

ULYSSES ZONING UPDATE:



KICKOFF MEETING SUMMARY



Creating zoning that reflects the community's vision for the future will protect and preserve the values and characteristic most cherished by town residents.

Why is understanding zoning important?

Zoning is the DNA of the Town of Ulysses, the parameters for new development will determine the location, intensity, and focus of development and the impact development will have on the community's character and environment.

The character of a place is often equated with specific architectural elements, a particular historical style, or the manner in which a use, or lack of use, predominates an area. While these elements are important, character is also shaped by the relationship of buildings to streets and the dimensions of public, semi-public, and private spaces. Most importantly, the way buildings, yards, sidewalks, street trees and street widths create public space and "outdoor rooms" defines the character of Neighborhoods and creates places where people live, work, and play just as the flora and fauna, views, and contiguity of working and natural open spaces define the rural character of areas outside of Neighborhoods.

Placemaking and local DNA

Placemaking is the art of investing in people-centered public spaces in Neighborhoods while protecting agricultural and natural assets. Creating unique places based on local history, community assets, culture

and enterprise has measurable positive impacts on social interaction, public health, and economic stability.

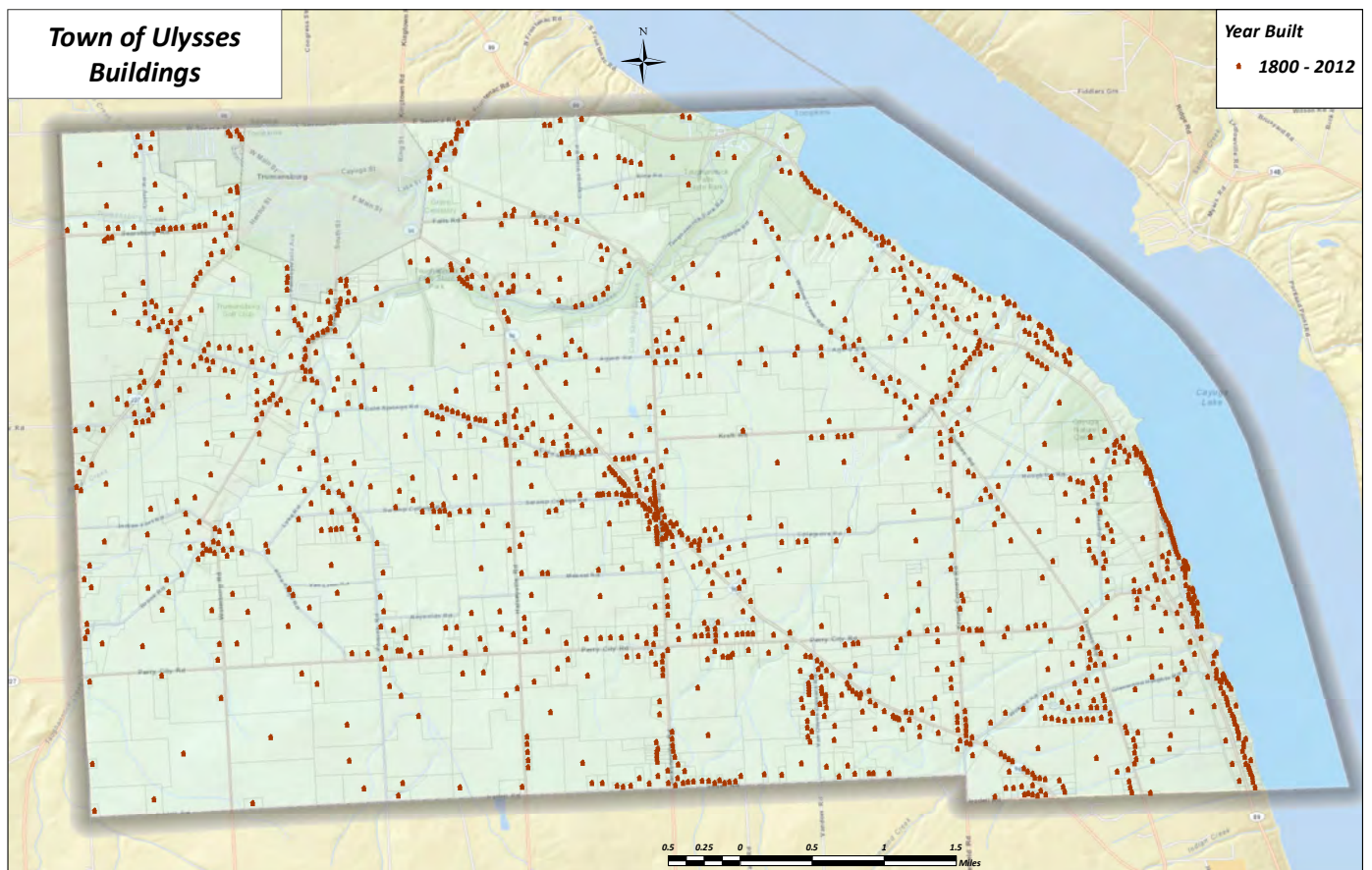
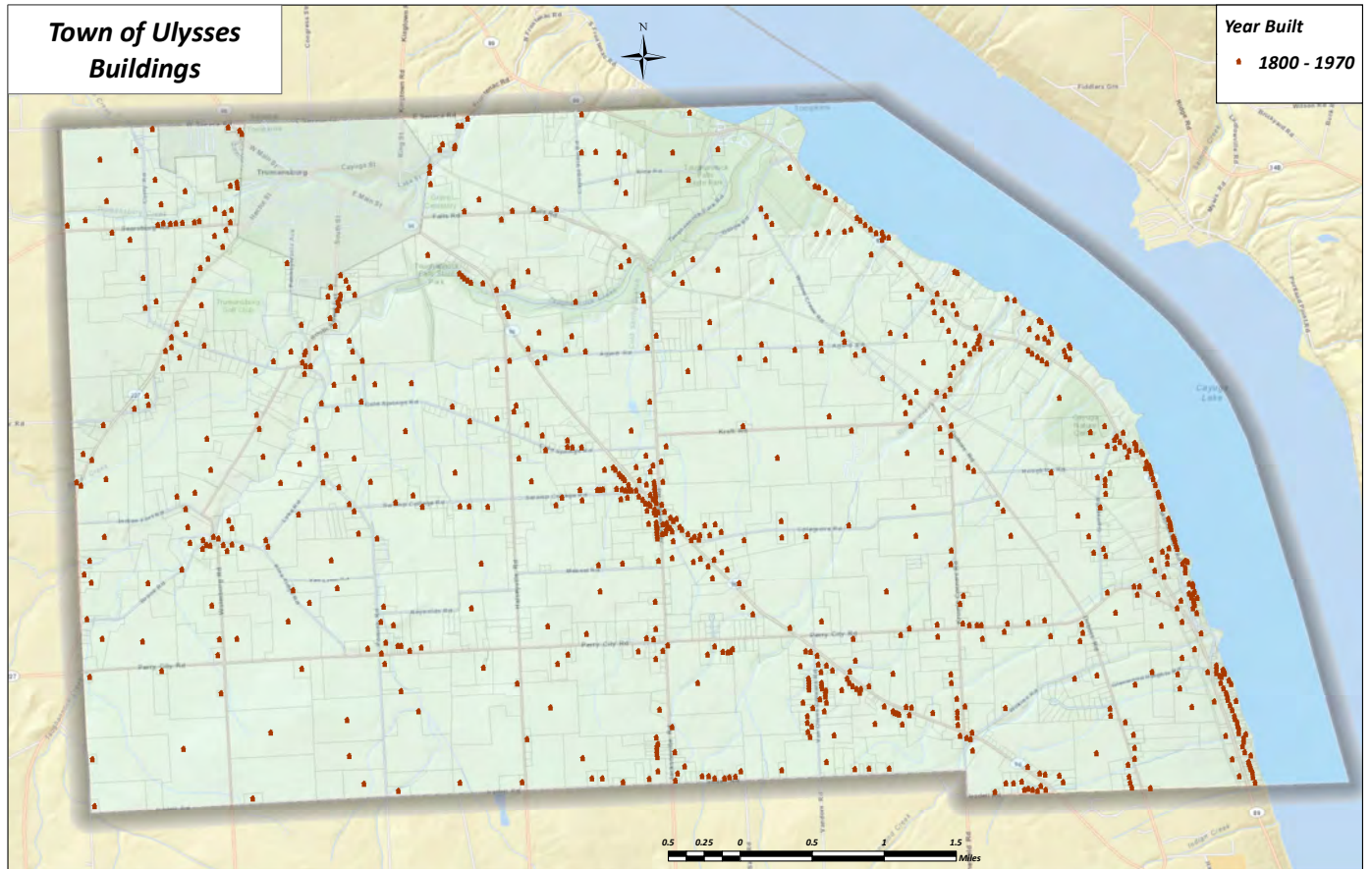
The Town of Ulysses has a strong identity as a rural community on Cayuga Lake with compact historic hamlets, dispersed rural Neighborhood, farms and open spaces and the iconic Taughannock Falls State Park. Route 96 as a major route between the Village of Trumansburg and the City of Ithaca creates a backbone transportation hub for the town including the Hamlet of Jacksonville which sits at the crossroads of Route 96 and Jacksonville Rd.

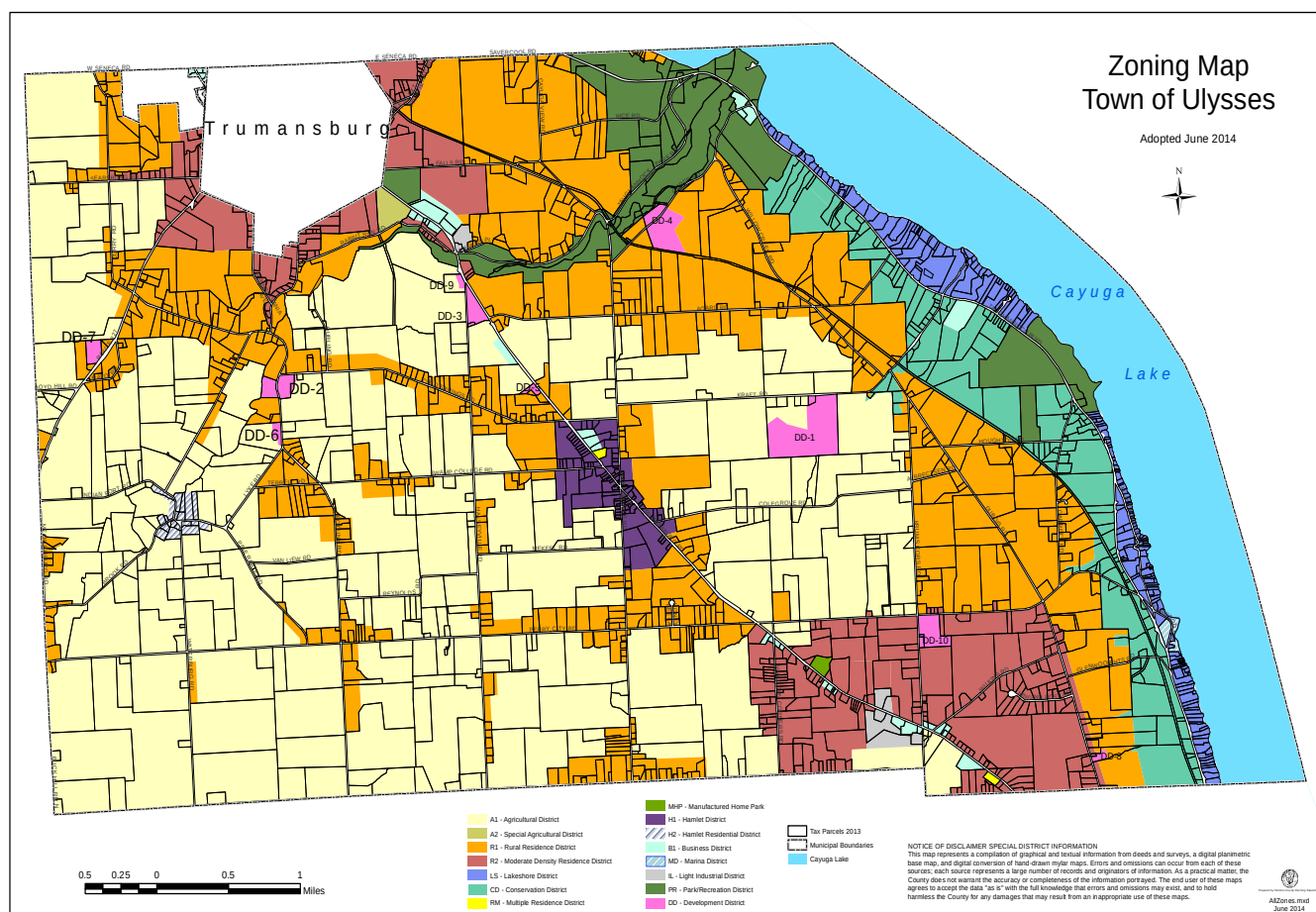
The Hamlet of Jacksonville and the agricultural areas will be the two major focus areas for improving the Town's zoning code. Mitigating conflicts between residents and farmers in the agricultural areas and supporting rejuvenation in the Jacksonville are both key goals of this process.

Comprehensive Plan as guiding document

The Town of Ulysses adopted a comprehensive plan in 2009 which will form the primary basis, in addition to stakeholder involvement and steering committee guidance, for improving the Town's zoning code. Over arching goals of the comprehensive plan include: Preserving and protecting the town's natural and environmental resources; protecting existing water resources and maintaining water quality; and proactively planning for rural character.

In addition to the town's comprehensive plan the zoning update team will look to implement recommendations in the 2013 Agriculture and Farmland Protection Plan and County's 2012 Building Vibrant Communities in Tompkins County Development Focus Areas Strategy.





Workshop Participation

The existing planning document adopted by the town form a strong foundation to build the zoning improvement project on, however, this process will require consistent and in-depth community participation to ensure that community wide vision is implemented in specific as well as general terms and to create a constituency that will enact the proposed zoning changes. The Kick-Off Meeting was an opportunity to start building relationships with and between community members, to perform some basic education about rural planning principles and to inform community members about the project and how they can participate. The meeting started with a comprehensive presentation from Randall

+ West defining the scope of the project, noting the key elements from the applicable plans that informed the formation of the project, the project goals, an analysis of existing conditions and challenges and an explanation of the project process and future opportunities for participation. The meeting attracted over 40 community members, mostly town residents and a few village

Existing zoning for the Town of Ulysses was updated in the Lakefront and Conservation areas following the comprehensive plan process but further work remains in hamlets and agricultural areas.

residents. Attendees included members of the farming community, business owners, residents, appointed officials and board members and town staff.

We used three methods of participation during the workshop following the presentation. We started by asking participants to reply to a series of three Placemaking questions using "brain writing."

Brain writing builds on the brainstorming process by removing fear of evaluation through eliminating the step by which participants publicly state ideas one at a time. Participants are focused on the questions presented rather than extraneous chat. Workshop attendees were asked to quickly (within two minutes) write down their ideas on three separate index cards about three preselected (by the consultant team) questions: 1. What do you love about Ulysses? 2. What do you want to see improved? 3. What are your concerns about current or

Maps (left) show houses built before 1970 (top) and houses built between 1970 and 2012 (bottom) demonstrating the extent of roadside development that has impacted the area's rural character.

What do you love about Ulysses?



What do you want to see improved?





Boiceville Cottages



Ithaca: Fall Creek



Town of Lansing



Ecovillage



Trumansburg



Taughannock Park Rd.



Village of Dryden



Newfield



Town Of Ithaca: Mobile Home Park



Newfield



Participant teams used aerial photos of existing development around Tompkins County printed at the same scale as the hamlet study area map to better understand how different intensities of development would use the existing available supply of land in or near Jacksonville. Several teams cut out areas from these examples to fit into their desired development scenario.

future zoning? (Participants turned their answers in and we compiled feedback from these questions and created word clouds representing the 50 most mentioned words in each response, see pages 6&7. Full responses are attached as an appendix.

Development Budget and Massing

The next activity invited meeting participants to break into 6 teams to work around a large map centered on Jacksonville. One of the goals of rewriting the zoning it to focus development and revitalization efforts on the hamlet. To help participants understand what this could mean for future development and to gain insight into the kinds of development that residents would support the project team allocated each community group a budget of 50 houses. Since the town currently sees an average of 10 new houses built each year, 50 houses represents half of the wider town's expected development over a 10 year period.

Each of six groups worked with plastic model houses and mixed use buildings that were scaled appropriately for

the basemaps and also had 10 examples of Neighborhood development patterns around Tompkins county. Teams could place model buildings or cut out pieces of existing Neighborhoods to place on the basemap representing their ideal distribution of the expected housing demand for the area. Teams had approximately 30 minutes to discuss the process and allocate their development either in the hamlet or on adjacent fields and forest lots before the whole room came together for presentations of reach development scenario.

Significant consensus among groups included a desire to include tightly clustered housing for new development to preserve a maximum amount of open space, and the inclusion of a local tiny-house village: Boiceville Cottages. Many groups mentioned a desire to create a destination at the center of Jacksonville where residents could gather and enjoy food, drink, art and community events, as well as a desire to calm traffic at the Hamlet center.



Town residents worked in groups to distribute model buildings or example developments in and around Jacksonville that represent half of the town's expected new housing over 10 years.





Building Type Preference Survey

After sharing development scenarios one at a time, community members were welcomed to several posters with a broad range of local building types including the full spectrum from high-rise towers to large-lot single-family homes. The images covered both historic and modern styles, and residential as well as commercial used. Participants were allocated green and red stickers and directed to place green stickers on images they would like to see in Ulysses and red stickers on buildings they think are inappropriate for the town. This activity was broad, as zoning parameters will need to be tailored to individual zones with different contexts, but engaging community members in selecting the palette for use across the whole town creates a focus for the consultant team and steering committee to develop within the bounds deemed acceptable by the community.

Buildings with 4 or more positive ratings.



Buildings with 4 or more negative ratings.

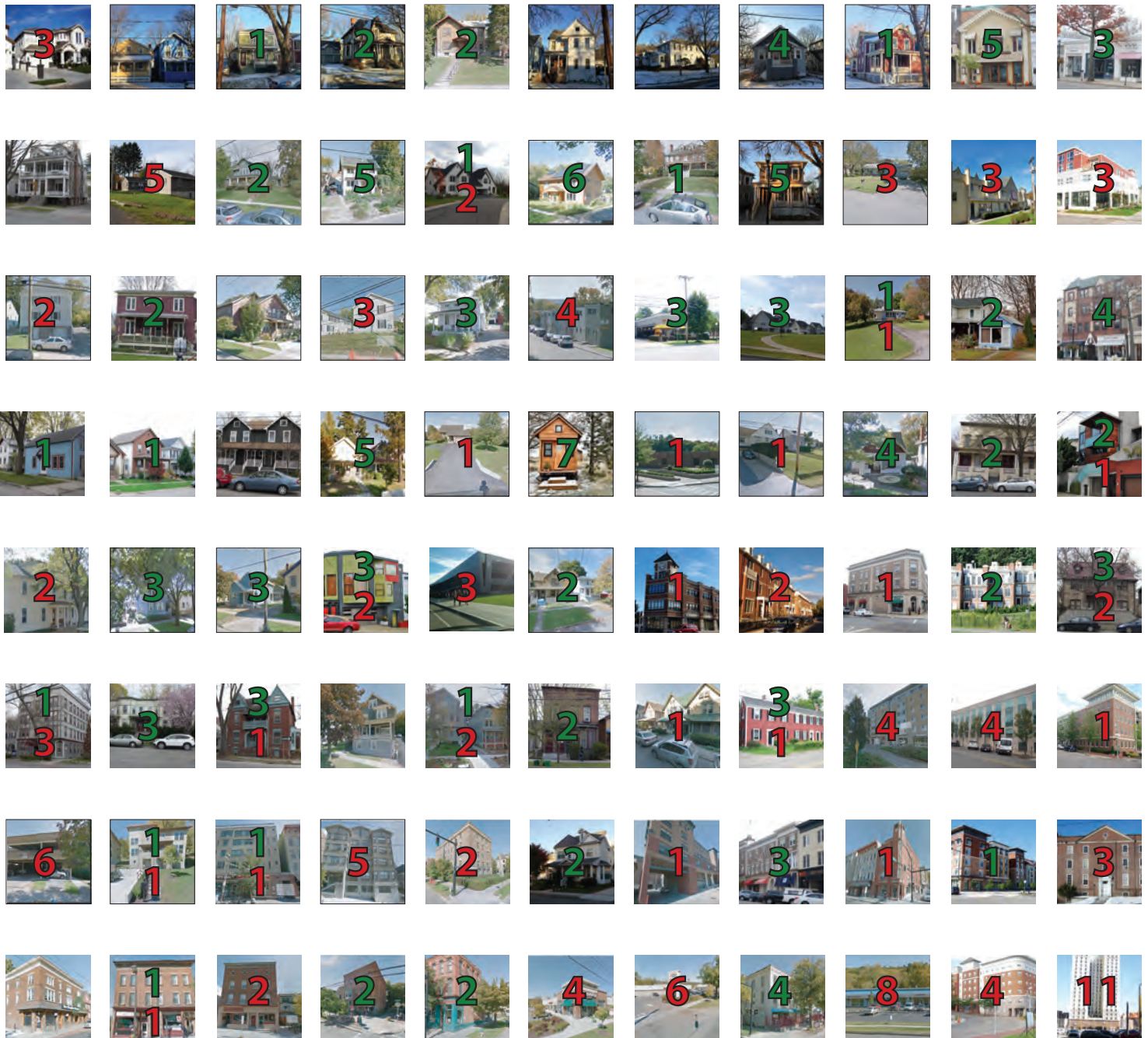


Broadly speaking community members responded best to small scale traditional village building types including a mix of housing types and mixed use commercial buildings. Overwhelmingly negative responses included large buildings better suited to a more urban environment and suburban strip retail. The full range of responses is shown on the following page.

Next Steps

Following the kickoff meeting the consultant team will develop more in depth materials directed at the Jacksonville constituency and the farming community. Each of these groups will have a targeted community engagement meeting based on the expected concerns and issues for their respective areas in the following several months. By June a draft code should be ready for distribution and a public information meeting will describe the changes and collect additional feedback with an expected project end date in December of 2016

Count of positive (green) and negative (red) building ratings.



Appendix A: Kick-Off Presentation



zoning for a sustainable future

Town of Ulysses Kick-Off Meeting
February 27, 2016

RANDALL+WEST

C.J. Randall, LEED AP ND
David West, LEED AP



STREAM COLLABORATIVE

Noah Demarest,
RA, RLA, LEED AP

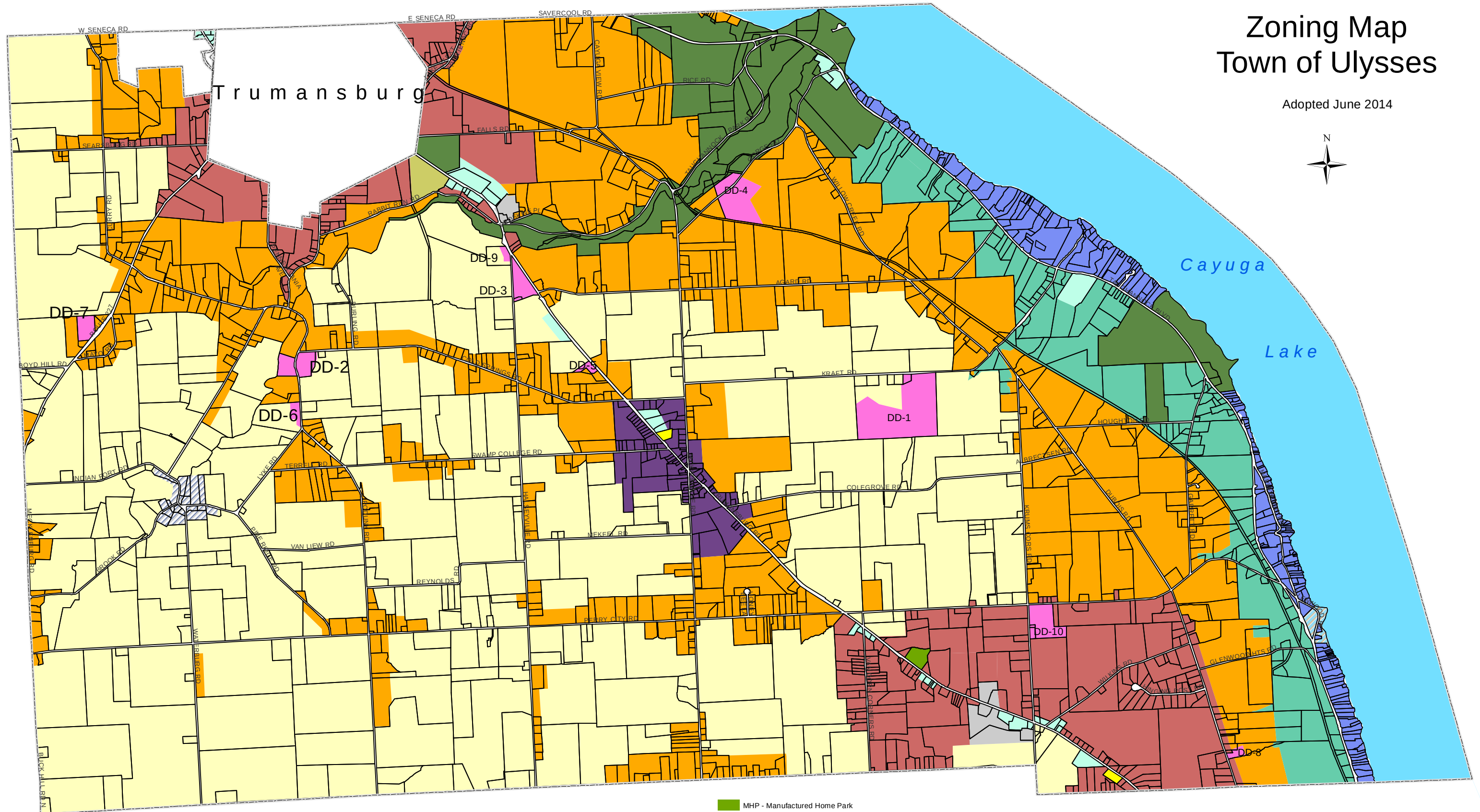


in partnership with:



Zoning Map Town of Ulysses

Adopted June 2014



- A1 - Agricultural District
- A2 - Special Agricultural District
- R1 - Rural Residence District
- R2 - Moderate Density Residence District
- LS - Lakeshore District
- CD - Conservation District
- RM - Multiple Residence District

- MHP - Manufactured Home Park
- H1 - Hamlet District
- H2 - Hamlet Residential District
- B1 - Business District
- MD - Marina District
- IL - Light Industrial District
- PR - Park/Recreation District
- DD - Development District

- Tax Parcels 2013
- Municipal Boundaries
- Cayuga Lake

NOTICE OF DISCLAIMER SPECIAL DISTRICT INFORMATION

This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of hand-drawn mylar maps. Errors and omissions can occur from each of these sources; each source represents a large number of records and originators of information. As a practical matter, the County does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of these maps.



Town of Ulysses

Agriculture & Farmland Protection Plan

TOMPKINS COUNTY

Legend

- Agricultural Priority Area
- Village Residential
- Lakeshore
- Mixed-Use Hamlet Center
- Transitional Commercial
- Office & Technology Mixed-Use
- Environmental Protection Area
- Conservation Area
- Natural Areas / Parkland
- Historic Residential Hamlet

Map Designed By:

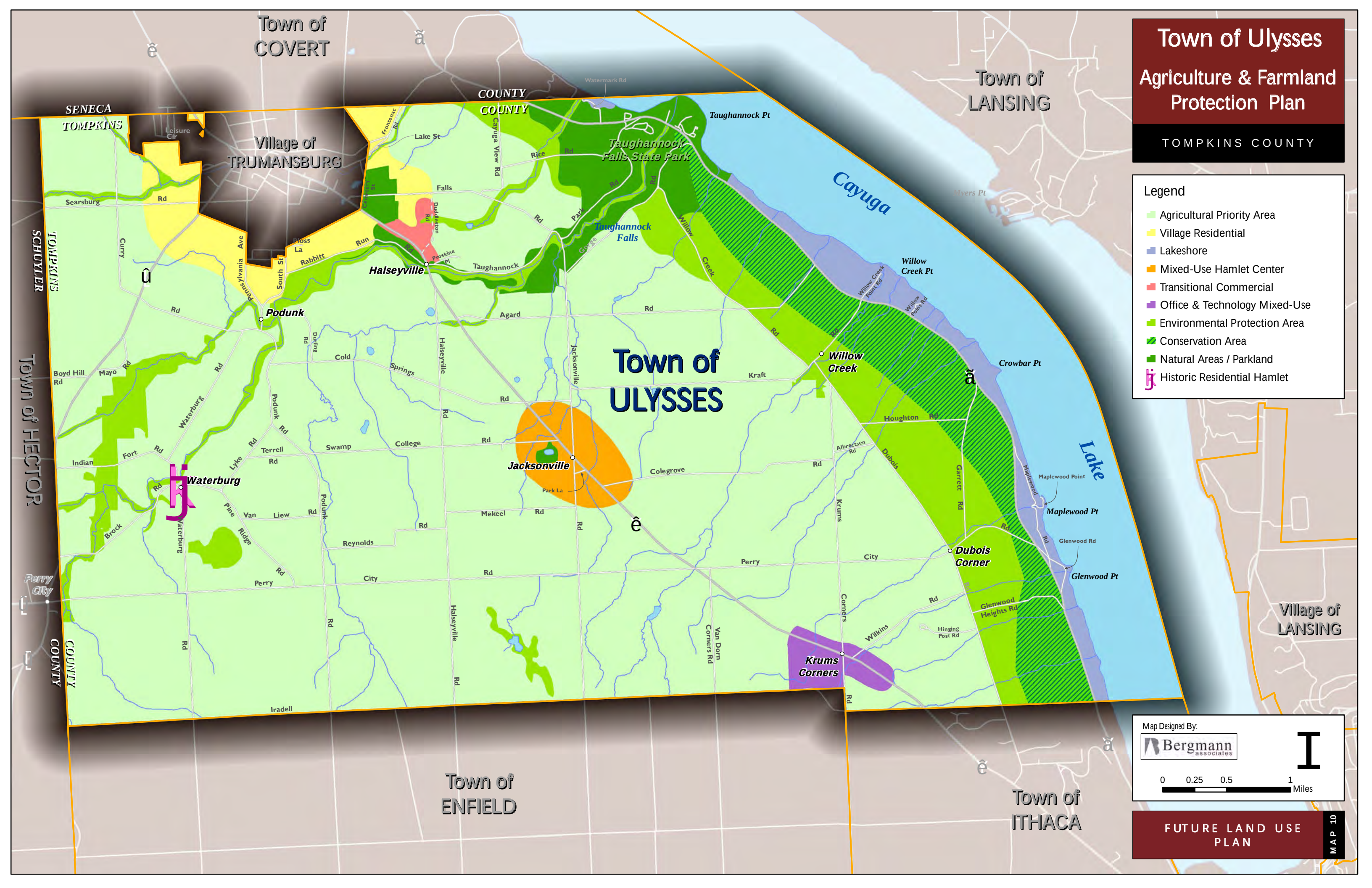


0 0.25 0.5 1 Miles



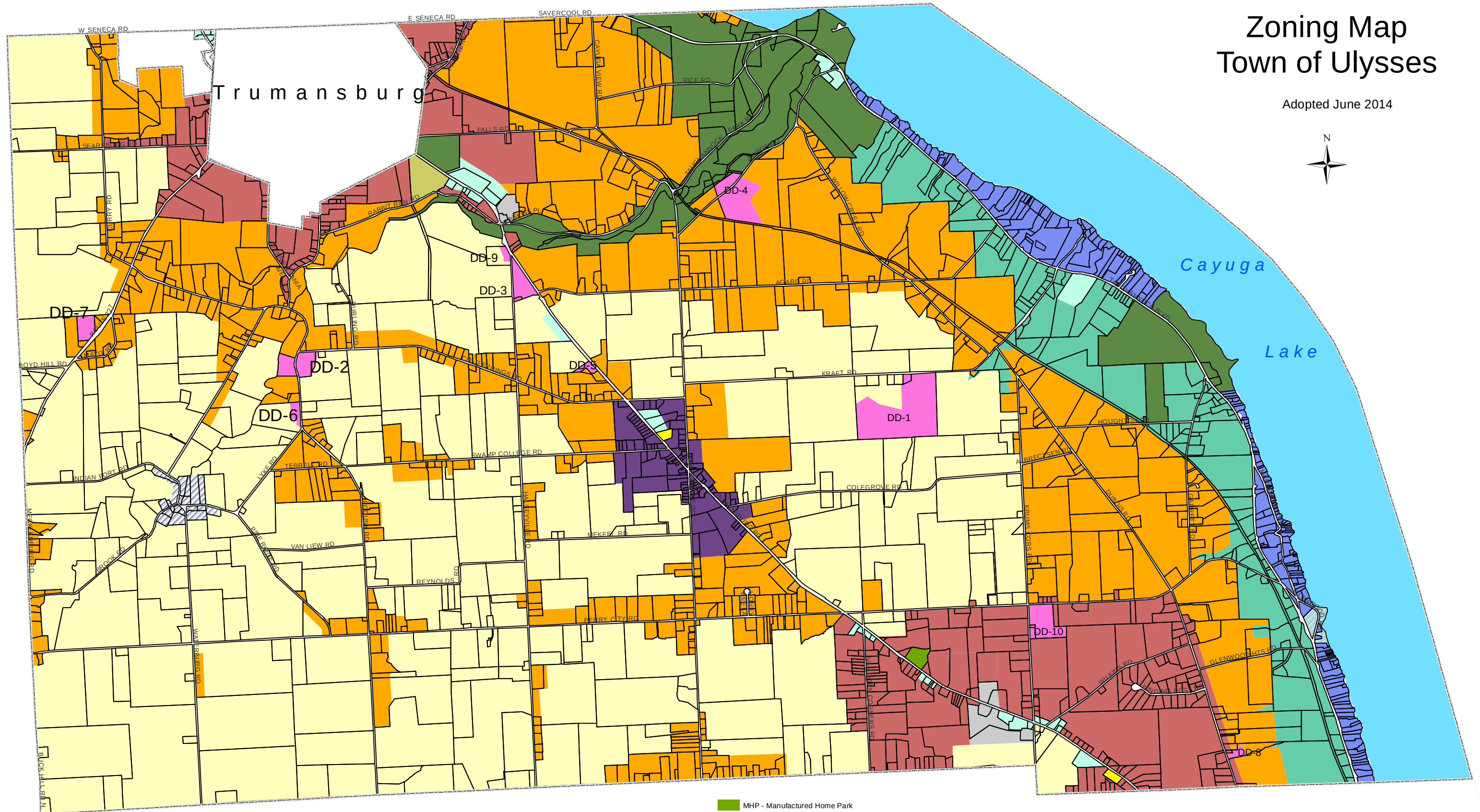
FUTURE LAND USE PLAN

MAP 10



Zoning Map Town of Ulysses

Adopted June 2014



- A1 - Agricultural District
- A2 - Special Agricultural District
- R1 - Rural Residence District
- R2 - Moderate Density Residence District
- LS - Lakeshore District
- CD - Conservation District
- RM - Multiple Residence District

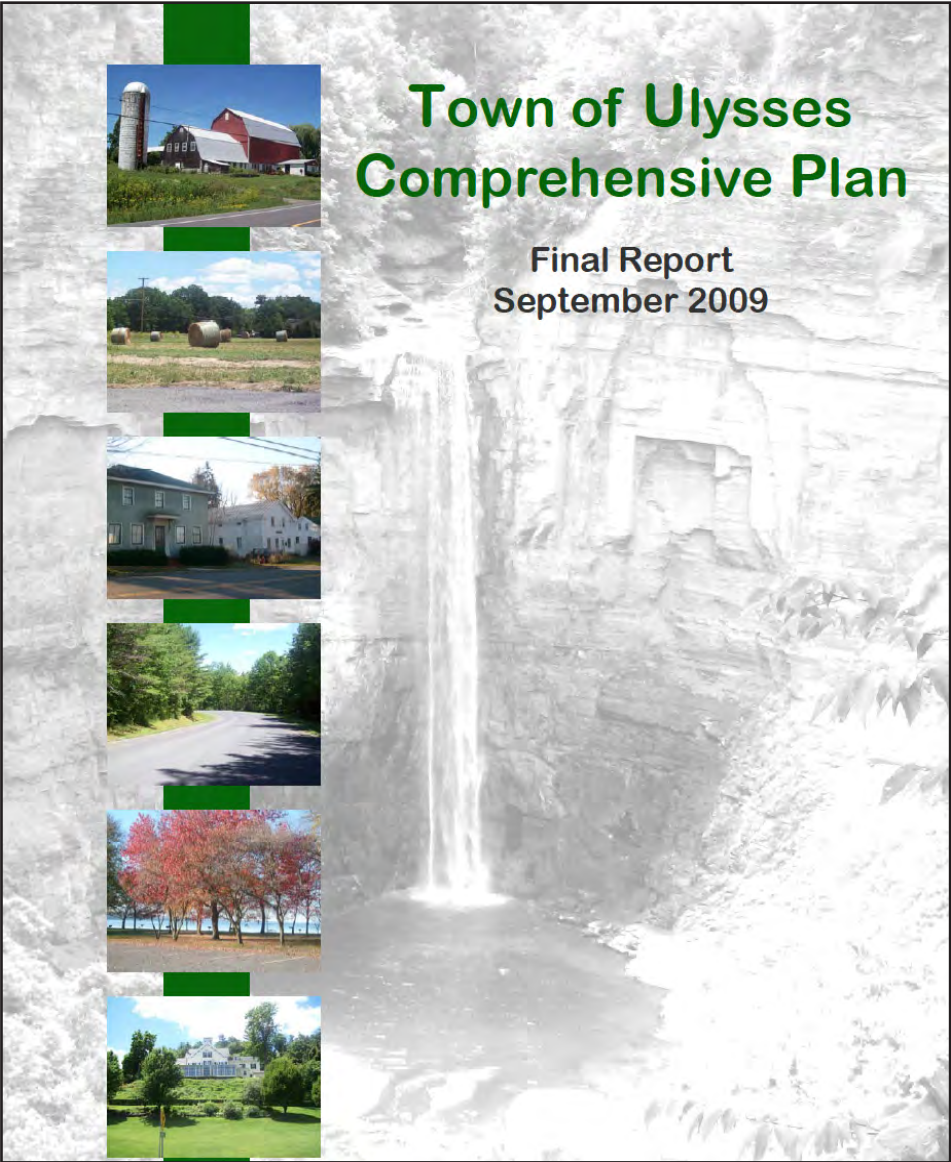
- MHP - Manufactured Home Park
- H1 - Hamlet District
- H2 - Hamlet Residential District
- B1 - Business District
- MD - Marina District
- IL - Light Industrial District
- PR - Park/Recreation District
- DD - Development District

- Tax Parcels 2013
- Municipal Boundaries
- Cayuga Lake

NOTICE OF DISCLAIMER SPECIAL DISTRICT INFORMATION

This map represents a compilation of graphical and textual information from deeds and surveys, a digital planimetric base map, and digital conversion of hand-drawn mylar maps. Errors and omissions can occur from each of these sources; each source represents a large number of records and originators of information. As a practical matter, the County does not warrant the accuracy or completeness of the information portrayed. The end user of these maps agrees to accept the data "as is" with the full knowledge that errors and omissions may exist, and to hold harmless the County for any damages that may result from an inappropriate use of these maps.







Agriculture and Farmland Protection Plan



TOWN OF ULYSSES, NEW YORK
FINAL
February 2013

IN ASSOCIATION WITH:
Cornell Cooperative Extension of Tompkins County
Thomas Daniels, University of Pennsylvania

28 East Main Street // 200 First Federal Plaza // Rochester, NY 14614-1909

www.bergmannpc.com



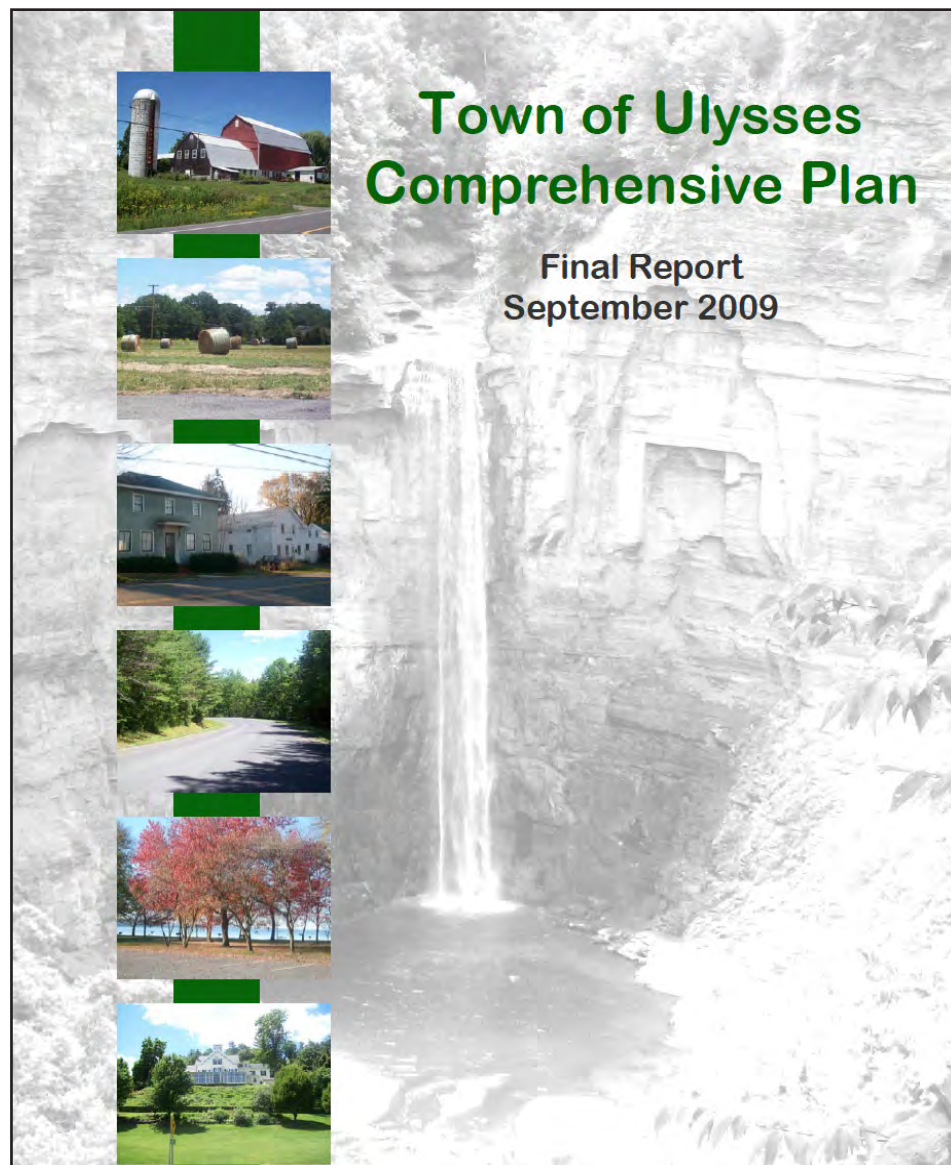
**Building Vibrant Communities
In Tompkins County**

... a Development Focus Areas Strategy



(Photo: Celia Wade-Brown)

October 2, 2012

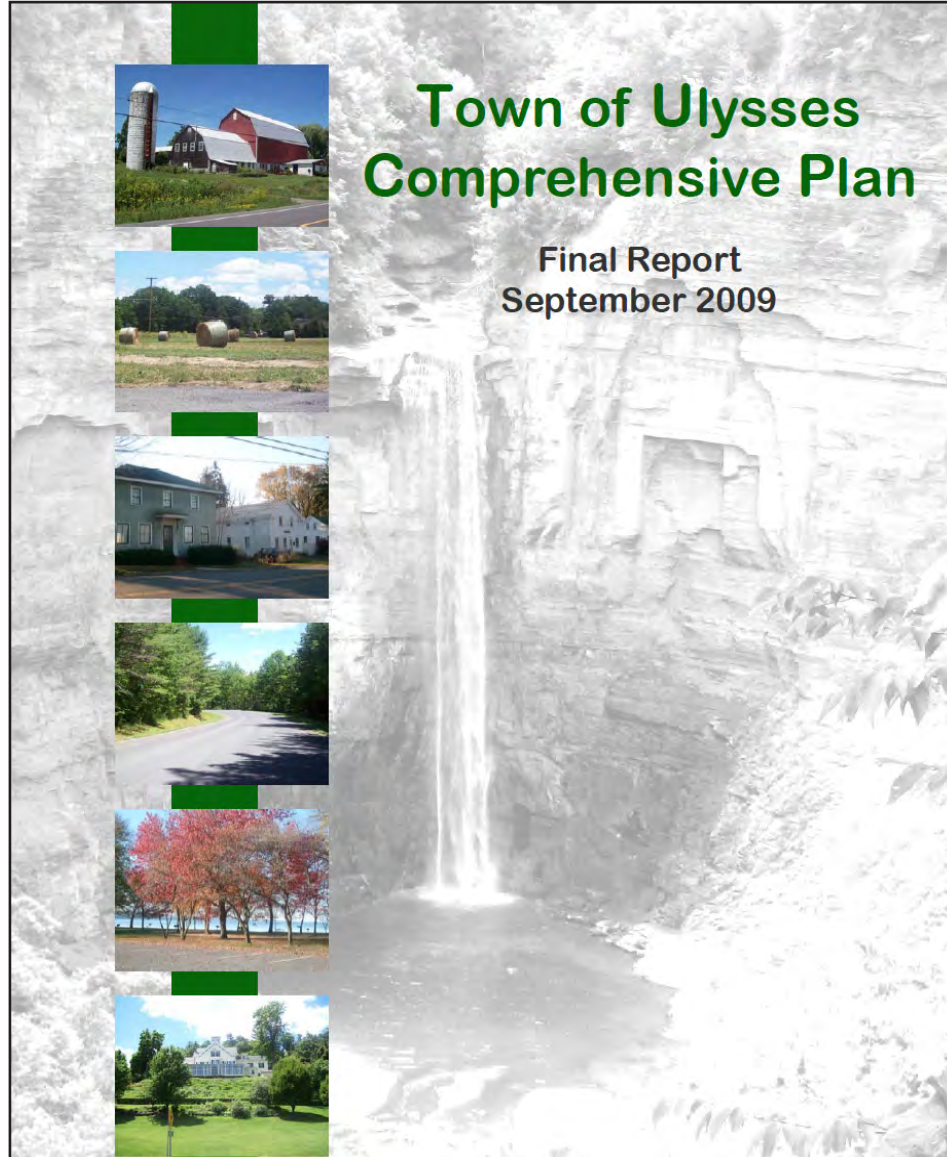


Vision Statement

"We will continue to celebrate and protect our unique resources by promoting efforts that support agricultural sustainability, open space conservation, a balanced approach to economic development, and revitalization of village and hamlet centers."

Key focus areas

rural character
agricultural lands
natural resources



Preserve and protect the town's natural and environmental resources

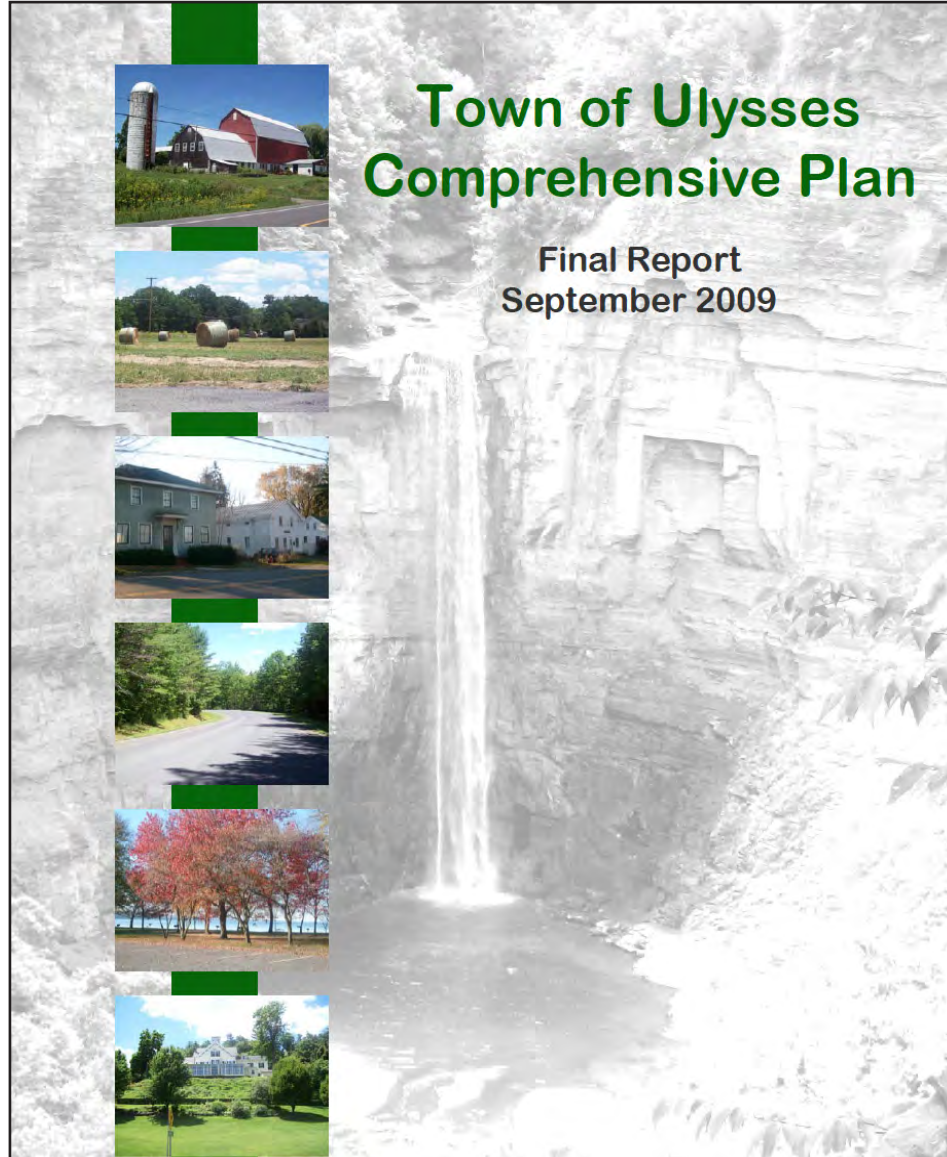
Create design resources on building with ridgelines,
siting of buildings in the landscape

Protect existing water resources and maintain water quality

Addressing agriculture + public health

Proactive Planning for Rural Character

Create Special Area Plan for Jacksonville,
including standards for new block lengths, streetscape design
Establish rural architectural design guidelines



Multi-modal transit

Work with TCAT and ITCTC on Park and ride

Diversity in housing

Consider affordable housing through inclusionary zoning and incentives

Agricultural protection

Allow a limited amount of cluster and road-frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots

Agriculture and Farmland Protection Plan



TOWN OF ULYSSES, NEW YORK
FINAL
February 2013

IN ASSOCIATION WITH:
Cornell Cooperative Extension of Tompkins County
Thomas Daniels, University of Pennsylvania

28 East Main Street // 200 First Federal Plaza // Rochester, NY 14614-1909

www.bergmannpc.com

Vision Statement

"Ulysses will be home to a healthy and diverse collection of farms that employ variety of marketing strategies, are supported by the community members and local policies, and contribute to economically viable and environmentally sound enterprises."

Key focus areas

Enhance land use use policy to better protect farmland
Update zoning map to reflect the boundaries of future
land use plan
Consider incentives for farmland preservation

Agriculture and Farmland Protection Plan



TOWN OF ULYSSES, NEW YORK
FINAL
February 2013

IN ASSOCIATION WITH:
Cornell Cooperative Extension of Tompkins County
Thomas Daniels, University of Pennsylvania

28 East Main Street // 200 First Federal Plaza // Rochester, NY 14614-1909

www.bergmannpc.com

Revising subdivision review to:

- Identify important soils and farmland
- Buffer streams and wetlands
- Buffer farmland
- Avoid landlocking farmland
- Place new buildings on least viable farmland
- Identify important viewsheds
- Ensure optimal shape and size of residual farmland
- Require professional design
- Encourage shared driveways

Key focus areas

Plan recommends adding housing units to the Jacksonville Rural Center / Development Focus Area

Also recommends housing densities ranging from 4-15 units/acre, with higher densities generally located in the core



11.7 units per acre St. Johnsbury, Vt

Building Vibrant Communities In Tompkins County

... a Development Focus Areas Strategy



(Photo: Celia Wade-Brown)

October 2, 2012

Big Picture Goals

Preserve Open Space and Agricultural Land

Encourage Sustainable Development

Smart Growth on Agricultural Land

Encourage Growth in Hamlet

Clarified, User-friendly Zoning Code



Town of Ulysses

Zoning Law

Local Law No. 3 of 2013

Adopted
December 17, 2013;
Effective Date
December 23, 2013

Administration

Administration

Short Title. This section shall be known as the "State Street Form District."

Design Review and Approval Required. 1. All new construction (including parking lot construction or expansion) is subject to the design review process set forth in Chapter 180, Design Review, of the City Municipal Code.

2. No building permit shall be issued or structure for building shall be erected, and no extension of an existing building or structure shall be altered, remodelled, enlarged or extended until the project or development has design review approval.

Landmark Preservation Consideration. Regardless of the underlying zoning, all new construction (including additions) within a designated local historic district or on the same lot parcel as an individually designated landmark is subject to review and approval by the Itasca Landmark Preservation Commission for compliance with Sections 228-300 and (C) of the City Municipal Code.

Intent. The intent of this section is to implement the Downtown Itasca Alliance's Downtown Itasca 2020 Strategic Plan, endorsed by Common Council in April 2011. This section establishes the zoning regulations necessary to guide implementation of the City endorsed vision for the redevelopment of property within the Downtown area. Specifically, the State Street Form District is intended to:

- (1) Encourage exceptional urban design and high-quality construction;
- (2) Regulate placement of building form to ensure a consistent transition between districts;
- (3) Concentrate additional development in the central areas of Collegemen and protect the character of the established residential neighborhoods;
- (4) Preserve and enhance green space that is a vital ecological, recreational, and aesthetic component of the urban environment;
- (5) Promote attractive, walkable neighborhoods that prioritize accommodation of alternate modes of transportation;
- (6) Actively promote Affordable Housing as defined by the most recent analysis of impediments to fair housing choice (A) report submitted to the US Department of Housing and Urban Development;

Covered projects. This ordinance applies to the following types of land development and/or building projects located in the State Street Corridor Form District, and for which an application is submitted and accepted as complete by the Planning Director, after the effective date of this ordinance, except as follows:

- a. Parcel consolidation of one-half or more acres of land;
- b. [Three] or more new residential or non-residential buildings totaling 10,000 or more square feet of habitable space; or the major renovation of such space. Major renovation is defined in the local ordinance.

Fee incentives. The Planning Director (who may) apply the following fee incentives to covered Corridor projects:

- a. Fee waiver: The following fees are waived for covered projects: Site Plan Review;
- b. Fee reduction: The following fee reductions apply to covered projects: (incentive) county fee schedule with covered project reductions organized by stage of NEI project.

Affordable Housing Incentives. To encourage the provision of Affordable housing, the Common Council grants the following incentives:

- a. Applications containing Affordable Housing shall be processed with priority over others, including those with earlier filing dates;
- b. Highest priority for processing and for approval shall be given to applications involving partnership with a community land trust or other non-profit organization responsible for ensuring the long-term retention of the affordable housing;
- c. Applications containing Affordable Housing will be heard first on the Planning & Development Board monthly meeting agenda;
- d. The municipality shall waive review fees for applications containing affordable housing;
- e. The municipality shall grant a Density Bonus for projects containing Affordable Housing;
- f. The municipality shall provide a property tax exemption for Affordable Housing units meeting established criteria; (7)

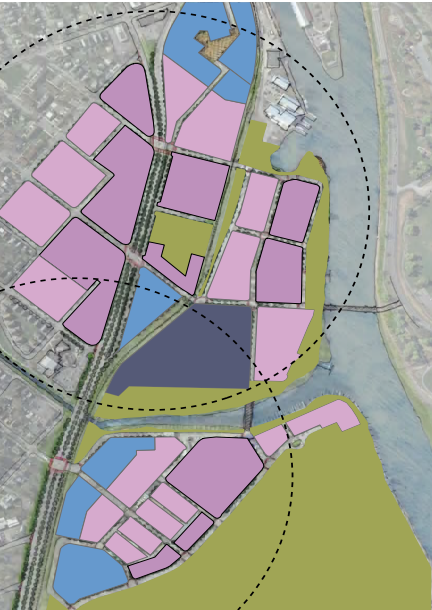
Financial assistance. The City of Itasca may adopt financial assistance measures to be offered to covered projects, including, but not limited to, tax credits, fee waivers, grants, or comparable financial assistance consistent with local housing, infrastructure, and economic development goals.

Uses

District	Permitted Primary Use	Permitted Accessory Use
MU-2	1. One family detached, semi-detached, or attached dwelling or two-family dwelling	1. Required off-street parking
	2. Bed and breakfast home	2. Private garage for not more than 4 cars
	3. Cooperative household (see §325-3)	3. Structures for construction purposes, not to remain over two years
	4. Multiple dwelling (see §325-3)	4. Signs in connection with permitted use (see Signs Ordinance, Ch. 272 City Municipal Code)
	5. Rooming or boarding house	5. By Special Permit: Towers or structures for escape or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (see §325-9)
	6. Row house, townhouse or garden apartment housing	6. By Special Permit: An accessory apartment (see §325-10). Permits required in all use districts.
	7. Cemetery and related buildings	7. Adult day care home
	8. Church and related buildings	8. Home occupations: Special Permits required in certain situations (see §325-9C(2)).
	9. Library or fire station	9. Neighborhood parking area subject to regulations of §325-20(B)
	10. Nursery school, child day care center, group adult day care	10. Employee, customer, or public parking area (see §325-20)
	11. Nursing, convalescent or rest home	
	12. Public utility structure except office	
	13. Public park or playground	
	14. Schools (all) and related buildings	
	15. Business or professional office	
	16. Bank or monetary institution	
	17. Club, lodge, or private social center	
	18. Confiscatory, military, drumming and other activities involving light hand fabrication as well as solo	
	19. Funeral home or mortuary	
	20. Hospital or sanatorium	
	21. Hotel	
	22. Inn	
	23. Neighborhood commercial facility (see §325-5)	
	24. Office of government	
	25. Parking garage	
	26. Public, private, or preschool school	
	27. Retail store or service commercial facility	
	28. Restaurant, fast food establishment, tavern	
	29. Theater, bowling alley, auditorium or other similar place of public assembly	

Lists the permitted primary and permitted accessory uses.

Zoning Map



Shows where and what types of development are permitted.

Planning

Comprehensive Plan
Agricultural Plan
Focus Areas Plan

+

Our analysis of
current public and
private conditions



Zoning

Protects
private property
owners

+

Advances the
public interest

+

Manages
development
expectations



Permitting

The result of
the community
vision:
the building of
businesses,
residences,
appropriate
development

What is rural sustainability?

residential farmland
and open space



revenue positive

traditional mixed-
use hamlet



revenue positive

conventional suburban
residential development



revenue negative

dispersed rural
residential development



revenue negative

sources:
Smart Growth America
Building Better Budgets, 2013

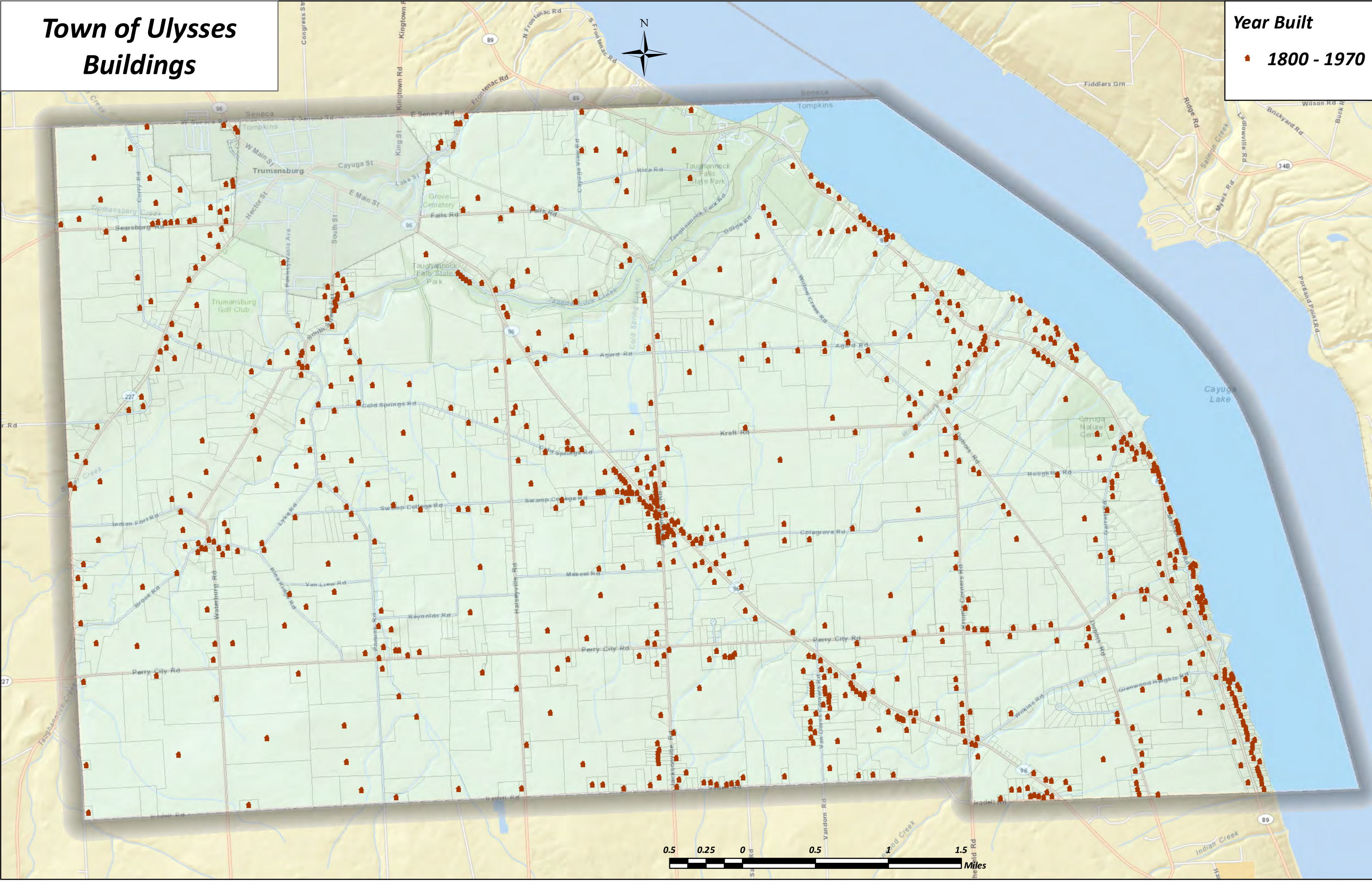
Environment Colorado
The Fiscal Costs of Sprawl, 2003

Ulysses Comprehensive Plan, 2009

Hamlet of Carmel, NY photo by Daniel Case

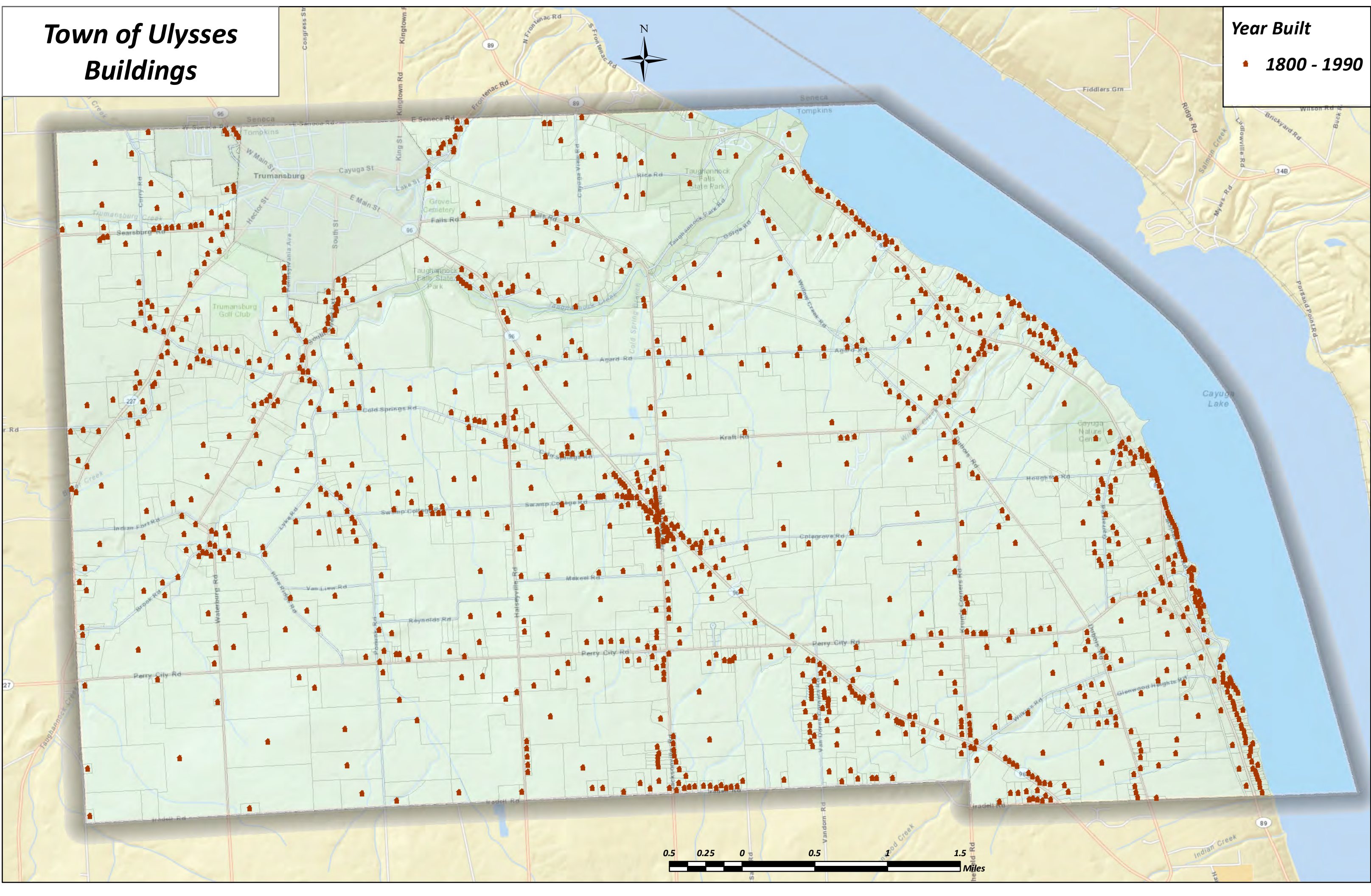
Town of Ulysses Buildings

Year Built
1800 - 1970



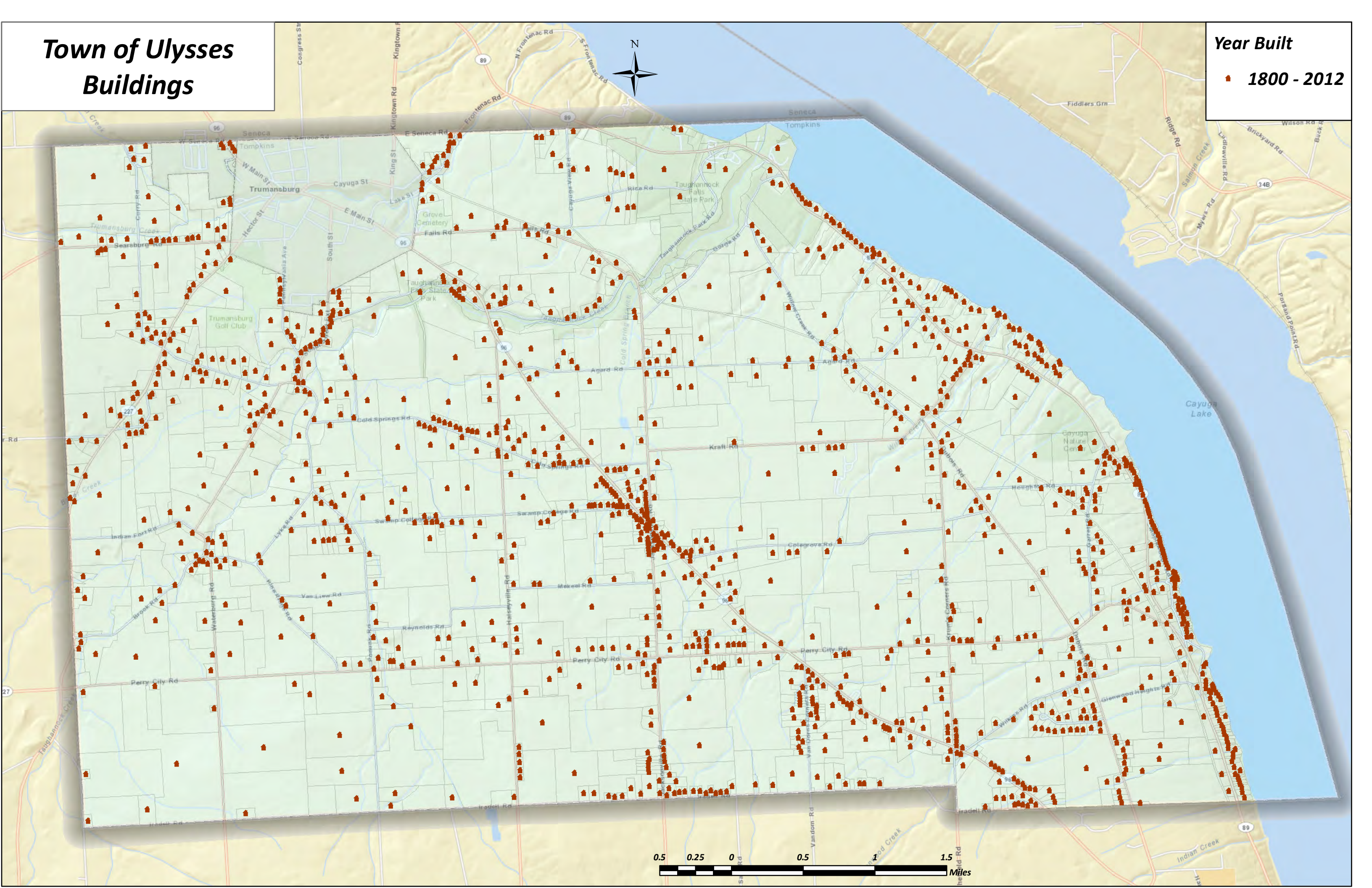
Town of Ulysses Buildings

Year Built
■ 1800 - 1990



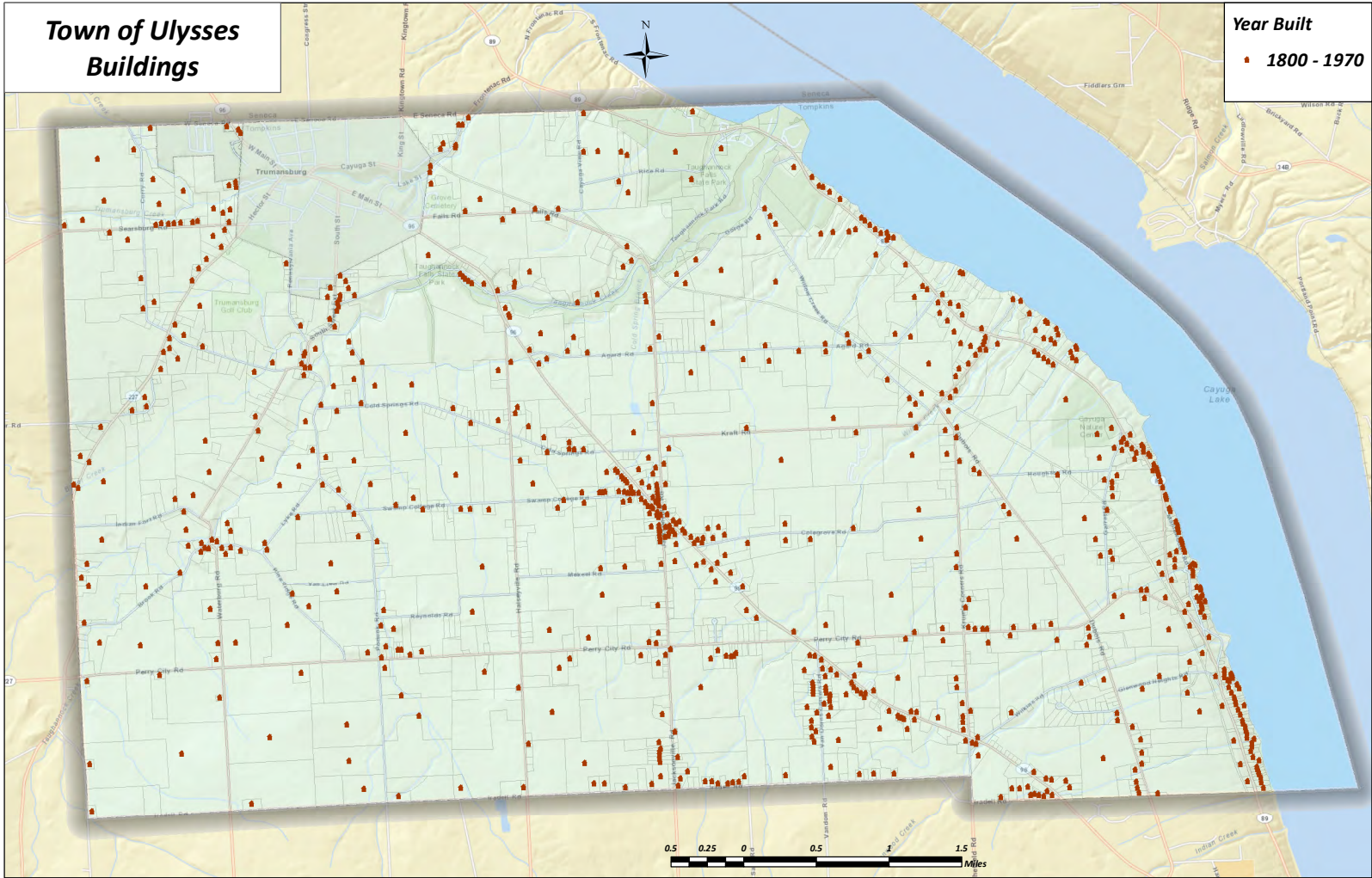
Town of Ulysses Buildings

Year Built
■ 1800 - 2012



**Town of Ulysses
Buildings**

Year Built
■ 1800 - 1970



**Town of Ulysses
Buildings**

Year Built
■ 1800 - 2012

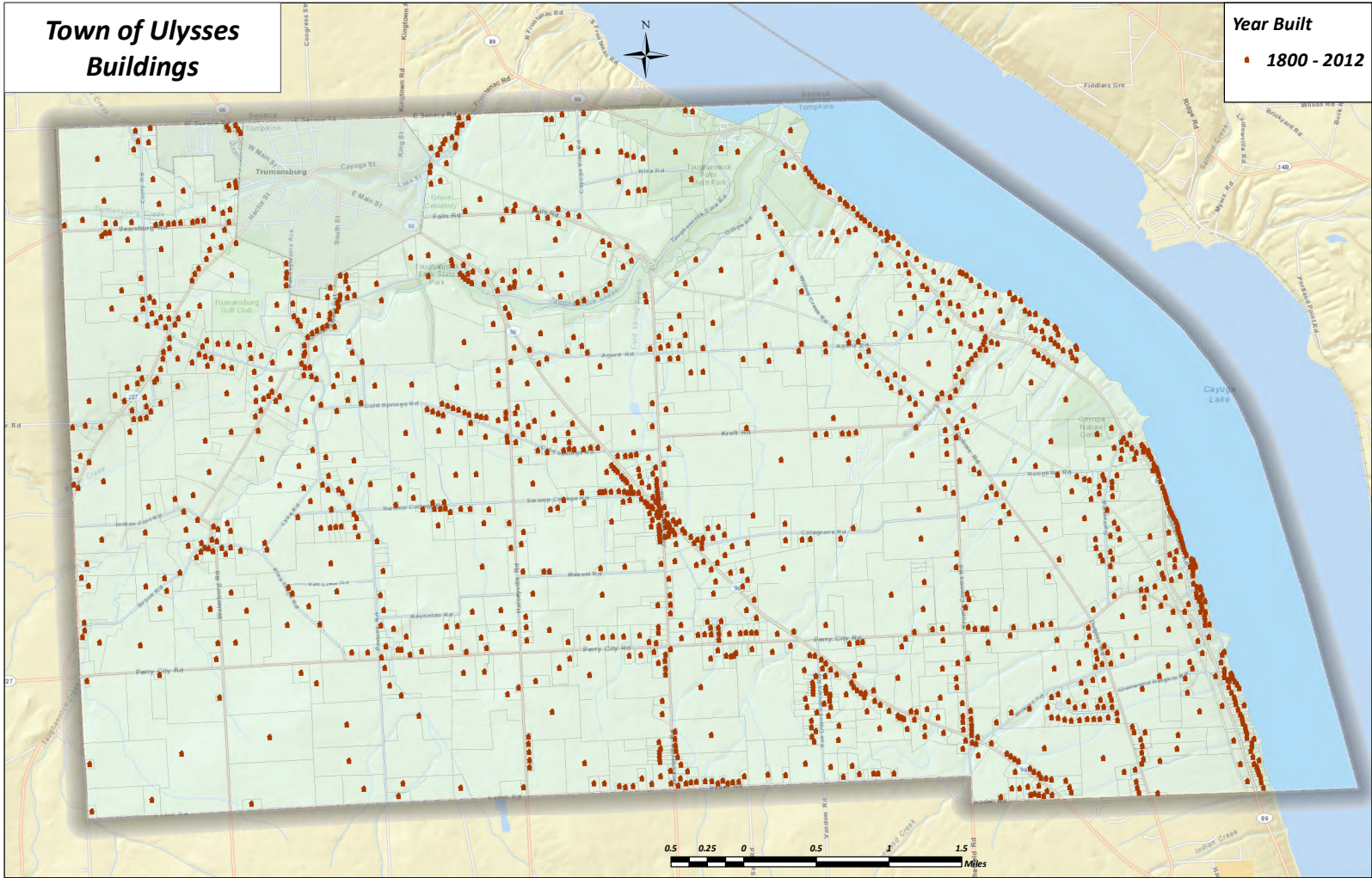


TABLE App-B.6 Land Use/Land Cover Change, 1995 to 2008, Town of Ulysses

	1995 Acres	2008 Acres	Acres Change	Percent Change
Residential	1,547	1,790	243	15.7%
Commercial	54	91	37	70.0%
Industrial	32	28	-4	-13.0%
Outdoor Recreation	296	295	-1	-0.4%
Institutional	62	56	-6	-10.3%
Agriculture	10,076	9,217	-859	-8.5%
Grassland and Brush	1,612	2,183	571	35.5%
Forest	6,022	6,014	-8	-0.1%
Wetland	407	411	4	1.0%
Open Water	2,523	2,519	-4	-0.1%
Disturbed Land/Exposed Rock	87	79	-8	-9.7%

Source: Tompkins County Land Use and Land Cover Mapping Project

Strengthen hamlets +
centers

Zoning

Design
guidelines

Purchase and
Transfer of
Development
Rights



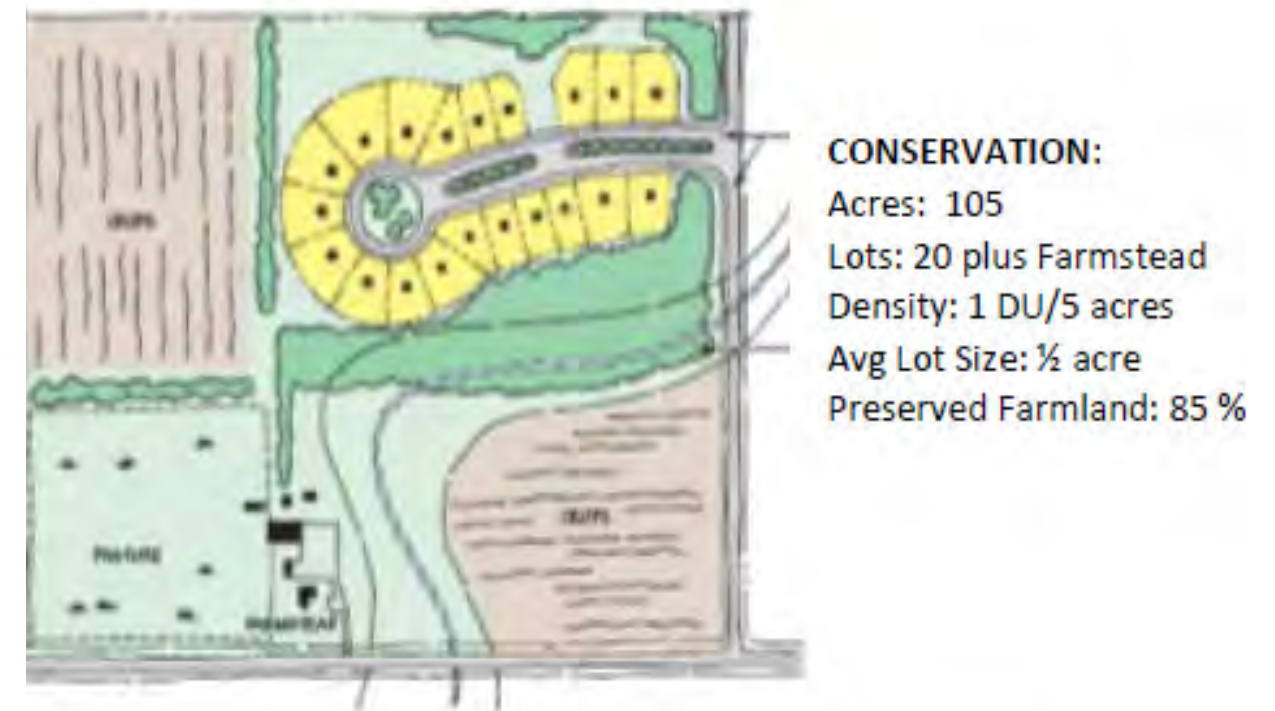
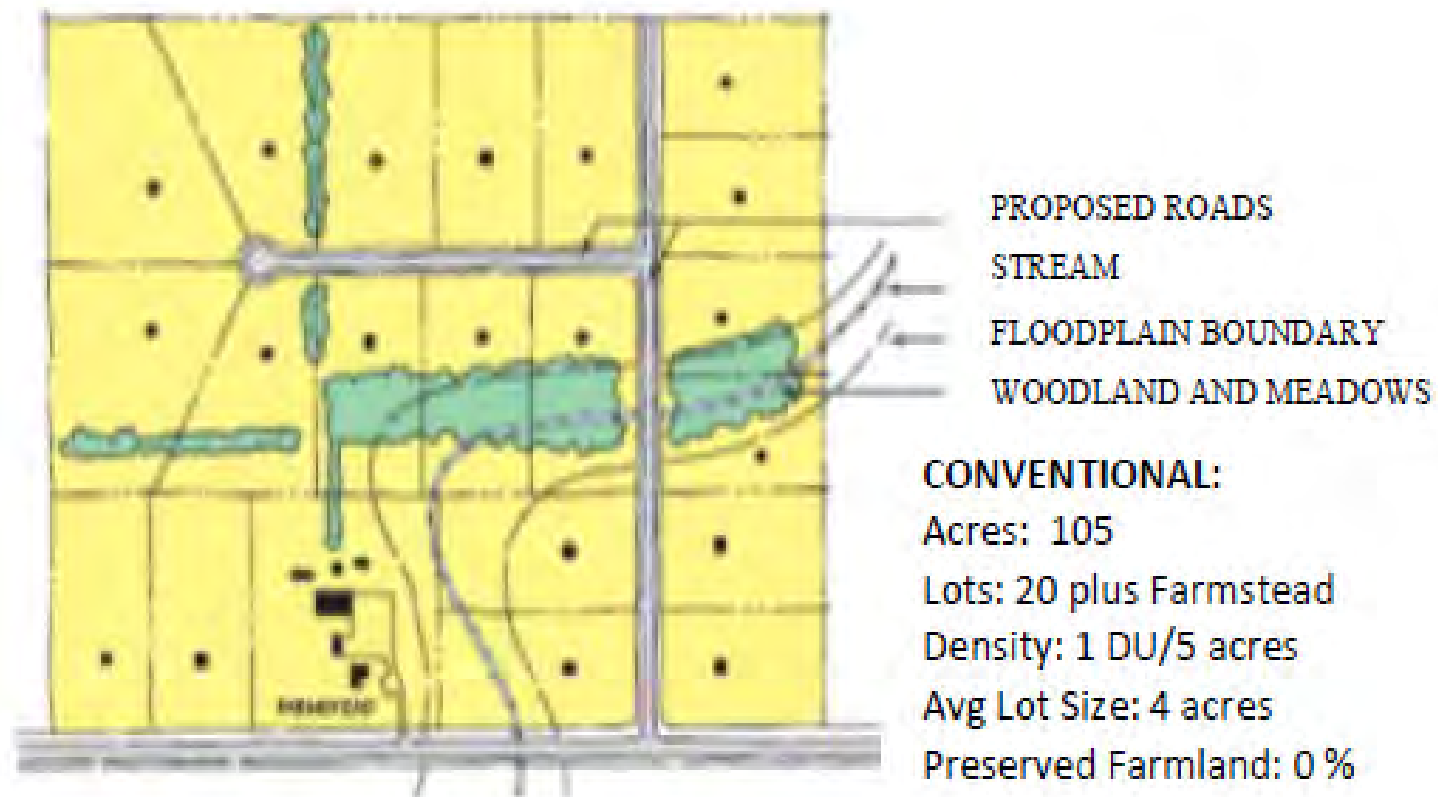
Housing Diversity

Retaining
farmland and
farmers

Subdivision
design

Conservation
easements

Tools for Protecting Open Space



Source: Southeastern Wisconsin Regional Planning Commission

Hamlets: compact + connected

not the norm;
only 14%
of U.S. neighborhoods

diverse housing
access to services
neighborhood identity
concentrated investment
increased mobility

sources: Talen & Koschinsky, Compact, Walkable, Diverse
Neighborhoods, 2014;

photo credit: I Love NY, Town of Shandaken, Hamlet of Phoenicia



location efficiencies

upfront infrastructure costs

38% less

than conventional suburban
development

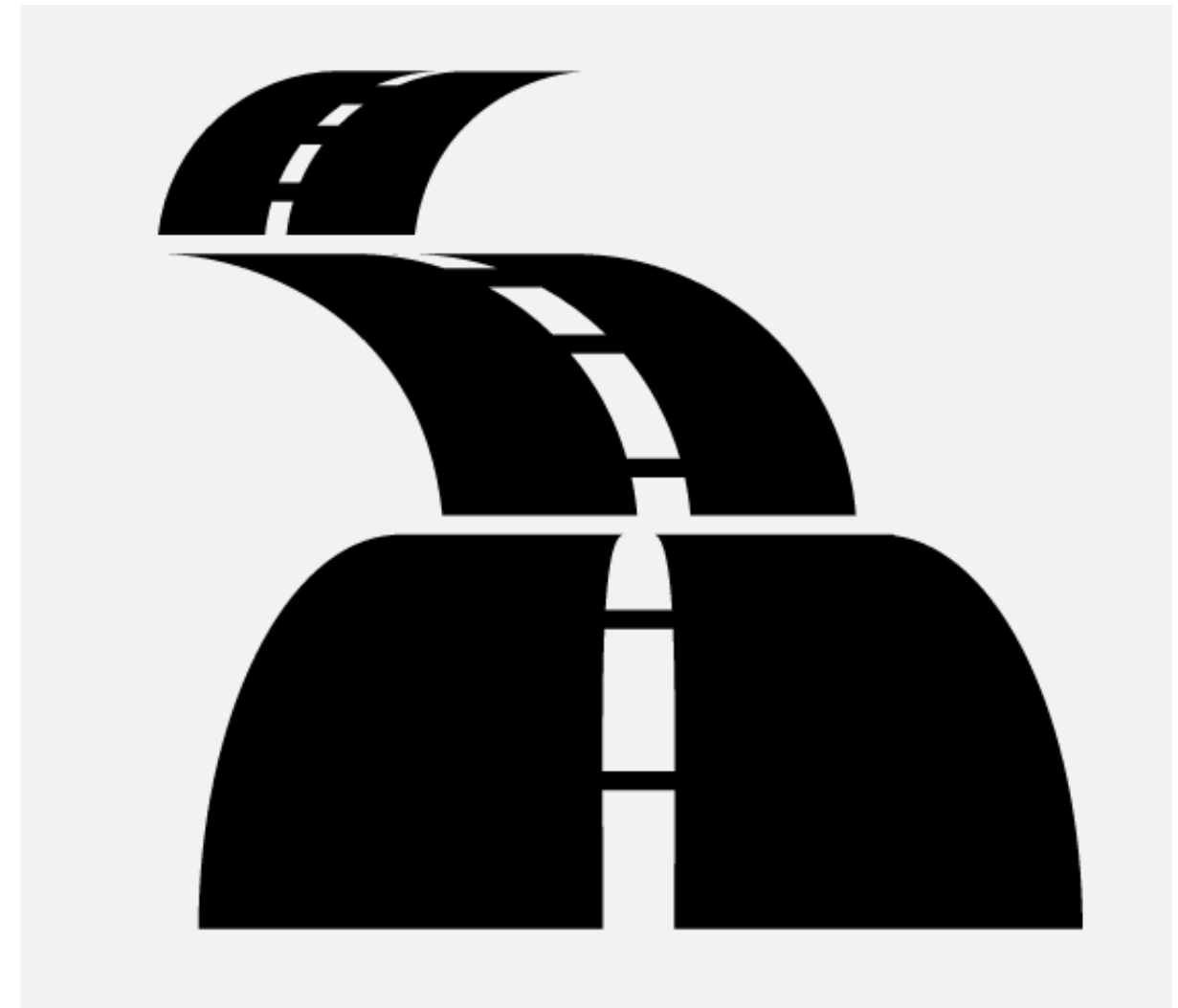
ongoing service delivery

10% savings

generates

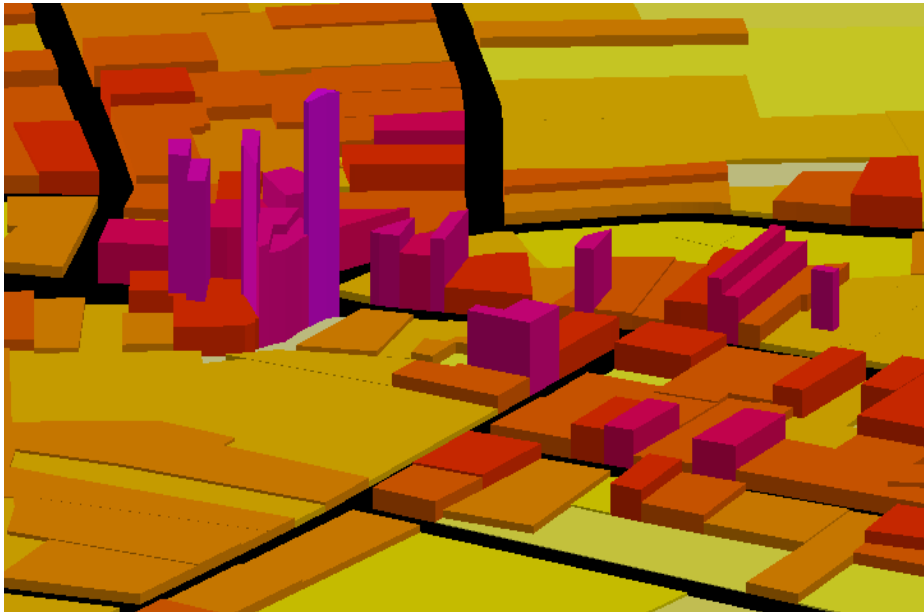
10x

tax revenue per acre

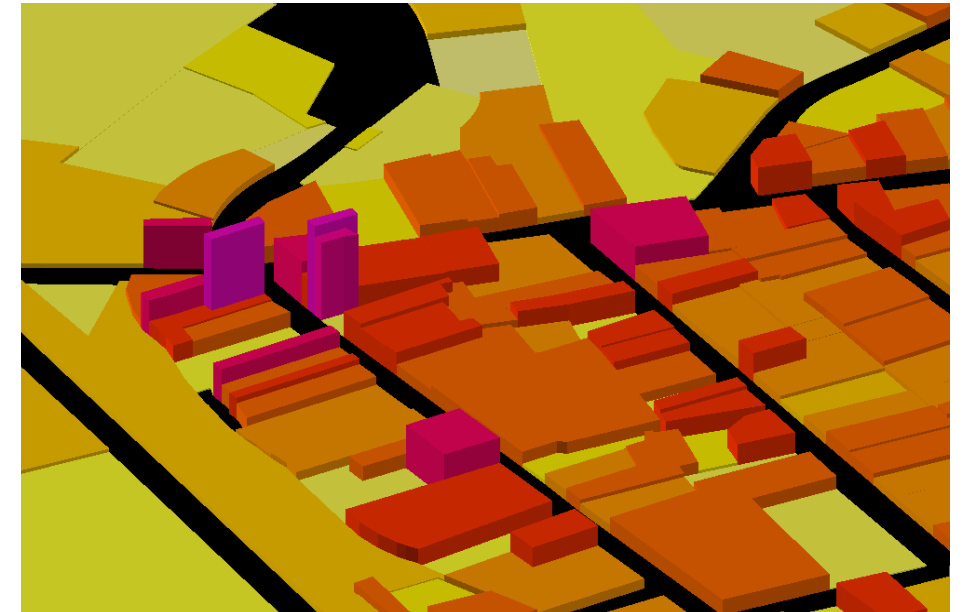


traditional hamlets and tax value

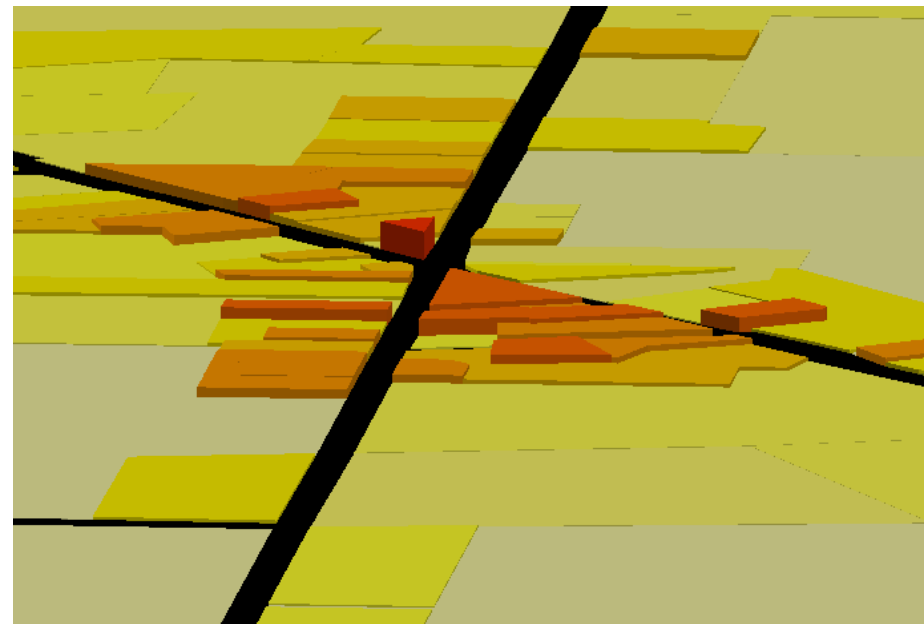
Trumansburg



Groton



Jacksonville



Newfield



Freeville



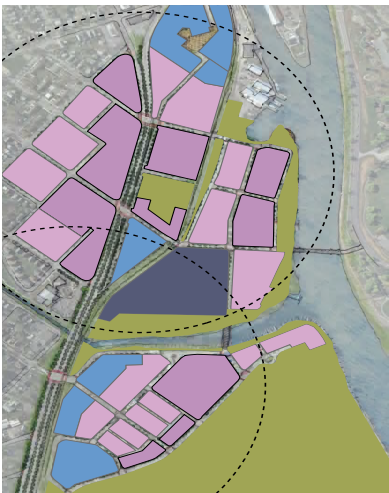
What is a hamlet center?



Building Size
Placement
Streetscape
Rhythm
Amenities
People

User-friendly Zoning

Zoning Map



Shows where and what types of development are permitted.

Administration

4 | STATE STREET CORRIDOR

Administration

Short Title. This section shall be known as the "State Street Corridor Form District."

Design Review and Approval Required

1. All new construction including parking lot construction or expansion is subject to the design review process set forth in Chapter 160, Design Review, of the City Municipal Code.

2. The building permit shall be issued on a structure or building shall be erected, and no extension of an existing building or structure shall be added, renovated, enlarged, or extended until the project or development has design review approval.

Landmarks Preservation Commission

Regardless of the underlying zoning, all new construction (including additions) within a designated historic district or on the same lot parcel as an individually designated historic landmark is subject to review and approval by the Historic Landmarks Preservation Commission for compliance with Sections 22B-509 and (C) of the City Municipal Code.

Intent

The intent of this section is to implement the Downtown Historic Alliance's Downtown Historic 2020 Strategic Plan, adopted by Common Council in April 2020. This section establishes the zoning regulations necessary to guide implementation of the City's adopted vision for the redevelopment of property within the Downtown area. Specifically, the State Street Form District is intended to:

(1) Encourage exceptional urban design and high-quality construction;

(2) Regulate alterations of building form to ensure a consistent transition between districts;

(3) Concentrate additional development in the central areas of the district and preserve the historic urban fabric of established residential neighborhoods;

(4) Preserve and enhance green space that is a vital ecological, recreational, and aesthetic component of the urban environment;

(5) Promote attractive, walkable neighborhoods that prioritize accommodation of alternate modes of transportation;

(6) Actively promote Affordable Housing as defined by the Department of Housing and Community Development, Choice (H) report submitted to the US Department of Housing and Urban Development;

Covered projects. This ordinance applies to the following types of land development and/or building projects located in the State Street Corridor Form District, and for which an application is submitted and accepted or completed by the Planning Director, after the effective date of this ordinance, whichever is later:

a) New construction of one-half or more acres of land;

b) Two or more new residential or nonresidential buildings totaling 2,000 or more square feet of habitable space, or the major renovation of such space. Major renovation is defined for the purpose of this ordinance as:

1. The Planning Director (who may) apply the following fee schedule to certain building projects, all fees waived: The following fees are waived for covered projects: Site plan review;

2. Fee reduction. The following fee reductions apply to covered projects: (a) a 50 percent fee reduction for covered project reductions organized by stage of the project;

3. Affordable Housing Incentives. To encourage the provision of Affordable Housing, the Commission shall grant the following incentives:

a) Applications containing Affordable Housing shall be prioritized over other applications; and

b) Applications containing Affordable Housing shall be given priority for processing and for approval and for grant to applications involving partnership with a community, social trust, or other non-profit organization responsible for ensuring the long-term retention of the Affordable Housing.

c) Applications containing Affordable Housing will be heard first on the Planning & Development Board meeting agenda;

d) The municipality shall waive fees for applications containing Affordable Housing;

e) The municipality shall grant a Density Bonus for projects containing Affordable Housing;

f) The municipality shall provide a property tax exemption for Affordable Housing units meeting the following criteria:

1. The unit is used for residential purposes;

2. The unit is used for residential purposes;

3. The unit is used for residential purposes;

4. The unit is used for residential purposes;

5. The unit is used for residential purposes;

6. The unit is used for residential purposes;

7. The unit is used for residential purposes;

8. The unit is used for residential purposes;

9. The unit is used for residential purposes;

10. The unit is used for residential purposes;

11. The unit is used for residential purposes;

12. The unit is used for residential purposes;

13. The unit is used for residential purposes;

14. The unit is used for residential purposes;

15. The unit is used for residential purposes;

16. The unit is used for residential purposes;

17. The unit is used for residential purposes;

18. The unit is used for residential purposes;

19. The unit is used for residential purposes;

20. The unit is used for residential purposes;

21. The unit is used for residential purposes;

22. The unit is used for residential purposes;

23. The unit is used for residential purposes;

24. The unit is used for residential purposes;

25. The unit is used for residential purposes;

Uses

District	Permitted Primary Use	Permitted Accessory Use
M2-2	1. One-family detached, semi-detached, or attached dwelling or two-family dwelling.	1. Required off-street parking.
	2. Bed and breakfast home.	2. Private garage for use, more than 6 cars.
	3. Cooperative household (see S325-5).	3. Structures for construction purposes, not to remain more than two years.
	4. Multiple dwelling (see S325-5).	4. Signs in connection with permitted use (see Signs Ordinance, Ch. 274 City Municipal Code).
	5. Rooming or boarding house.	5. By Special Permit: Towers or structures for storage or construction of structures, signs for commercial purposes or for generation of electricity not located on the premises where generated in any district (see S325-5).
	6. Room house, warehouse or garden apartment building.	6. By Special Permit: An accessory apartment (see S325-10). Permit required in all out districts.
	7. Cemetery and related buildings.	7. Adult day care home.
	8. Church and related buildings.	8. Home occupation. Special Permits required in certain situations (see S325-10C).
	9. Library or fire station.	9. Neighborhood parking not subject to regulations of S325-20(B).
	10. Nursery school, child day care center, group child day care.	10. Employment, commerce, or public parking area (see S325-20).
	11. Nursing, convalescent or rest home.	
	12. Public utility structure except office.	
	13. Public park or playground.	
	14. Schools (all) and related buildings.	
	15. Business or professional office.	
	16. Bank or monetary institution.	
	17. Club, lodge, or private social center.	
	18. Confectionery, jewelry, dressmaking and other activities involving light hand fabrication as well as sales.	
	19. Funeral home or mortuary.	
	20. Hospital or sanatorium.	
	21. Hotel.	
	22. Inn.	
	23. Neighborhood commercial facility (see S325-5).	
	24. Office of government.	
	25. Parking garage.	
	26. Public, private, or parochial school.	
	27. Social, civic or service commercial facility.	
	28. Restaurant, fast food establishment, tavern.	
	29. Theater, hearing office, auditorium or other similar place of public assembly.	

Lists the permitted primary and permitted accessory uses.

Building Frontages



Provides building requirements, such as build-to standards, floor heights, massing, height, and articulation.

Building Types



Defines the space between the pedestrian travel way and the building faces.



Blocks & Streetscapes



Walkable thoroughfare requirements for the public right of way that include parking lanes and travel lanes for vehicles, transit, goods movement, and bicycles.

Timeline

February 27, 2016

Today's Kick-Off Meeting

June 2016

Draft Zoning and Map updates distributed

September 2016

Public Meeting #2

December 2016

Final Zoning and Map updates ready for adoption

<http://ulysses.ny.us/boards/zoning-update>

Appendix B:

Kick-Off

Meeting

Minutes

Draft- not yet approved ZONING UPDATE STEERING COMMITTEE MEETING

Town of Ulysses

February 27, 2016

Audio of the minutes are available on the website at ulysses.ny.us.

The meeting was held at the Trumansburg Fire Hall at 74 West Main Street, Trumansburg.

Notice of the meeting was posted on the town's website, listserv, and newsletter.

PRESENT:

Committee members:
Planner/Zoning Officer- Darby Kiley
Supervisor- Liz Thomas
1st Deputy Supervisor- Nancy Zahler
Sue Ritter and Rod Hawkes, town residents

ABSENT:

Committee member: George Tselekis

OTHERS PRESENT:

Randall + West consultants (CJ Randall, Noah Demarest, David West), John Hertzler, Michael Boggs, Kevin Cuddeback, David Blake, James Dunn, Phil Antweiler, Diane Hillmann, Brian Fontana, Marty Murtagh, Richard Coogan, Philip Stillman, Roxanne Marino, Charles Schlough, Greg Reynolds, Carman & Sandra Hill, Pat Wilson, David & Susan Means, Jill Farnham, Cheryl Thompson, Rebecca Schneider, Dolores Higareda, Deborah Jones, David Diaz, Jonathan Morse, Deb Perkins, Mike Roenke, John & Linda Liddle, Helen McLallen, Nancy Dean, Lawrence McCann, John Ullberg, Vivien Rose, George Hutchinson, Chaw Chang, Barbara Hotchkiss

Ms. Thomas welcomed all to the meeting.

CALL TO ORDER:

Ms. Zahler called the meeting to order at 9:36 a.m.

MEETING:

Ms. Randall and Mr. West presented the current zoning as well as an overview of the zoning update project.

At the conclusion of the presentation, the floor was opened to questions/comments:

- Two acre minimum lot- what if someone can't afford two acres?
- Will there be any interface with the village and surrounding municipalities?
- The allotted land for agriculture is inadequate for many types of farming so the type of farming will be changed.
- People like the idea of moving into areas near farms but then may find that they don't like the sounds/smells.
- A buffer zone should be planned between cluster housing and farmland due to pesticide use by farmers.

- Degradation of properties in Jacksonville is an issue and has negatively affected the community. These things need to be addressed before the community can be developed.
- How are cluster developments better than housing along the road?
- If the area is developed, property values will increase and “blighted” property owners will sell as that will be more profitable than renting cheaply.
- Disagree with the former comment. Lower-income housing is still important in the area; it should just be nicer.
- Zoning and code enforcement need to work together to address issues.
- The subdivision model helps eliminate landlocked farmland, is safer for families, and creates more of a neighborhood feel.
- The subdivision discussion has been happening for many years in this town. Town documents repeatedly show the public’s interest in clustering housing.

A “brainwriting” exercise followed. Citizens were asked to answer 3 questions about their community. Next, Mr. Randall and Ms. West asked people to form groups and create a model of what growth in the next 10 years would look like.

The meeting ended with an exercise where each person was able to choose their preferred style of building structure.

ADJOURN:

Ms. Zahler moved to adjourn the meeting at 12:50pm, seconded by Mr. Hawkes.

Respectfully submitted by Carissa Parlato on 3/14/16.

Appendix C:

Brain Writing

Full Responses

Brain Writing Responses

Question 1: What do you love about Ulysses?

Open-spaces
Abundance and beauty of nature
Black-Diamond-Trail
State-Parks
centralized-services
CSAs
Sustainability
Natural beauty
People who work to make this a great place
beautiful old homes
Rural America
Low-density
open clean-air
Good people
the services
proximity to health care
All of the water: streams, view of the lake
Vistas seeing the sky, lake, and hills
Farmland
Barns and cows
People who care about stewarding and taking care of our community and environment
involved engage community
All schools are together K-12
great school district
sense of community
highly educated
Rural character
vistas
pace of life
quiet
Walkability
Easily accessible services
Locally owned business
Intimate scale sense of place
The people who live here the friendliness
Being a small semi rural area but on a main highway
Places like Rongo, Hazelnut, Bowling Alley etcetera

proximity to beautiful countryside
TaughannockFallsStatePark and the lake hiking etc
I love my house too
Wide open spaces
Farms
Mixed use
community of people
Very low development
the views and open space
proximity to Trumansburg
creeks and streams
Quiet
Walkable
good business district
bus line
library
close to schools
lots of eateries
good people
can meet most of my needs in Trumansburg
Vibrant and upbeat
Park
TaughannockFallsStatePark
The people caring and community-minded
the natural environment
having Trumansburg as a center for services
community activities
government that works hard and is committed to engaging the community
Diversity of people housing and seasons
Proximity to extensive natural areas and cultural opportunities and resources
Sense of community and a village
knowing people in town
Rural
parklands
no big box stores
enough amenities to avoid Ithaca
Rural
Trumansburg
TaughannockFallsStatePark
Cayuga-Lake
Creek
swimming what's left of the rural landscape
restaurants in Trumansburg

tight community
Great school district
what's left of the historic structures
Some sense of community
Infrastructure and services
historic homes and the park
The cohesion of the Jacksonville community
TaughannockFallsStatePark
the network of support
Love the rural feel and open space
almost zero crime
no traffic and quiet
Privacy and quiet
the landscape
the creeks, gorges, and old trees
healthy people
clean air and water
lots of vegetation
organic farming and local food
History
honoring and respecting community for long-term resident families
topography glacial landscape
neighborliness
fresh air and water resources
The natural feel surrounding landscape
sounds of nature
natural smells
Natural critters
Good soil
streams and falls
the community does have zoning and enforces it
rural with open space
no tall structures in the view area
Open land areas
right to farm
TaughannockFallsStatePark
access to shopping
small farm areas
Unobstructed night sky view, no poles, no glare from night lighting
Open roadside views to significant land elements
ridges
Lake
fields

watercourses
Architecture from the 1790 - 1890s
That it supports farming 100% and everyone buys local
Respect for environment
sense of real community
spirit
cleanliness
diverse neighbors
green space
Viewsheds
Walkability
community feel
Diversity
Walkable village
village business district
contact with people
Neighbors
greenspace
trees
walkability
Rural
Beautiful area
creative people
People care about our farms and natural areas
businesses are growing
close to wine
Fresh food
running water
forward-thinking
open space
hardwood forests
The lake
Clean air
No traffic
Big trees
Great neighbors

Question 2: What do you want to see improved?

Transportation alternatives
Bike rentals New Line healthy food options new line repair shops new line Healthcare Services
Town celebrations like ithaca fest

Environmental protection new line
Working more closely with village
Zoning and code enforcement new line
Of planning and zoning committee that is engaged and not so easily rolled to allow variances
Protect historic buildings and barns get rid of the building and Trumansburg that is so strip mall
looking next to Atlas
Protect historic buildings and barns
Protect fusions overlooking Lake
Slum housing eliminated: raised or rehabilitated
landlords out
sidewalks and enforced crosswalk crossings
stop for pedestrians
Traffic calming and slowing
My pet peeve is the damage done to the character of Jacksonville by the crew development at
the crossroads gas station and for more physical therapy building
Older buildings and properties which need improvement
Less lower income rentals in the center of Hamlet
Sidewalk from the north end of Trumansburg to village center
Dear control
Trails
Roads
Character of Jacksonville
Jacksonville park
Low population
General condition of housing
Amenities in Jacksonville groceries food options etc
Better bus service
more housing for young families and senior citizens
Rental apartments
townhomes
Sidewalks
Jacksonville needs to bloom
Stop the blighted houses
Agricultural land zoning to stop carving up of all the farmland and open space
Jacksonville revitalization
Encouraging energy transitioning to sustainable non-fossil fuel sources
Improve zoning enforcement
More flexible density regulations in Hamlet and agriculture areas
Gathering place in Jacksonville
A Trumansburg trolley from Jacksonville to park to village in summer and fall
More energy efficient retirement homes near village
Community solar array
Historic properties preserved newline viewsheds preserved

Less bright
More access to Lake
More trails
More organic or small farms
Farm stands
Water quality
Blight
Vacant lots at center of Hamlet
Walkability along 96 at main Jacksonville intersection
Code enforcement and residue of neglect of the hamlet
Safety on route 96 and better place for bikers and walkers
Bring in town water & better internet
Nothing
More bike lanes
Walkable areas
Less water pollution from salting roads non-organic farming and dairy farm
Interaction between newer and long-term residents
Farming is important however I'd like to see more organic farming in the neighborhood
No more house building except maybe in woodlots
Code enforcement
Planned development
No more big sprawling subdivisions
Less town regulations on properties uses
Education of new people moving into areas from large metro areas
Keep all outside demands on town land to minimum
no solar farms
Stop giving large commercial agriculture a pass on all requirements
encourage & support small farming and permaculture and home gardening
Support of farmers economically socially and a true voice in boards
Laws that enhance value to farms and their land
Land = assets, assets = ability to borrow
Greater enforcement of code
Consolidation of services with village
More density in village areas
More homes smaller than 1000 square feet
Clustered homes
Increase population
Sustainability
Community feel
Water resources and sewer
protect natural resources
Economic viability
more sunshine

Pride and property appearance
Vibrant culture
Green housing
Better land-use
More collaboration with Trumansburg and Ithaca
Blight
Too many eye-sores
Abandoned properties
WIFI
Railroad return
Swimming pool in Trumansburg

Question 3: What are your concerns about current or future zoning?

Prevent/protect from hydrofracking
Cluster Housing
Keep land open
Resources appreciable
Train
Unsure
That it is applicable to Jacksonville
The current hamlet zoning is laughable, with came up with it?
Lack of enforcement
Too restrictive
Very concerned about increased high density in Jacksonville
4-15 units per acre is too high, have these parcels been identified, if so where are they?
The 2 acre lot size means no farm land left
All the road frontage getting used by houses, can't see farms
Route 96 as a sprawl corridor for Ithaca
No \$ to buy protected land
No tax incentives for conservation easements
All of Ithaca moving up to Trumansburg
No buffers around Jacksonville to maintain Identity - may all merge together
Difficulty balancing constraints vs. flexibility
Future zoning may encourage large scale development va. Rural character
Over development
Prevent big box business from developing in Ulysses
Enforcement of regulations already enacted
More regulations that are not enforced
Making Ulysses a community for only the wealthy
The ability to avoid current zoning through the use of variances

Don't know, live in Village
Not sure, live in village
Ag. districts will survive better if we have fewer taxes on land
Open space easier if less taxes
Ag zoning should prevent subdivision
Well thought out and adequate provisions and specifications for solar and wind land use
Past and current zoning does not appear to have improved the Town's problems that zoning has tried to address
How can we guide development to avoid slumlords, absentee ownership
Need more resources to enforce zoning and maintenance codes
Maybe an enforcement fee on new construction?
Landscape buffers should be included to preserve open space feel.
Don't cut up road frontage into small lots.
Aggregate future growth.
Poorly designed/maintained densification
Decreasing affordability
Code enforcement or won't make change
I would like to see ag. Land stop being cut up.
Being told what you can do with private land.
Current zoning makes it difficult to shape new rural lots according to landscape features or according to farm needs or intelligently/sensitively
Need organic zoning
Maintain ag. uses
Fairness to all including older residents who may need to sell
Future zoning won't be restrictive enough to limit people doing unwise things with the land
Impact on land value
Make it harder to sell land
Make it harder to make land usefull
Won't address wetland or stream sufficiently
Too many regulations concerning land use
Keep in mind areas under Agriculture New York Market Laws regarding zoning
The land, air, water, sun all pre-date and will post-date current human "needs" zoning should put ecosystem preservation first.
Should not allow Ulysses to become the solar farm/farm/watershed for Ithaca
Boards support PDR applications 100% = resolution, staff assistance, letters of support
Boards take time to walk and understand land and viewpoints of others
Concern: restrictions on farming or farm related enterprises
Ability of farm families to increase housing to remain a family unit
Follow NYS Ag and Markets Law
Ability to subdivide odd shaped lots or odd sized lots in village or rural areas
Keeping zoning simpler and stick to it rather than everyone and their brother requesting a variance (and usually getting it) (from the spouse of a ZBA member)
Blight

Sustainability

Affordability

We need some growth

Protecting nature

Limitations on personal freedom

More red tape

Bickering to arrive at consensus

Amending zoning is time consuming

Ag land protection program will not get off the ground (it will be all lip service) same for the open space preservation. Death by 100 cuts.

Our love for energy will lead to unfettered development of solar farms

Not enough participation by community in this process & past.

Maintenance/subdivision of large land tracts

Avoid cookie cutter subdivision of similar housing

Creation of affordable lots

Over compensation on behalf of commons vs. individual rights in land use

Lack of "grandfathering"

Impossibilities & difficulties in enforcement

Comment forms:

1. Nicely organized presentation - good flow, organization, graphics
2. What percent of housing dedicated to affordable/low income begins to be a burden of school functioning ie: puts negative impact on community? How to limit this?
3. What are the logistical realities of "cluster housing" re: a homeowner's association, maintenance of stormwater facilities, etc.?
4. Land that is good for septic systems is probably also good for farming.
5. Maybe you should put houses on land that needs sand filters of more significant engineering of a septic system and leave the good soil for farming.