses consists of Prime Farmland in soil groups 1 through 4. Within the Future Land Use section of the Plan, the majority of the Town is within the Agricultural & Natural Resources Lands, Resource Conservation, Low-Density Residential, or Rural Residential future land use category. These categories are intended to protect and conserve agricultural uses or minimize impacts.

The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” Further, the Plan includes an objective to keep farmland active and productive. Where future development is proposed, the zoning and subdivision codes include protections to minimize impacts to agricultural lands. The Planning Board

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will review for these impacts, where applicable. The Plan also includes a policy to allow conservation subdivisions as a way to preserve farmland.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and numerous others, and received no comments about impacts on agricultural soils.

Therefore, the Town Board determines there will be “no to small impact.”

b. The proposed action may sever, cross, or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on agricultural access.

The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” Further, the Plan includes an objective to keep farmland active and productive. Where future development is proposed on these lands, the zoning and subdivision codes include protections to minimize impacts to these lands. The Planning Board will review for these impacts, where applicable.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and numerous others, and received no comments about impacts on agricultural soils.

Therefore, the Town Board determines there will be “no to small impact.”

c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.

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Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on excavation or compaction of agricultural soils.

The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” Further, the Plan includes an objective to keep farmland active and productive. Where future development is proposed on these lands, the zoning and subdivision codes include protections to minimize impacts to these lands. The Planning Board will review for these impacts, where applicable.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and numerous others and received no comments about impacts on agricultural soils.

Therefore, the Town Board determines there will be “no to small impact.”

d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct conversion of agricultural lands as a result of this action.

Within the Future Land Use section of the Plan, the majority of the Town is within the Agricultural & Natural Resources Lands, Resource Conservation, Low-Density Residential, or Rural Residential future land use category. These categories are intended to protect and conserve agricultural uses or minimize impacts. The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” It further states “the Town should apply strict regulatory measures for the conversion of these Agricultural and Natural Resource Designated lands away from agriculture and

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natural resource uses.” Additionally, the Plan includes an objective to keep farmland active and productive.

Where future development is proposed on these lands, the zoning and subdivision codes include protections to minimize impacts to these lands. The Planning Board will review for these impacts, where applicable. The Plan also includes a policy to allow conservation subdivisions to preserve farmland. Further, the plan directs future development to currently developed nodes and corridors within the Town, such as the Hamlet of Jacksonville and the Route 96 Corridor to minimize the conversion of agricultural lands

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and numerous others and received no comments about impacts on agricultural land conversion.

Therefore, the Town Board determines there will be “no to small impact.”

e. The proposed action may disrupt or prevent installation of an agricultural land management system

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on agricultural land management systems.

The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” Further, the Plan includes an objective to keep farmland active and productive. Where future development is proposed on these lands, the zoning and subdivision codes include protections to minimize impacts to these lands. The Planning Board will review for these impacts, where applicable.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and

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numerous others, and received no comments about impacts on agricultural land management systems.

Therefore, the Town Board determines there will be “no to small impact.”

f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.

Because this action involves no changes to development regulations and includes only the adoption of a policy document, there will be no direct increase in development potential on farmland as a result of this action.

Within the Future Land Use section of the Plan, the majority of the Town is within the Agricultural & Natural Resources Lands, Resource Conservation, Low-Density Residential, or Rural Residential future land use category. These categories are intended to protect and conserve agricultural uses or minimize impacts. Many low-density and rural residential parcels already exist on the ground and are reflected on the Future Land Use Map. Future development, like medium-density residential, is concentrated along State Route 96, on Cold Springs Road, and around the Village. This development pattern follows existing water infrastructure. Organizing development along this corridor prevents housing from sprawling/developing onto productive agricultural lands. Additionally, by concentrating development potential in these areas, it will relieve development pressure on farmland.

The Comprehensive Plan states that “The Town is committed to preserving and enhancing the agricultural land base, promoting economic activities, and marketing support for a strong agricultural industry.” It further states, “the Town should apply strict regulatory measures for the conversion of these Agricultural and Natural Resource Designated lands away from agriculture and natural resource uses.” Additionally, the Plan includes an objective to keep farmland active and productive. Where future development is proposed, the zoning and subdivision codes include protections to minimize impacts to these lands. The Planning Board will review for these impacts, where applicable. The Plan also includes a policy to allow conservation subdivisions as a way to preserve farmland. Further, the plan directs future development to currently developed

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nodes and corridors within the Town, such as the Hamlet of Jacksonville and the Route 96 Corridor to minimize the conversion of agricultural lands

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Agriculture and Markets, and numerous others, and received no comments about impacts on agricultural land conversion.

Therefore, the Town Board determines there will be “no to small impact.”

g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.

The Farmland Protection Plan recognizes that development is occurring within the Route 96 Corridor South, Lakefront, Village Edge, Agricultural core, and Hamlet areas. The Farmland Protection Plan suggests development to occur around the Village Edge and Hamlet. The Lakefront continues to develop while remaining limited between Dubois Road and Route 89. Many parcels within the Route 96 corridor are already developed and may not be in the Agricultural District.

The Comprehensive Plan provides goals and objectives supporting the preservation of farmland through land use policies and education. Both plans support and discuss policies relating to the right to farm law and cluster or conservation subdivision policies.

Therefore, the Town Board determines there will be “no to small impact.”

9. Impact on Aesthetic Resources

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on aesthetic resources. The future land use plan designates areas around scenic or aesthetic resources as Parks and Open Space, which is intended to preserve them.

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The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, NYS Office of Parks, Recreation, and Historic Preservation, the Erie Canalway National Heritage Corridor, and nearby municipalities and received no comments about impacts on aesthetic resources.

Therefore, the Town Board has checked “no.”

10. Impact on Historic and Archaeological Resources

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on Historic and Archaeological Resources.

The plan includes a section, Built Environment, with numerous goals and policies relating to the preservation of historic resources.

The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, NYS Office of Parks, Recreation, and Historic Preservation, the Erie Canalway National Heritage Corridor, and nearby municipalities and received no comments about impacts on aesthetic resources.

Therefore, the Town Board has checked “no.”

11. Impact on Open Space and Recreation

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct loss on Open Space and Recreation resources.

The plan includes an element, Community Well-Being, with numerous goals, objectives, and policies relating to the increase and enhancement of recreation and open space resources.

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The Town coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Environmental Conservation, NYS Office of Parks, Recreation, and Historic Preservation, the Erie Canalway National Heritage Corridor, and nearby municipalities and received no comments about impacts on aesthetic resources.

Therefore, the Town Board has checked “no.”

12. Impact on Critical Environmental Areas

Based on the NYS DEC Info Locator, there are no Critical Environmental Areas in the Town of Ulysses.

Therefore, the Town Board has checked “no.”

13. Impact on Transportation.

The proposed action, the adoption of a municipal plan may impact transportation systems through policies related to land use and transportation networks.

Therefore, the Town Board has checked “yes.”

- a. *Projected traffic increase may exceed capacity of existing road network.*

As part of this action, there are no projected traffic increases. Future development patterns are required to create traffic impact analysis, where appropriate. Where future development is proposed, the zoning and subdivision codes include protections to minimize impacts to road networks, and the Planning Board will review for these impacts, where applicable.

Based on medium-density housing development patterns and uses (single-family, two-family, townhomes, and accessory dwelling units), the project may add some additional

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vehicles to the road network. However, the plan includes alternate transportation options such as walking, biking, and transit to reduce vehicle miles traveled per household.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Transportation, and numerous others and received no comments about transportation impacts.

Therefore, the Town Board determines there will be “no to small impact.”

- b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.*

Because this action involves no changes to development regulations and includes only the adoption of a policy document, it will not result in the construction of a paved parking area. Future development is not envisioned to create large-scale housing or commercial development resulting in a parking area of 500 or more.

The Comprehensive Plan states that the Town should encourage shared parking. The Town also does not have minimum parking requirements, which results in excessive parking.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Transportation, and numerous others, and received no comments about impacts on transportation.

Therefore, the Town Board determines there will be “no to small impact.”

- c. The proposed action will degrade existing transit access.*

Existing transit service, such as TCAT, is limited in Ulysses. Development patterns will not degrade existing access to established roads or bus services. Future land use envisions development nearby existing TCAT routes and stops to increase transit access.

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The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Transportation, and numerous others, and received no comments about impacts on transportation.

Therefore, the Town Board determines there will be “no to small impact.”

d. The proposed action will degrade existing pedestrian or bicycle accommodations.

The Comprehensive Plan identified ways to improve pedestrian and bicycle accommodations and road safety. Transportation objective T-O-1.1 states, “Support and provide additional opportunities for people to utilize alternative modes of transportation, including public transit, bicycles, and walking.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Transportation, and numerous others, and received no comments about impacts on transportation.

Therefore, the Town Board determines there will be “no to small impact.”

e. The proposed action may alter the present pattern of movement of people or goods.

Additional development will not change how people and goods travel through the area. New development isn’t expected to change the road network. Likewise, there are no significant commercial or industrial developments.

The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, the New York State Department of Transportation, and numerous others, and received no comments about impacts on transportation.

Therefore, the Town Board determines there will be “no to small impact.”

14. Impact on Energy

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Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on energy usage.

Impacts on energy will be evaluated on a project by project basis in the future and will be subject to SEQR as necessary. These projects will also be reviewed by the local utility agency for impacts and required investments in the energy infrastructure.

The Comprehensive Plan includes a policy to improve energy efficiency in existing residences and commercial buildings. The Plan also includes a climate change and resiliency element with an objective related to sustainable development practices, such as recycling strategies (CR-O-3.2). A number of policies are directed towards energy efficiency and renewable energy. Additionally, by encouraging infill development or development around existing developed areas, there will be less energy consumed and less need to expand infrastructure. There is further no proposed large energy users in the Plan.

Therefore, the Town Board has checked “no.”

15. Impact on Noise, Odor, and Light.

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on noise, odor, and light. Generally, noise, odor, and light levels will not change from current levels.

The Comprehensive Plan does not contemplate major industrial or commercial users and potential impacts from them. Blasting is not foreseen or included in the Comprehensive Plan. Future impacts on noise, odor, and light will be evaluated on a project by project basis in the future and will be subject to SEQR as necessary. They will further be subject to Town regulations such as zoning which provides standards for outdoor lighting to reduce glare and light trespass. The Environmental and Natural Resource policy, EN-P-1.1.7, recommends adopting design standards for commercial and residential properties to preserve dark skies. Also zoning requires Planning Board review in certain instances which would evaluate impacts to noise, odor and lighting.

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Therefore, the Town Board has checked “no.”

16. Impact on Human Health.

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on human health from exposure to sources of contaminants. Additionally, there are no known remediation sites in the Town.

Future development will be subject to compliance with applicable SEQR regulations including consideration of chemical applications and subject to necessary environmental permits.

Therefore, the Town Board has checked “no.”

17. Consistency with Community Plans.

The proposed action is the adoption of a new land use plan. This new plan’s future land use components are generally consistent with the currently adopted future land use plan, and it is in line with existing land use patterns. Upon assessment of the existing Ulysses Land Use and Land Cover map (Figure LR-2), State Route 96 and Cold Springs Road are occupied by residential housing. This indicates that housing patterns exist at these locations and are not unrealistic to current land use conditions or the Future Land Use Map. The lakeshore and conservation areas are recognized in this Comprehensive Plan and continue to preserve low-density housing, agriculture, or environmental conservation. Parkland is also recognized and protected. Agriculture continues to be preserved throughout the Town.

According to the Comprehensive Plan, the 2024 Ulysses Population was 4,894. A 5% increase results in 245 additional people. The Comprehensive Plan does will not cause the population to grow by more than 5% as much of this growth is baked into regional demand for housing. The Comprehensive Plan attempts to accommodate existing demand for housing and shifts development patterns to minimize impacts from new population. It does this by favoring new housing in locations with existing infrastructure to minimize the need to extend infrastructure into new land.

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An analysis was done by the Town Planner comparing the existing zoning uses with the uses included in the future land use plan. There were no new uses that did not fit into the existing zoning code. The development patterns in the adopted 2009 and proposed 2045 Future Land Use Plans are generally similar. The Lakeshore and Conservation categories have stayed relatively the same when comparing on the map. The Conservation Character Area is also recognized on both maps in the north-western section of Ulysses. Parkland continues to be protected. Similar to the 2009 Future Land Use Plan, housing is focused around the Village of Trumansburg and the Hamlet of Jacksonville. Although housing isn't an obvious use in the 2009 Future Land Use Plan, the Agricultural land use allows single-family and cluster residential development as appropriate.

In developing the Comprehensive Plan, the Town considered adopted local, county, and regional land use plans and attempted to incorporate them into the Comprehensive Plan to ensure consistency. The County Plan encourages nodal development to avoid housing sprawl. The Town's Comprehensive Plan encourages nodal development particularly around the hamlet of Jacksonville.

This action, adopting the Comprehensive Plan, will not cause secondary development impacts because there are no first order development impacts.

Therefore, the Town board has checked "no."

18. Consistency with Community Character.

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on community character.

Existing facilities, structures, and areas of historic importance will not be replaced or eliminated because the Plan recognizes hamlets and historically sensitive sites in the Future Land Use Plan. Additionally, a plan chapter is dedicated to the built environment and historic preservation.

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The development patterns envisioned in the Comprehensive Plan would reduce the demand for community service all else equal by minimizing service area expansion for police, fire, and school bussing. The Town Board coordinated a review of this draft with interested agencies such as Tompkins County, Trumansburg and Ithaca School Districts, and numerous others and received no comments about impacts on community services.

The Housing chapter thoroughly discusses the importance of affordable housing. It provides many housing goals and objectives related to affordable housing. For example, H-G-1 includes making sure housing opportunities are accessible, attractive, and affordable for all income levels.

The Comprehensive Plan will not interfere with the use and enjoyment of public resources because the Plan envisions the protection, enhancement, and expansion of these resources.

The Comprehensive plan is consistent with the architectural scale and character of the Jacksonville and Waterburg hamlets. It further preserves the existing natural landscape as much as possible.

Therefore, the Town board has checked "no."

19. Impacts on Disadvantaged Communities

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on disadvantaged communities. According to the NY State Disadvantaged Community Assessment Tool, there are no disadvantaged communities in Ulysses.

The plan includes a section, Housing, which discusses accessible, affordable, and inclusive housing for all demographics. It also discusses engaging historically underrepresented communities when implementing land use and housing policies. There are numerous Housing goals, objectives, and policies that discuss housing for various demographics and fair and equal housing for all.

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Therefore, the Town board has checked “no.”

20. Future Physical Climate Risk

Because this action involves no physical changes and includes only the adoption of a policy document, there will be no direct impact on human or ecological communities.

Based on FEMA flood mapping, the plan will not impact 100-year or 500-year floodplains. Additionally, the Plan addresses reducing flood impacts through plan policy.

The plan includes a section, Climate and Resiliency, which discusses climate change and its respective impacts on natural resources and the broader community. The plan includes policies to prepare for climate change, identify vulnerable ecological and social populations, and reduce greenhouse gas emissions.

The Town received a NY Department of Environmental Conservation Climate Smart Communities Grant and dedicated an entire comprehensive plan chapter to climate change. Throughout the plan, sustainability policies are incorporated.

The Town Board coordinated a review of this draft with the Department of Environmental Conservation, which was identified as a potential lead agency. The Board did not receive comments about climate change from the Department of Environmental Conservation.

Therefore, the Town board has checked “no.”

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size, or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact, and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions that will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Carissa Parlato, Town of Ulysses Town Clerk

Address: 10 Elm Street, Trumansburg, NY 14886

Telephone Number: (607) 387-5767 ext.22

E-mail: clerk@townofulyssesny.gov

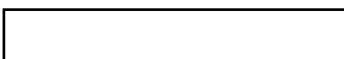
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



TOWN OF ULYSSES
LOCAL LAW NO. ____ FOR THE YEAR 2026

A LOCAL LAW AMENDING CHAPTER 200 OF THE TOWN CODE

Be it enacted by the Town Board of the Town of Ulysses as follows:

Section 1. Statutory Authority

The Town has authority to adopt this Local Law pursuant to Article IX, § 2(c) of the New York State Constitution; Municipal Home Rule Law § 10, including but not limited to Municipal Home Rule Law § 10(1)(i) and § 10(1)(ii)(a); and the Town Law of the State of New York, including but not limited to Town Law §198.

Section 2. Amendment of Section 200-4(M)

Section 200-4(M) is amended by replacing said section entirely with the following:

Master meter required. When multiple living units exist on a single parcel, a single master meter shall be installed measuring all water consumed on the parcel. Upon application by the owner(s) of a parcel, the Town Board may, in its reasonable discretion and subject to approval by the Water District Operator, authorize at the sole cost and expense of the owner(s) installation of water meters for each separate living unit in addition to the master meter. In such event, the owner(s) shall remain directly responsible for payment of all water user fees, rates, rents and charges as measured by the master meter, even when the Town of Ulysses sends a bill to the person(s) occupying such living units.

Section 3. Amendment of Section 200-10(A)

Section 200-10(A) is amended by replacing said section entirely with the following:

User fees. User fees shall be assessed to each property within the service area for the purposes of retiring debt and operation and maintenance. User fees and formulas for determining user fees shall be established in accordance with New York State Town Law and may be modified from time to time by resolution of the Town Board after following all procedures required by New York State Town Law. User fees may be included on the tax bills for each property within the service area, and payment for same shall be made at the same time and at the same place as specified for other Town charges.

Section 4. Amendment of Section 200-10(C)(1)

Section 200-10(C)(1) is amended by replacing said section entirely with the following:

If there shall be any payments which are due to the Town of Ulysses, or any Department or District thereof, pursuant to any section of this article, which shall remain due and unpaid, in whole or in part, for a period of 30 calendar days from the date of payment due to the Town of Ulysses, the

same shall constitute a default, and there shall be added to the entire amount of the original bill, a penalty equal as set forth from time to time by resolution of the Town Board.

Section 5. Remainder

Except as hereinabove amended, the remainder of the Code of the Town of Ulysses shall remain in full force and effect.

Section 6. Effective Date

This Local Law shall take effect immediately upon filing with the New York Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.