

2026 Town of Ulysses Fire Inspection Schedule

BUSINESS INFORMATION		SCHEDULED INSPECTION	INSPECTION DATES	
Business Name	Inspection Frequency	Upcoming Inspection Date	Last Inspection Date	Inspection Due
ATC-NY (Architecture Technology Corporation)	biennial		1/5/2026	1/5/2028
Beauty Barn	biennial		9/10/2026	9/10/2028
Bet the Farm Winery	annual		4/7/2026	4/7/2027
Brookside Apartments	biennial		5/5/2026	5/5/2028
Brownies Produce	biennial		8/27/2026	8/27/2028
Camp Comstock (Girl Scouts)	annual		6/18/2026	6/18/2027
Cayuga Addiction Recovery	annual	10/8/2026	8/14/2025	8/14/2026
Cayuga Nature Center	annual		3/24/2026	3/24/2027
Country View Apartments	biennial		9/10/2026	9/10/2028
Covert Apartments (fka Quick Apts)	biennial		6/9/2026	6/9/2028
7000 Route 227 Apartments	biennial	10/13/2026	8/28/2024	8/28/2026
Embody Wellness Studio	annual		9/22/2026	9/22/2027
Evergreen House	biennial		6/10/2025	6/10/2027
Finger Lakes Fire and Casualty	biennial		5/28/2026	5/28/2028
Flo-Tech	biennial		5/19/2026	5/19/2028
Gimme Coffee Roasting	biennial		5/7/2025	5/7/2027
Glenwood Apartments	biennial		6/19/2026	6/19/2028
Glenwood Pines	annual		4/7/2026	4/7/2027
Grassroots off site - Across the Way	annual		7/16/2026	7/16/2027

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Grassroots on site - Fairgrounds	annual		7/16/2026	7/16/2027
Halsey House B&B	biennial		10/22/2024	10/22/2026
Howl Studios	biennial		5/5/2025	5/5/2027
Inn at Taughannock - Victorian Inn	annual		4/2/2026	4/2/2027
Inn at Taughannock -	annual		4/2/2026	4/2/2027
Inn at Taughannock -	annual		4/2/2026	4/2/2027
Ithaca Pools/Ithaca Wholesale Furniture	biennial		8/18/2026	8/18/2028
Ithaca Yacht Club	annual		6/16/2026	6/16/2027
Jacksonville Methodist Church	annual		6/9/2026	6/9/2027
Jacksonville Mirabito #58	annual		8/6/2026	8/6/2027
Kinney Drugs	biennial		5/13/2025	5/13/2027
Living Essence Massage Institute	annual		9/26/2025	9/26/2026
Maguire Chevrolet Complex	biennial		5/6/2025	5/6/2027
Mama Said Hand Pies	annual		5/15/2026	5/15/2027
Martin Apartments	biennial		4/9/2026	4/9/2028
Mikes Marine	annual		4/23/2026	4/23/2028
Moore's Marine Inc	biennial		5/1/2025	5/1/2027
Namaste Montessori school	annual		3/3/2026	3/3/2027
New Park Event Venue	annual		1/30/2026	1/30/2027
Overbaugh Realty	biennial		6/29/2026	6/29/2028
P&S Excavating, LLC	biennial		2/25/2026	2/25/2028

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Racker Center	annual		3/24/2026	3/24/2027
Regional Access	biennial		5/8/2025	5/8/2027
Seedway	biennial		8/25/2026	8/25/2028
Smart Start	annual		3/26/2026	3/26/2027
Smart Start 2	annual		3/26/2026	3/26/2027
Spruce Row	annual		6/23/2026	6/23/2027
Stover Lumber	annual		10/23/2024	10/23/2025
Subway	biennial		7/22/2026	7/22/2028
The Corner House	annual		4/10/2026	4/10/2027
Trade Design Build (fka Renovus Solar)	biennial		3/1/2026	3/1/2028
Tao Healing Arts (FKA Trumansburg Acupuncture)	biennial		7/23/2024	7/23/2026
Trumansburg Fair Grounds	annual		7/16/2026	7/16/2027
Trumansburg Fish and Game Club	annual		6/23/2026	6/23/2027
Trumansburg Shur Save	biennial		6/11/2026	6/11/2028
Trumansburg Veterinary	biennial		6/18/2026	6/18/2028
Trumansburg Wine and Spirits	biennial		6/4/2024	6/4/2026
Ulysses Square (Main Building)	biennial		9/17/2026	9/17/2028
Ulysses Square (Auction House)	biennial		9/17/2026	9/17/2028
Vanek Apartments	biennial		8/19/2026	8/19/2028
Weidberg Apartments	biennial		7/30/2026	7/30/2028
West Hill Community Church	annual		11/20/2025	11/20/2026

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Williams insurance	biennial		10/22/2024	10/22/2026

Building & Code Updates

Mark Washburn, NYS CEO, Certification No. 1020-0364 August 1 -August 31, 2026

Plan Reviews

- 5 discussions about upcoming projects
- 15 permit review
- 15 pre permit site visit

Site Visits

- 5 Site visits, Updates by contractors ongoing projects
- 3 Erosion control site visits
- Ongoing Multiple Site visit for the CARS project, Meeting with contractor,
- 3 Site visits regarding possible violations. Investigation ongoing
- Site visit for updated information regarding enforcement actions

CEO Activity

15 Permits issued/ Projects Cost= \$464,317.00 / Fees collected= \$4,789.00

- 6 Foundation/Footer inspections/1 Slab /1 Backfill 0 reinspection's
- 2 Framing inspections/ 0
- 3 Plumbing inspections/ 0 reinspection
- 3 Final inspection/0 Reinspection
- Code research different issues approximately 10 hours
- 4 Fire inspections/2 Re inspections (spreadsheet attached)
- Multiple site visits on open projects
- Follow up with ongoing enforcement actions Multiple site visits
- Budget work

Town of Ulysses Clerk's Office
MONTHLY REPORT for September 2026

Submitted by Carissa Parlato

<u>LICENSES/PERMITS issued:</u>	<u>#</u>
Sporting licenses	43
Disabled parking permits	17
Dog licenses and renewals	46
Marriage licenses	6
Notarizations	8

<u>FINANCIAL REPORT:</u>	
\$8901.52	TOTAL fees collected
\$6877.14	stays in the town
\$2024.38	goes to the state

CLERK's OFFICE TASKS:

Water:

- Collected payments
- Applied late fees
- Prepared units for 2027 taxes

Public engagement projects and tasks:

- Weekly newsletter, Facebook & website updates on:
 - Adult recreation
 - Town meetings

IT:

- Various communications with old & new providers as well as staff to facilitate IT transition

Health & Safety Committee:

- No Sept. mtg

TC Public Information Advisory Board:

- Was not able to attend Sept. mtg

Records Management:

- Continue work on digital verification and disposition of old building plans

Facilities

- Landscaping coordination
- Ordered supplies
- HVAC issue assistance

Other:

- Attended Tompkins Chamber training: L.E.A.R.N. - Effective Strategies for Business Leadership Success

General/routine tasks:

- mail, answered inquiries on various topics, attended town board meetings and took minutes, notary services, licensing (marriage, dog, sporting), disabled parking permits, collected building & zoning fees, participated in weekly Supervisor/Clerks office meetings, managed building use/equipment sign out, responded to FOIL requests, posted board meetings & videos on web and Youtube, monthly solar meter reads

<u>FOIL requests</u>	<u>completed</u>
Building, dog, financial records	2 of 3 (pending additional information)



TOWN OF ULYSSES

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townofulyssesny.gov

Town Supervisor (607) 387-5767, Ext 232 • supervisor@townofulyssesny.gov
Town Clerk (607) 387-5767, Ext 221 • clerk@townofulyssesny.gov

Planning & Zoning September 2026 Report to Town Board

Town Board Meeting Date, 10.13.2026

Submitted by Niels Tygesen, 10.01.2026

Planning Board

The Planning Board did not conduct any business this month.

Board of Zoning Appeals

The BZA did not conduct any business this month.

Planning Projects

- 2025-45 Comp Plan Update
 - 2026 3Q report tracking for CSC grant.

Zoning Enforcement

- Ongoing research on code enforcement cases.
- 2nd monthly inspection with Keith Dodge, 1942 Trumansburg Road (parcel 20.-3-9.22), related to plea deal with Court. Neither the defendant nor their attorney attended the second monthly inspection.

Miscellaneous

- Building, Planning, and Zoning permit reviews.
- 2027 budget.
- Tompkins County Stormwater Coalition Meeting – coalition contract, MOAs, Discover Cayuga Lake contract, MOU.
- Permitting/enterprise software research.
- Customer support pertaining zoning information and permitting process.

Greetings Board Members: We have now completed the third quarter of the year, and I have included financial highlights from the September 2026 financial statements for my October board report.

Balance Sheet

As detailed in the Supervisor's Report, total cash balances as of 9/30/2026 amounted to \$639,623.51, an increase of \$159,459.41 from the end of August. A few notable items to comment on for this month:

- We redeemed \$150,000 from investments to cover expenditures.
- Sales tax payments are coming on a timely basis, having received payments through August as of the end of September. Sales tax revenue is still running a little over 10% ahead of budget based on trends thus far in 2026.
- EMS Payments are also now current through August, and ambulance charges are currently earned at 79.7% of the budget. If revenues continue at a consistent pace through the rest of the year, we will be about 19.6% over budget.
- Cash outlays reflect normal operations, including our annual payment to Three Falls, LLC and our third quarter payment to the Town of Ithaca for water purchases.

In addition to cash balances, the Town had investments valued at a total of \$3,381,895.80 as of September 30, 2026. Of the total investments, \$1,740,591.62 represents reserve funds, and \$1,641,304.18 represents a combination of fund balance and property tax revenue. As of September 30, a total of \$89,181.19 was recorded in interest and earnings from investments.

Income Statement

Revenues through September 2026 are mostly as expected. I have included for your reference a summary of all major revenue accounts that represent 96% - 100% of total revenues for each fund. Also, please note that interest income recorded includes investment income from reserve funds and therefore will exceed the amounts budgeted for operational purposes. Below I have pointed out some highlights:

- Sales tax revenue through the end of August is about 12% over budget.
- EMS revenue as of August is almost 80% of the budgeted revenue.
- Court revenue is recorded through August, with the annual budget of \$25,000 now fully earned.
- The first mortgage tax payment amounted to 59% of the annual budget.
- WD3 reflects the third quarter billing, with 78.6% of the budget earned.

Expenditures through September 2026 are also as expected, with some spending being front loaded (such as payments for Fire and Ambulance services, community organizations, and some insurance costs). I have included a summary for each major fund by function of expense showing the budgeted amount and spending thus far. Below are a few observations I have about the summary of expenditures through September 30, 2026:

- Employee benefit spending across funds in relation to the budget is lower than 75% primarily due to the NYS Retirement system annual payment that is due in December. Once this payment is made, I expect employee benefit spending to be on track with the modified budget.
- In the DA fund, the planned equipment purchase for 2026 is not yet reflected. Once that is recorded, total spending will be closer to budget.
- In the DB fund we budgeted for use of the full amount of State Aid available (CHIPS). We will not be fully utilizing all of the funds this year and will carry those funds over for use in the 2027 budget.

Note that overall, I have not observed any income statement items that would materially alter the projections included in the 2027 Tentative Budget.

Bookkeeper/Budget Officer Activities

Below are some highlights of my activities for the Month:

- Personnel: I continue to support employees and retirees with benefit administration, employment, and civil services functions. Camp and youth employment have mostly wrapped up for the year, and the benefit open enrollment period will be starting up shortly.
- Finance Committee: The Finance Committee has not met recently, and likely will not until after budget adoption.
- Budget Modifications: There are a couple of accounts that will require budget modifications – but nothing odd or unusual as of the end of September. I plan to review the October vouchers and determine prior to the Board meeting whether additional adjustments will be necessary prior to presenting anything for October Board review and approval.
- 2027 Budget: We have concluded our detailed budget review meeting, and follow up discussion of the tentative budget at the 9/22/26 Board meeting. On 10/13/26, I will provide the Board with a slightly revised tentative budget for further review and adjustment if needed, with the plan to adopt the preliminary budget at the conclusion of that review.