



Comprehensive Plan Steering Committee
Zoom Hybrid Meeting
DRAFT Meeting Minutes
March 25, 2026
Approved: _____

Committee Members Present: Acting Chair Elizabeth Weatherby, Roxanne Marino, Karl Klankowski, Mo Klein, Kim Moore, Katelin Olson, Alison Weaver, Karen Meador

Committee Members Absent: Ann DiPetta, Tai Basilius

Quorum Present

Comp Plan Consultant Present: Matt Horn

Comp Plan Consultant Present on Zoom: Jessica Geary

Town Staff Present: Lori Asperschlager, Niels Tygesen

Members of the Public Present: Sarah Adams, Helen McLallen, Rich Goldman, Shirley Brown, Bob Howarth, Vivian Rose, Sigrid Paun

Members of the Public Present on Zoom: Linda Liddle, Greg Reynolds

Proceedings

Acting Chair Elizabeth Weatherby called the meeting to order at 5:30 pm at the Town Hall.

Approval of Agenda

Marino would like to discuss what the committee will do with the public comments during the Latest Comp Plan Draft, Continued Discussion.

Motion: Klein motioned to approve the amended agenda; Klankowski seconded. **Passed unanimously.**

Approval of Past Minutes (March 11, 2026)

Motion: Klankowski motioned to approve the amended March 11 minutes; Weaver seconded.

Passed unanimously.

PUBLIC HEARING (Continued Hearing of the Draft 2025-2045 Comp Plan)

Weatherby mentioned that the public hearing has been open since September 9. The committee will monitor the 30 minute timeframe tonight. Once the committee has passed the draft plan to the Town Board there will still be time for public comment.

Motion: Olson re-opened the public hearing; Klankowski seconded. **Passed unanimously.**

Vivian Rose provided written comments to the committee. Referred to those comments and would like the committee to extend the public comment period until April 18, allowing a full month from the latest draft. She would like the photos labels in the Executive Summary. Also spoke about concerns regarding climate change and taking care of our natural resources.

Bob Howarth provided written comments to the committee. As a former BZA member and chair he understands the importance of a comprehensive plan in decision making for the town. Spoke about concerns regarding climate change included in the plan and flood risks in the town.

Sarah Adams provided written comments to the committee. If there is any way to continue to have public hearings and discussions before the committee passes the draft to the Town Board she would support that decision.

V. Rose spoke again and would like to appeal again to the committee to extend the public comment period and shared a concern that building more housing in the town may not be affordable or accessible.

Rich Goldman spoke about housing affordability and how building more housing does not necessarily lower the cost of housing.

Shirley Brown spoke about the importance of caring for the natural environment. The quality of life in the town will be diminished if we do not take care of the water, air, and land.

Greg Reynolds spoke about some missing data points in the plan, but appreciated the inclusion of farming, small businesses, and cottage industries. Would like the town to support small ag venues and cottage industries that residents and non-residents can enjoy.

Motion: Klankowski motioned closed the public hearing; Klein seconded. **Passed unanimously.**

LATEST COMP PLAN DRAFT: 03.18.26, Continued Discussion

Matt Horn from MRB spoke about the plan for the discussion tonight to review and revise Appendix A. He asked the committee to take 10 minutes to review the changes to Appendix A suggested by committee members. Any changes and edits that need discussion can be talked through before voting.

After review Weatherby stated the committee would review Appendix A first by going through Klankowski's document of consolidated changes.

Page 1

1. To merge LR-P-2.2.1, LR-P-2.2.2, LR-P-2.2.3, and EN-P-1.1.6 into one policy block:

I make a motion to completely revise LR-P-2.2.1 in the Land Use and Rural Issues Element as follows:

"LR-P-2.2.1 Support the long-term viability of agriculture in Ulysses by coordinating with Cornell Cooperative Extension, the Soil and Water Conservation District, and other regional partners to provide technical assistance, succession planning resources and education programs for farmers."

2. Based on the above revision to LR-P-2.2.1:

I make a motion to remove policy numbers LR-P-2.2.2, LR-P-2.2.3 in the Land Use and Rural Issues element and EN-P-1.1.6 in the Environment and natural Resources element.

~~LR-P-2.2.1 Connect farmers interested in soil and water best management practices with the Tompkins County Soil and Water District.~~

~~LR-P-2.2.2 Provide information regarding the Cornell Cooperative Extension Regional navigator program available for farmers who want to keep their land in production and farmers seeking land.~~

~~LR-P-2.2.3 Connect farmers interested in succession planning to Cornell Cooperative Extension of Tompkins County.~~

~~EN-P-1.1.6 Explore ways that the Town could assist with the preservation of prime agricultural land and access to it for those wanting to continue farming into the future.~~

3. I make a motion to amend objective H-O-1.1 in the Housing element as follows:

H-O-1.1 **Strive to** meet current and projected regional housing needs of all economic and demographic groups by increasing Ulysses' housing supply.

4. I make a motion to remove policy numbers H-P-1.2.1 and H-P-1.2.2 in the Housing element per recommendations from Liz and Roxanne.

~~H-P-1.2.1 Create an education program for new Town staff, including all Boards, about their legal responsibilities under the Fair Housing Act and similar State and Local requirements.~~

~~H-P-1.2.2 Designate a staff member as a Fair Housing Assistant who will act as a liaison to the community about the Town's goals for equal housing access, responsibilities for each party, educating residents about their rights, landlords about their responsibilities, and assisting with enforcement actions.~~

Motion: Klankowski motioned to approve amendments 1-4 on page 1 of the document, Klein seconded **Passed unanimously.**

Marino brought up the wording for LR-P-1.1.2 in the Land Use and Rural Issues to change the wording for on the Hamlet Area Development Plan based on previous discussion of the future land use in Waterburg.

Motion: Marino motioned to amend Policy number LR-P-1.1.2 in the Land Use and Rural Issues element to, "Create a Hamlet Area Development Plan that focuses on improving Jacksonville's ~~and Waterburg's~~ public realm and sense of place."; Moore seconded. **Passed unanimously.**

Page 2

Committee pulled amendment 1 for discussion.

1. To merge H-P-1.1.1, 1.1.2 & 1.1.3 into one policy block:

I make a motion to completely revise H-P-1.1.1 in the Housing Element as follows:

"H-P-1.1.1 Conduct research and analysis, including housing studies and zoning audits, to identify strategies that increase housing supply and affordability in Ulysses."

Meador had concerns about mandating projects that may be too costly to be feasible. Suggests using words like "consider" so it's not too strongly worded. Discussion ensued.

Motion: Olson motioned to completely revise H-P-1.1.1 in the Housing Element as follows:

"H-P-1.1.1 ~~Conduct~~ Consider research and analysis, including housing studies and zoning audits, to identify strategies that increase housing supply and affordability in Ulysses."; Weatherby seconded.

Passed unanimously.

Meador brought up concerns about signage and deep ditches on Kraft Road. Need to balance the need for drainage and flood control and safe transportation for bicyclists, pedestrians, and vehicles. Olson said the town is aware of this and it is a state matter and the town is trying to communicate with the state about the concerns. Agreed to discuss as a separate policy in Transportation after reviewing the consolidated document.

Committee agreed that the remainder of Page 2 could be moved as a block.

2. Based on the above revision to H-P-1.1.1:

I make a motion to remove Policy numbers H-P-1.1.2 & H-P-1.1.3. in the Housing Element.

~~H-P-1.1.1 Create a new Housing Advisory Committee to conduct research and make recommendations to the Town Board on ways to help implement the objectives of the housing element to ensure the housing goal(s) is/are achieved.~~

~~H-P-1.1.2 Commission reports on best practices and new strategies to increase housing affordability in Ulysses. See the American Planning Association and National League of City's "Housing Supply Accelerator" document.~~

~~H-P-1.1.3 Perform a zoning audit to identify zoning related issues for the construction of new units of diverse types and revise zoning code as needed.~~

3. I make a motion to relocate and amend policy number H-P-1.2.8 in the Housing Element to objective area T-O-1.1 in the Transportation element as follows:

~~H-P-1.2.8~~ T-P-1.1.X Connect neighborhoods to parks and other amenities and services with sidewalks, **designated bikeways or bike paths** and safe infrastructure to ensure that residents can access them.

4. I make a motion to amend policy number H-P-1.3.4 in the Housing element as follows:

~~"H-P-1.3.4 Adopt a local law establishing diverse housing types below a certain threshold or within certain areas as Type 2 Actions under SEQR in recognition of their conformance with local planning and zoning rules and minimal or positive environmental impact.~~ Explore legal options for designating housing types below a certain threshold or within certain areas as Type 2 actions under SEQR".

5. I make a motion to relocate policy number H-P-1.5.2 in the Housing element to EN-O-2.1 in the Environment and Natural Resources Element as follows:

~~H-P-1.5.2~~ EN-P-2.1.X Identify environmentally sensitive areas such as land subject to flooding currently and in the future, streams and riparian corridors, unbroken habitat areas, and other important features and restrict housing development within those areas.

Motion: Olson motioned to accept amendments 2, 3, 4, and 5 on page 2, Weaver seconded, **Passed unanimously.**

Marino brought up other changes that the Clerk and Jessica had that were not included in Klankowski's consolidated document in the sections reviewed by the previous motions. Committee agreed to make a note of them and come back to those after reviewing the consolidated document.

Page 3

1. I make a motion to amend objective H-O-1.6 in the housing element as follows:

H-O-1.6 ~~Ensure it's~~ **Work to make it** possible for households of all income levels to live affordably in Ulysses, and reduce over time the unmet housing needs of lower-income households in Town.

2. To merge H-P-1.6.1, 1.6.4 & 1.6.6 into one policy block:

I make a motion to completely revise H-P-1.6.1 in the Housing Element as follows:

"H-P-1.6.1 Support the development and preservation of affordable housing through tools such as land banking, streamlined permitting, public or nonprofit land acquisition, and mixed income housing initiatives."

3. Based on the above revision to H-P-1.6.1:

I make a motion to remove Policy numbers H-P-1.6.4 & H-P-1.6.6. in the Housing Element.

~~H-P-1.6.1 Support the development and preservation of affordable housing through tools and actions such as land banking, public or non-profit acquisition of buildings, housing co-ops, and new mixed income developments.~~

~~H-P-1.6.4 Provide streamlined zoning and building approvals for development that attains designated levels of affordability.~~

~~H-P-1.6.6 Identify for sale, or acquire land and market it to developers with restrictions on developing options that are affordable for mixed-income households, to include low- and moderate-income families, seniors, etc.~~

4. I make a motion to remove policy numbers H-P-1.6.2 and H-P-1.6.3 in the Housing element as these are likely not actionable.

~~H-P-1.6.2 Advocate to Congressional representatives to reduce international trade barriers (e.g. tariffs) on building supplies, particularly for prominent construction materials such as soft wood lumber, concrete, etc.~~

~~H-P-1.6.3 Explore the potential of a land value taxation system to more equitably distribute tax burdens.~~

Motion: Olson motioned to approve the 4 amendments on Page 3 as presented, Klein seconded. **Passed unanimously.**

Page 4

1. I make a motion to relocate policy ED-P-1.2.1 in the Economic Development element to LR-O-2.3 in the Land Use and Rural Issues element and to revise ED-P-1.2.1 as follows:

~~ED-P-1.2.1 Reinststate an agricultural committee in the Town to provide direct input from local farmers and industry about how to expand and support local agriculture, specifically opportunities to grow existing businesses and attract new businesses.~~

"LR-P-2.3.X In accordance with the Town's Agriculture and Farmland protection plan, re-establish and support an agriculture committee in the Town to provide input from local farmers, farmland owners, and agricultural businesses on how to expand and support a diversity of agricultural activities in Ulysses."

2. I make amotion to amend policy number ED-P-1.2.4 in the Economic Development element as follows:

ED-P-1.2.4 Promote housing and population growth in the Town, ~~ensuring that~~ **to provide** existing industries like education, healthcare, government and retail ~~have with~~ **access** to customers and workers.

3. I make a motion to remove policy number ED-P-2.1.5 in the Economic Development element. We do not have an Industrial Land Character area identified on the FLUM.

~~ED-P-2.1.5 Consider identifying a potential industrial area or investing in an industrial park, so Ulysses can pursue new economic opportunities in ways that do not detract from its natural beauty and landscape.~~

4. I make a motion to remove policy number ED-P 2.2.1 in the Economic Development element as this is already addressed in H-P-1.3.2 in the Housing element.

~~ED-P-2.2.1 Promote the construction of diverse and affordable housing, in a way that aligns with community character and aesthetics. Consider multi-family and senior housing.~~

5. I make a motion to relocate policy ED-P-2.2.4 in the Economic Development element to T-O-1.1 in the Transportation element.

~~ED-P-2.2.4 T-P-1.1.X Make targeted infrastructure improvements for pedestrian and cyclist connectivity throughout the Town, like fixing sidewalks, widening and protecting bike lanes, installing lights and making improvements as needed to enhance neighborhoods.~~

6. I make a motion to remove policy number ED-P-2.2.5 in the Economic Development element.
~~ED-P-2.2.5 Gather resident input regarding future commercial and residential land development, ensuring that the community has the opportunity to provide input on future development and that their input is considered.~~

Meador pulled amendment 5 for discussion.

Motion: Olson motioned to approve amendments 1-4 and 6 on Page 4; Weatherby seconded. **Passed unanimously.**

Discussion on amendment 5 ensued regarding ditches and damage to plant life after trimming. Creating an additional policy will be revisited after the review of the consolidated document.

Motion: Weatherby motioned to change amendment 5 on Page 4 as written, Klein seconded. **Passed unanimously**

Marino would like to revisit ED-P-1.2.3 after review of consolidated document.

Page 5

1. To consolidate ED-P-3.1.1, ED-P-3.1.2, ED-P-3.1.3 and ED-P-3.1.5:

I make a motion to completely revise policy number ED-P-3.1.1 in the Economic Development element as follows:

ED-P-3.1.1 Coordinate with Trumansburg Chamber of Commerce and County organizations to market available jobs for the local workforce, including promoting job fairs and career training opportunities.

Based on the above revision to ED-P-3.1.1:

2. I make a motion to remove policy numbers ED-P-3.1.2, ED-P-3.1.3 and ED-P-3.1.5 in the Economic Development element.

~~ED-P-3.1.1 Engage employers to understand what skills, certifications, and other needs they have in their workforce. Find opportunities to teach in-demand skills in Ulysses.~~

~~ED-P-3.1.2 Coordinate with municipalities and employers to host a job fair, enabling the local workforce to find new job opportunities and connect with local employers.~~

~~ED-P-3.1.3 Help create more opportunities for employers to be engaged with educational institutions and career training, enabling them to demonstrate what jobs in key industries look like, engage students and the local workforce, and teach necessary skills. Examples of engagement could be participating in a career day or hosting a tour of their facilities for students.~~

~~ED-P-3.1.5 Create an on-line job board specific to Ulysses where employers can post available jobs. Market the job board within the Town to increase engagement.~~

3. I make a motion to relocate policy ED-P-4.1.1 in the Economic Development element to CU-O-1.1 in the Capital Facilities, Services and Utilities element.

~~ED-P-4.1.1~~ CU-P-1.1.X Explore the creation, expansion and repair of water infrastructure in order to protect the Town's water resources and ensure the Town has safe drinking water.

Motion: Klein motioned to approve the 3 amendments on Page 5 as presented; Weaver seconded. **Passed unanimously.**

Page 6

1. To merge T-P-1.1.1 and T-P 1.1.6 into a single policy:

I make a motion to completely revise policy number T-P-1.1.1 in the Transportation element as follows:
T-P-1.1.1 Coordinate land use planning with transportation elements by supporting mixed-use development near transit services and planning multimodal improvements in growth areas such as the Hamlet of Jacksonville."

2. Based on the above revision to T-P-1.1.1:

I make a motion to remove policy number T-P-1.1.6 in the Transportation element.

~~T-P-1.1.1 Revise the zoning ordinance to permit denser mixed-use areas around transit services.~~

~~T-P-1.1.6 Create a Hamlet of Jacksonville Master Plan that would detail multimodal improvements and a potential future roadway network to utilize during future subdivision requests or possible Town-directed expansions.~~

3. To merge T-P-1.1.3, 1.1.4 & 1.1.13 into one single policy:

I make a motion to completely revise T-P-1.1.3 in the Transportation Element as follows:

"T-P-1.1.3 Improve bicycle connectivity by identifying local bike routes. Work with NYS DOT and TC to identify and widen road shoulders as needed to ensure safety for cyclists and pedestrians.

4. Based on the above revision to T-P-1.1.3:

I make a motion to remove policy numbers T-P-1.1.4 and T-P-1.1.13 in the Transportation element.

~~T-P-1.1.3 Work with the NYS DOT and Tompkins County to ensure roadways have sufficient shoulders for cyclists to operate.~~

~~T-P-1.1.4 Identify a person in the Town that will convey to the County and NYSDOT that respective road shoulders need to be widened, especially when there are plans to work on them.~~

~~T-P-1.1.13 Identify additional, possible local bike routes and improve the roadways with off-road cycle tracks or wide shoulders.~~

Moore asked that TC is spelled out as Tompkins County in the comp plan.

Motion: Klein motioned to approve the 4 amendments on Page 6 as presented; Olson seconded. **Passed unanimously.**

Page 7

1. To combine T-P-1.1.2 and T-P-1.1.5 in the Transportation element,

I make a motion to completely revise T-P-1.1.2 in the transportation element as follows:

"T-P-1.1.2 Expand pedestrian infrastructure such as sidewalks, crossings, and walkable street networks, particularly in the Hamlet of Jacksonville, growth areas, and new subdivisions."

2. Based on the above revision to T-P-1.1.2

I make a motion to remove policy number T-P-1.1.5 in the Transportation element.

~~T-P-1.1.2 Construct sidewalks and crossings throughout the Hamlet of Jacksonville.~~

~~T-P-1.1.5 Revise subdivision ordinances to require sidewalks to be constructed on both sides of every street within a Major Subdivision; require walkable block lengths; require pedestrian permeability; and other improvements.~~

3. To merge T-P-1.1.7, T-P-1.1.8, T-P-1.1.9, T-P-1.1.10 and T-P-1.1.11 into a single policy:

I make a motion to completely revise policy number T-P-1.1.7 in the transportation element as follows:

T-P-1.1.7 Collaborate with TCAT, regional planning agencies, employers, and local partners to improve transit services, transportation programs, and funding opportunities for residents."

4. Based on the above revision to policy number T-P-1.1.7 in the transportation element. I make a motion to remove policy numbers T-P-1.1.8, T-P-1.1.9, T-P-1.1.10 and T-P-1.1.11 in the Transportation element.

~~T-P-1.1.7 Work with employers and carpool/vanpool services to implement programs that address transportation barriers faced by potential employees.~~

~~T-P-1.1.8 Work with TCAT to explore options for improved service within the Town and how the Town can support their operations.~~

~~T-P-1.1.9 Collaborate with key stakeholders to research shared funding opportunities and areas of possible collaboration.~~

~~T-P-1.1.10 Utilize the ITCTC as an asset for securing funding and planning to complete all transportation-related goals.~~

~~T-P-1.1.11 Work with Tompkins County to market their resources and programs with Town residents.~~

Motion: Weatherby motioned to approve the 4 amendments on Page 7 as presented; Klein seconded. **Passed unanimously.**

Page 8

1. To merge T-P-1.1.14, T-P-1.1.15, CW-P-2.1.3 and CW-P-2.1.4 into a single policy:

I make a motion to completely revise policy number T-P-1.1.14 in the Transportation element as follows:
T-P-1.1.14 Improve connections to the Black Diamond Trail and other recreational routes by expanding trail access points, bicycle routes, wayfinding information and mapping preferred and safest cycling routes"

2. Based on the above revision to policy number T-P-1.1.14 in the Transportation element:

I make a motion to remove policy number T-P-1.1.15 in the Transportation element and policy numbers CW-P-2.1.3 and CW-P-2.1.4 in the Community Well-Being element.

~~T-P-1.1.14 Provide additional trailheads to the Black Diamond Trail on roads that connect to the trail.~~

~~T-P-1.1.15 Create a local cycling route map for the Town and make it easily available to residents and others.~~

~~CW-P-2.1.3 Support the creation of additional trails and bike paths, especially those that can connect Route 96 & Route 89 to the Black Diamond Trail.~~

~~CW-P-2.1.4 Collaborate with local bike organizations and create a map that identifies safe bike routes.~~

3. To merge CU-P-1.1.1 and CU-P-1.1.2 into a single policy:

I make a motion to amend policy number CU-P-1.1.1 in the Capital Facilities, Services and Utilities element as follows:

CU-P-1.1.1 ~~Continue to convene stakeholders to determine interest and willingness for upgrading the Town's water districts to provide municipal water to more residents.~~ Evaluate expansion of municipal water service areas based on cost, community interest, and appropriateness for long term growth."

4. Based on the above amendment to policy number CU-P-1.1.1:

I make a motion to remove policy number CU-P-1.1.2 in the Capital Facilities, Services and Utilities element.

~~CU-P-1.1.2 Explore the costs necessary to expand the municipal water district to other areas of the Town.~~

Motion: Olson motioned to approve the 4 amendments on Page 8 as presented; Klein seconded. **Passed unanimously.**

Page 9

1. To merge CU-P-1.1.4, CU-P-1.1.6 and CU-P-1.1.7 into a single policy:

I make a motion to completely revise policy number CU-P-1.1.4 in the Capital Facilities, Services and Utilities element as follows:

CU-P-1.1.4 "Provide residents with information about drinking water safety, including well testing resources and alternative drinking water options and proactively implement the strategies identified by DWSP2 to protect and promote drinking water safety and options for residents."

2. Based on the above revision to policy number CU-P-1.1.4:

I make a motion to remove policy numbers CU-P-1.1.6 and CU-P-1.1.7 in the Capital Facilities, Services and Utilities element.

~~CU-P-1.1.4 Work with Tompkins County Whole Health and New York State Department of Health to provide accessible well water testing for residents.~~

~~CU-P-1.1.6 Adopt the Town of Ulysses Drinking Water Source Protection Plan and proactively implement the strategies identified.~~

~~CU-P-1.1.7 Create a list of alternative drinking water options for residents who are connected to well water.~~

3. I make a motion to relocate policy number CU-P-2.1.5 in the Capital Facilities, Services and Utilities element to T-O-1.1 in the Transportation element.

~~CU-P-2.1.5~~ T-P-1.1.X Ensure that public transit stops and routes within the Town are safe and maintained.

4. I make a motion to relocate policy number CU-P-3.1.4 in the Capital Facilities, Services and Utilities element to CR-O-3.2 in the Climate Change and Resiliency element.

~~CU-P-3.1.4~~ CR-P-3.2.X Explore opportunities to promote renewable and environmentally-friendly energy sources in the Town, in alignment with the New York State Energy Plan.

5. I make a motion to amend policy number CU-P-2.1.6 in the Capital Facilities, Services and Utilities element as follows:

CU-P-2.1.6 Minimize flooding hazards and poor stormwater management by ~~developing a roadway map identifying Town Roads in need of improvement~~ expanding the culvert assessment and improvement mapping and strategy the Town has started on.

Moore asked that DWSP2 is spelled out in the comp plan.

Marino pulled amendments 1 and 2 for discussion.

Motion: Olson motioned to approve amendments 3, 4, and 5 as presented; Moore seconded. **Passed unanimously.**

Discussion of amendments 1 and 2 on Page 9 ensued.

Motion: Olson motioned to use the wording from CU-P-1.1.6 "Adopt the Town of Ulysses Drinking Water Source Protection Plan and proactively implement the strategies identified" for CU-P-1.1.4 and remove CU-P-1.1.6 and CU-P-1.1.7 as stated in amendment 2; Klein seconded. **Passed unanimously.**

1. I make a motion to amend Objective CU-O-3.1 in the Capital Facilities, Services and Utilities element as follows:

CU-O-3.1 Preserve **and protect** the Town's treasured characteristics **while by** making **well considered** investments and improvements to services that will enhance quality of life **while protecting valued natural resources."**

2. To merge EN-P-3.1.3 and EN-P-3.1.4 into a single policy:

I make a motion to completely revise policy number EN-P-3.1.3 in the Environment and Natural Resources element as follows:

"EN-P-3.1.3 Promote educational opportunities related to biodiversity, habitats, and environmental stewardship through partnerships with organizations such as the Cayuga Nature Center, Cornell Cooperative Extension, and similar institutions."

3. Based on the above revision to policy number EN-P-3.1.3:

I make a motion to remove policy number EN-P-3.1.4 in the Environment and Natural Resources element.

~~EN-P-3.1.3 Promote Cayuga Nature Center's Palentological Research Institution resources to educate the public on biodiversity, local habitats, HABS, and the impact of climate change on natural resources. Encourage in-person visits to the Cayuga Nature Center to connect with the natural environment.~~
~~EN-P-3.1.4 Share resources such as Cornell's Forest Connect to educate the public on ecological functions and sustainable production practices of private woodlands.~~

4. I make a motion to remove objective EN-O-3.2 and the two policies under it, EN-P-3.2.1 and EN-P-3.2.2 in the Environmental and Natural Resources element plus Goal LR-G-3, Objective LR-O-3.1 and Policy LR-P-3.1.1 in the land Use and Rural Issues element because they are already covered under EN- G-1 and EN-O-1.1.

~~EN-O-3.2 Continue to protect open space and agricultural land resources.~~
~~EN-P-3.2.1 Expand on the 2018 NRI analyses to develop and implement an Open Space Plan and Scenic Resources Inventory.~~
~~EN-P-3.2.2 Identify potential areas that can be designated as a Critical Environment Area, especially to protect areas of concern.~~
~~LR-G-3 The Ulysses community will be a responsible steward of rural land.~~
~~Objective: LR-O-3.1 The Town will make clear its desires for open space and how it is used.~~
~~LR-P-3.1.1 Create an open space plan that will define open space, rural and suburban land and make clear how the Town can preserve and enhance existing open space now and in the future.~~

Olson and Marino pulled amendments 2, 3 and 4 for discussion.

Motion: Olson motioned to approve amendment 1 as presented; Klein seconded. **Passed unanimously.**

Motion: Olson motioned to revise amendment 2 as follows:

To merge EN-P-3.1.3 and EN-P-3.1.4 into a single policy:

I make a motion to completely revise policy number EN-P-3.1.3 in the Environment and Natural Resources element as follows:

"EN-P-3.1.3 Promote educational opportunities related to biodiversity, habitats, and environmental stewardship through partnerships with **local** organizations. ~~such as the Cayuga Nature Center, Cornell Cooperative Extension, and similar institutions."~~; Klein seconded. **Passed unanimously.**

Motion: Klein motioned to approve amendment 3 as presented; Olson seconded. **Passed unanimously.**

Motion: Weatherby motioned to approve amendment 4 as presented; Weaver seconded. **Passed unanimously.**

Page 11

1. To consolidate all 3 public communication policies, CR-P-2.1.1, CR-P-2.1.3 and CR-P-2.1.5 into a single policy:

I make a motion to completely revise policy number CR-P-2.1.1 in the Climate Change and Resiliency element as follows:

CR-P-2.1.1 Communicate with residents about climate change preparedness, sustainability initiatives and the work of Town committees and regional partners."

2. Based on the above revision to policy number CR-P-2.1.1:

I make a motion to remove policy numbers CR-P-2.1.3 and CR-P-2.1.5 in the Climate Change and Resiliency element.

~~CR-P-2.1.1 Assist with and advocate for public education on climate change, sustainability and hazard mitigation.~~

~~CR-P-2.1.3 Continue to communicate with the public about the benefits of being a Climate Smart Community and a Clean Energy Community, and how the public can contribute.~~

~~CR-P-2.1.5 Share the work being completed by the Conservation & Sustainability Advisory Council, the Water Source Protection Plan Committee, the Habitat Nature Preserve Advisory Committee, and the Bee-Friendly Community Committee. Encourage the public to participate in meetings and future initiatives led by these committees. Share and regularly update the actions the Town has taken or is working on to increase climate change preparedness, adaptation, and mitigation.~~

3. I make a motion to amend policy number CR-P-2.1.7 in the Climate Change and Resiliency element as follows:

CR-P-2.1.7 Work with the Village of Trumansburg on developing **an a coordinated, Town wide** emergency preparedness plan that incorporates hazard mitigation efforts.

Motion: Klein motioned to approve the 3 amendments on Page 11 as presented; Klankowski seconded. **Passed unanimously.**

Page 12

Brief discussion on terms local and regional used in the policies.

1. I make a motion to add a new policy in the Climate Change and Resiliency element, number 2.1.X that states:

"CR-P-2.1.X Support public education initiatives related to agriculture, environmental stewardship, transportation safety, and climate resilience through partnerships with local institutions, community organizations, and regional agencies."

2. Based on the above new policy number CR-P-2.1.X:

I make a motion to remove policy number LR-P-2.3.2 in the Land Use and Rural Issues element and policy number T-P-3.1.8 in the Transportation element.

~~LR-P-2.3.2 Create a public information campaign educating residents on what right to farming is.~~

~~T-P-3.1.8 Work with local advocacy groups to educate roadway users on safe practices including safety equipment, safe speeds, rules of the road, and operation.~~

3. I make a motion to remove policy number CR-P-3.2.1 in the Climate Change and Resiliency element. It was the same as policy number BE-P-3.1.2 in the Built Environment element.

~~CR-P-3.2.1 Consider providing incentives for incorporating green infrastructure techniques in rehabilitation projects and new construction projects.~~

4. To merge CR-P-3.2.7 and CR-P-1.1.3 into a single policy:

I make a motion to completely revise policy number CR-P-3.2.7 in the Climate Change and Resiliency element as follows:

CR-P-3.2.7 Promote renewable energy development including community solar, rooftop solar, battery storage, distributed energy resources, and other local clean energy opportunities.

5. Based on the above revision to policy number CR-P-3.2.7:

I make a motion to remove policy number CR-P-1.1.3 in the Climate Change and Resiliency element.

~~CR-P-3.2.7 Explore the feasibility and interest of developing a community solar project that can reduce carbon dependency.~~

~~CR-P-1.1.3 Identify and promote opportunities to increase the use of local and regional renewable energy sources and technologies.~~

Motion: Olson motioned to approve the 5 amendments on Page 12 as presented; Klankowski seconded. **Passed unanimously.**

Page 13

1. I make a motion to remove policy number CR-P-4.1.2 in the Climate Change and Resiliency element as this is repeated or implied in other policies

~~CR-P-4.1.2 Communicate with regional entities and institutions about local vulnerabilities to see if there's opportunities for collaboration on implementing adaptation and hazard mitigation strategies.~~

2. To combine the following structurally identical policy numbers CW-P-4.1.1, CW-P-4.1.6, LR-P-2.3.3 and BE-P-2.1.5:

I make a motion to completely revise policy number CW-P-4.1.1 in the Community Well-Being element as follows:

CW-P-4.1.1 Establish advisory committees, as needed, to support implementation of plan priorities such as housing, agriculture, historic preservation, and community programming."

3. Based on the above revision to policy number CW-P-4.1.1:

I make a motion to remove the following policy numbers: CW-P-4.1.6 in the Community Well-Being element, LR-P-2.3.3 in the Land use and Rural Issues element and BE-P-2.1.5 in the Built Environment element.

~~CW-P-4.1.1 Create a committee that will host and support community events, increase programming, and spread awareness relating to these activities, while also working with residents and stakeholders to develop new events that can keep the community connected.~~

~~CW-P-4.1.6 Support the creation of new clubs and committees throughout Ulysses that allow residents to connect with one another on common interests. For example, a new club could be connected to leadership training.~~

~~LR-P-2.3.3 Reactivate the Ag Committee to address local land use concerns, offer policy~~

~~recommendations to the Town Board, and create public agriculture education for the Town.
BE-P-2.1.5 Institute a new Historic Preservation and Built Environment Committee/Commission (HPBEC) to broadly serve as a recommendatory body to the Town Board and Planning Board as applicable on matters of historic preservation and building and site design.~~

4. I make a motion to amend objective CW-O-2.1 in the Community Well-Being element to make it distinct from objective T-O-1.1 in the Transportation element.

CW-O-2.1 ~~Support expanded public transportation options and~~ Improve access to community destinations by supporting safe and convenient multi-modal traveling options for residents.

Motion: Olson motioned to approve the 4 amendments on Page 13 as presented; Klein seconded.
Passed unanimously.

Page 14

1. I make a motion to relocate policy numbers CW-P-2.1.1 and CW-P-2.1.2 in the Community Well-Being element to T-O-1.1 in the Transportation element.

~~CW-P-2.1.1~~ T-P-1.1.X Advocate for expanded TCAT service to address service gaps in rural areas of Ulysses.

~~CW-P-2.1.2~~ T-P-1.1.Y Conduct a sidewalk inventory, improve and expand sidewalks throughout Ulysses where appropriate.

2. To combine BE-P-2.1.3, BE-P-2.1.8 and BE-P-2.1.9 into a single policy:

I make a motion to completely revise policy number BE-P-2.1.3 in the Built Environment element as follows:

BE-P-2.1.3 Identify, document and protect historic resources through tools such as historic districts, a local historic register and preservation planning efforts.

3. Based on the above revision to BE-P-2.1.3:

I make a motion to remove policy numbers BE-P-2.1.8 and BE-P-2.1.9 in the Built Environment element.

~~BE-P-2.1.3 Explore establishing historic districts, developing design criteria and other appropriate methods to protect and enhance the historic fabric of Ulysses.~~

~~BE-P-2.1.8 Explore the initiation of a local Ulysses register of historic places to officially register compiled buildings, structures, sites, objects, and districts identified by the committee/commission as having historic significance worthy of recognition by the Town. This will provide encouragement by owners and their effort to maintain, rehabilitate, and preserve properties.~~

~~BE-P-2.1.9 Develop a Town Historic Preservation Plan to be incorporated as a sub-plan to the Comprehensive Plan.~~

Meador pulled amendment 1 for discussion.

Motion: Olson motioned to approve amendments 2 and 3 as presented; Weatherby seconded. **Passed unanimously.**

Discussion on amendment 1 regarding ensued.

Motion: Olson motioned to revise amendment 1 as follows:

I make a motion to relocate policy numbers CW-P-2.1.1 and CW-P-2.1.2 in the Community Well-Being element to T-O-1.1 in the Transportation element.

~~CW-P-2.1.1~~ T-P-1.1.X Advocate for expanded TCAT service to address service gaps in rural areas of Town of Ulysses.

~~CW-P-2.1.2~~ T-P-1.1.Y Conduct a sidewalk inventory, improve and expand sidewalks throughout Ulysses where appropriate.; Klein seconded. **Passed unanimously.**

Page 15

1. To merge BE-2.1.4 and BE-2.1.6 into a single policy:

I make a motion to completely revise policy number BE-P-2.1.4 in the Built Environment element as follows:

BE-P-2.1.4 Support educational programs, tours and events that highlight the Town’s historic, agricultural and natural heritage.

2. Based on the above revision to policy number BE-P-2.1.4:

I make a motion to remove policy number BE-P-2.1.6 in the Built Environment element.

~~BE-P-2.1.4 Collaborate with local farmers and the Ulysses Historical Society to develop a volunteer group to lead scheduled agricultural tours of farms in the Town. Invite farmers to participate by opening their farms to tour groups. Tours could be coordinated with local schools.~~

~~BE-P-2.1.6 Develop a volunteer group with the HPBEC to lead scheduled tours of significant natural areas in the town. Invite landowners to participate by welcoming tour groups on their land, where necessary.~~

3. To combine BE-P-2.1.7 and BE-P-2.1.14 into a single policy:

I make a motion to completely revise policy number BE-P-2.1.7 in the Built Environment element as follows:

“BE-P-2.1.7 Install wayfinding and interpretive signage to historic sites, cultural resources and community landmarks.”

4. Based on the above revision to BE-P-2.1.7:

I make a motion to remove policy number BE-P-2.1.14 in the Built Environment element.

~~BE-P-2.1.7 Create wayfinding signage for historic features throughout Ulysses.~~

~~BE-P-2.1.14 Commemorate historic buildings, sites, and events with attractive interpretive signs.~~

Motion: Klein motioned to approve the 4 amendments on Page 15; Meador seconded. **Passed unanimously.**

Page 16

1. To merge BE-P-2.1.11 and BE-P-2.1.12 into a single policy:

I make a motion to completely revise policy number BE-P-2.1.11 in the Built Environment element as follows:

BE-P-2.1.11 Ensure that new development and building alterations near or to historic structures are compatible with the scale, massing and design character of historic resources.

2. Based on the revision to BE-P-2.1.11:

I make a motion to remove policy number BE-P-2.1.12 in the Built Environment element.

~~BE-P-2.1.11 Encourage additions to historic buildings to be designed in a manner sensitive and complementary to the original building design, context, and landscaping.~~

~~BE-P-2.1.12 Encourage new development that is next to a designated historic building to reflect a sensitivity to the height, mass, proportion, and design characteristics of the older structure.~~

3. I make a motion to remove policy number BE-P-3.1.2 in the Built Environment element because it is already covered in CR-P-3.2.7.

~~BE-P-3.1.2 Consider providing incentives for incorporating green infrastructure techniques in rehabilitation projects and new construction projects.~~

4. I make a motion to remove policy BE-P-3.1.7 in the Built Environment element, it is already covered in BE-3.1.1.

~~BE-P-3.1.7 Promote sustainable landscaping techniques and a design approach to typically under-designed sites such as surface parking lots, rooftops, and roadside edges with new development.~~

5. To merge BE-P-4.1.2 and BE-P-2.1.13 into a single policy:

I make a motion to completely revise BE-P-4.1.2 in the Built Environment element as follows:

BE-P-4.1.2 Encourage rehabilitation of historic structures by promoting available incentives, including tax credits, grants and other financial assistance programs.

6. Based on the above revision to BE-P-4.1.2:

I make a motion to remove policy number BE-P-2.1.13 in the Built Environment element.

~~BE-P-4.1.2 Host an annual Historic Tax Credit workshop to educate residential and commercial homeowners about State and Federal tax credits they may be eligible for when completing substantial rehabilitation projects.~~

~~BE-P-2.1.13 Create special incentives for developers to rehabilitate historic structures, and encourage the use of existing incentives, such as tax credits and special valuation.~~

Olson and Meador pulled amendments 1 and 2 for discussion.

Motion: Olson motioned to approve amendments 3, 4, 5, and 6 as presented; Klankowski seconded. **Passed unanimously.**

Discussion on amendments 1 and 2 ensued and agreement on revision to amendment 1 as follows:

To merge BE-P-2.1.11 and BE-P-2.1.12 into a single policy:

I make a motion to completely revise policy number BE-P-2.1.11 in the Built Environment element as follows:

BE-P-2.1.11 Ensure that new development and building alterations near ~~or to~~ **designated** historic structures are compatible with the scale, massing and design character of historic resources.

Motion: Weatherby motioned to approve amendment 1 as revised and amendment 2 as presented; Weaver seconded. **Passed unanimously.**

Motion: Klein motioned to strike the phrase “drive-thru restaurants” from the document. Specifically on Page 66, but MRB will do a full search to remove any reference; Weatherby seconded. **Passed unanimously.**

Discussion by the committee at 7:15pm about whether to continue the meeting with extended time tonight or set up another meeting. Horn shared MRB would have a draft in 10 business days and that at that point the committee would need time to review the draft. There were mixed opinions due to upcoming schedule changes and not having a document to review with the changes made tonight.

It was decided that they would proceed for 30 more minutes to review the 4 additional comments that came up earlier in the meeting and the suggested changes from Marino.

Motion: Meador motioned to add a new policy to the Transportation section regarding safety of ditches. "Expansion of transportation and other infrastructure shall strongly consider protection of non-invasive plants, habitat, and natural resources." MRB will refine the wording of the policy as needed; Marino seconded. **Passed unanimously.**

Motion: Olson motioned to strike policy "H-P-1.2.1 Create an education program for new Town staff, including all Boards, about their legal responsibilities under the Fair Housing." from the plan; Marino seconded. **Passed unanimously.**

Motion: Moore motioned to strike policy "ED-P-1.2.3 Provide support for new, local businesses of all kinds — including retail, services, creative industries, and professional trades — that appeal to both tourists and year-round residents to access funding such as grants or financing." from the plan; Weaver seconded. **Passed unanimously.**

Motion: Meador motioned to change CW-O-5.1 to "Integrate the "Blue Zone Power of 9" principles into Ulysses." to "Integrate healthy living principles (e.g. Blue Zone principles, etc.) into Town of Ulysses." and CW-P-5.1.2 "Based on Town leadership interest, create a working group of leaders and community members that will inform the community on the benefits of the Blue Zone healthy living principles."; Moore seconded. **Passed unanimously.**

The committee discussed the suggested changes from Marino. They agreed to vote on the changes, except the last comment which required discussion.

Executive Summary

- 1) I make a motion to amend the text under Phase 6: in the Executive Summary dated 2.2.26 to read as follows: "The Plan will be reviewed by the Town Board and County Department of Planning and Sustainability and sent to NYS Agriculture and Markets with a request for discretionary review. An additional public hearing will be held. The State Environmental Quality Review Act – Type 1 review will be conducted prior to adoption."
- 2) I move to amend the text in the Capital Facilities section of the Executive Summary, first bulleted Objective, to read as follows: "Work with Town leadership, key stakeholders, and residents to explore options for expanding municipal water service in areas of the Town that are appropriate for increased residential or business development."
- 3) I move to amend the text in the second and third sentences of the opening paragraph of the Climate & Resiliency section of the Executive Summary, and in the Introduction and Background Information Section (A) of Chapter 8 ~~to read as follows:~~ to read as follows: "Climate change refers to long-term shifts in regional temperature and weather patterns. While these can be naturally occurring, human activities associated energy and land use that increase greenhouse gas emissions are primarily driving changes over the past 200 years. Consequences of climate change particularly relevant to Ulysses include increased droughts, fires, flooding, and catastrophic storms, which affect can affect our health, agricultural productivity, housing and safety."

- 4) I move to strike the 5th bullet under Objectives in the Community Well Being section of the Executive Summary (“Integrate the Blue Zone Power of 9 Principles into Ulysses”).
- 5) I move to strike the 7th bullet under Objectives in the Built Environment section of the Executive summary (“Create better pedestrian, bicycle, and transit linkages...”) as it is a repeat of an objective listed (and better highlighted) in Transportation.
- 6) I move to strike the 8th bullet under Objectives in the Built Environment section of the Executive summary (“Promote infill development ...”) and to amend the 9th bullet to read as follows:
“Encourage redevelopment and infill in appropriate future land use character areas, to incorporate a mix of uses, support pedestrian activity and transit services, support appropriately scaled economic activity, and exhibit a distinctive design character.”

Draft Comprehensive Plan 2045:

Chapter 2 – Land Use and Rural Issues

- 1) I move to add a map of Tompkins County Agricultural District 2 to section II. Rural Issues, in Chapter 2, as the full text of the first paragraph of that section describes its importance.
- 2) I move to eliminate Figure LR-2 Town of Ulysses Property Classification, and to move Figure LR-4 “Ulysses Land Use and Land Cover” up from its current placement after the FLUM and out of context there to replace it.

The text in the legend below it regarding the Land Use and Land Cover project does not agree with the data in the table preceding the map and so is confusing. This map with 2024 data source on property classifications seems to show something different than the Land Use and Land Cover project mapping described in the paragraph above both (“III. Existing Land Use”) that indicates we need to use the most recent land use and land cover data are from 2015. And, we further note it is not “100% accurate”. Nothing is, but this map does not add any coherence.

Chapter 4 Economic Development

- 1) I move to delete the following maps to promote readability, as they don’t add to the text and are in the Appendix:
 - a. Figure on the bottom of p. 114 (not numbered), following the paragraph “Market Area”
 - b. Figure ED-1 which shows daily commuting patterns for the entire upstate NY region into Tompkins County, with no demarcation of or specificity to Ulysses. Legend is barely readable. It can be referred to in the Appendix.
- 2) I move to delete Objective ED-P-2.1.5 “Consider identifying a potential industrial area or investing in an industrial park...”. The committee voted to eliminate an Industrial FLU character area, and industrial activities are not supported by the public based on the survey and other comments and input.

Chapter 5 Transportation

- 1) I move to delete the 2024 Bike Suitability map Figure T-5 and just leave it in the Appendix. It suggests many roads have excellent biking suitability but in practice do not so more explanation is required as to how the County came up with them. Making a good biking and pedestrian map is an Objective in this chapter, indicating we think there is a need. It also does not agree with

2023 Transportation Snapshot map in Appendix C, showing only one small stretch near the Village as “most suitable for biking” (on 96!).

- 2) Comment – many of the maps in this Chapter are also in the Appendix C. Perhaps the relevant information they show can be concisely described in the text and the referred to the full map in Appendix C, to increase readability.

Chapter 6 Capital Facilities, Services, and Utilities

- 1) I move to correct Figure CU-1, “Water Districts” and the associated text in the paragraph starting “The Town is served by four water districts...” on the bottom of p. 183, to accurately reflect the information the committee has been given in the past, as follows:
 - a. Change the title to “Municipal Water Service areas”
 - b. Add in the missing lines in Water District 3 (as per the FLUM we received with those designated, in February)
 - c. Label the lines serviced the Village (red) as Permissive Service Areas “XX”
 - d. Label the Town water districts (blue) as “Water District XX”
- 2) I move to delete the following sentence, in the paragraph at the top of p. 185 that begins with “Conversations around the Town’s water district...”: “Access to these systems [referring to wastewater treatment plant] depends on a resident’s location – those in more densely populated areas tend to have access to water and sewer, while more rural residents have private wells and septic systems”. No one in the Town of Ulysses has access to sewer, and this sentence is as such confusing.
- 3) I move to add / amend the text in the first paragraph on p. 189, under challenges, as follows:
 - a. Add a boldface sub-heading “ Wastewater Management Issues” just before the paragraph that starts “Many community survey respondents...” -
 - b. Amend sentence 3 to read “Installing sewer infrastructure can be quite costly, and options for shared septic for onsite waste management have regulatory requirements that can be costly at all but small scales. The community might be less supportive of municipal water investments if not paired with feasible sewer or onsite wastewater treatment options. The ability to increase residential development density in areas served by municipal water is also constrained by the need for adequate wastewater management systems.”

Chapter 7 Environment and Natural Resources

- 1) I move to add a map of the soil types in Ulysses, as a figure under the “Soils” section.
- 2) I move to add a topographic map of Ulysses, as a figure under the “Topography” section.
- 3) I move to amend the text under “Floodplains” to
 - a. Add “Frontenac Creek” to the list in the second sentence.
 - b. Delete the last sentence and replace it with “Many of these areas lie in “100-year” flood-risk zones, This risk is defined by FEMA as 1% chance of a flood in any given year. The entire shoreline of Cayuga Lake in the Town of Ulysses is also classified as vulnerable to “100-year” floods. The frequency of flood events is likely to be higher in

these hazard areas with climate change, as FEMA estimates rely on long-term data without any weighting for increased flood occurrence in more recent years.”

- 4) I move to add a map showing the Tompkins County Natural Features in Ulysses, that includes the overlays for Unique Natural areas, Agricultural Resources Focus area, Taughannock Creek Focus focus area, 100 yr flood zones, Open Space, and NYS DEC wetlands. [I have made this map using the TC natural features mapping tool and can provide it.]
 - a. Change the heading from Unique Natural Areas to “Natural Features Areas” and put the suggested map here.
- 5) I move to add an Example Threat to Natural Resources to the figure on p. 206 (not numbered) - “Development patterns that increase impervious surfaces and fragment landscapes”, picture should be easy to find.

Chapter 8 Climate Change and Resiliency

- 1) Same suggested amendment to lines 2 and 3, in Section 1, A. as made for the Executive Summary Climate & Resiliency section. The boldface text on p. 216 follows directly with the suggested change in wording.
- 2) I move to amend the boldface paragraph at the top of page 218 that starts “These climate change impacts...” to read: “Climate change impacts will affect all Ulysses residents but can be unevenly distributed due to social and economic factors and thus disproportionately affect residents with fewer resources or support systems.”
 - a. Further move to amend the sentence that follows to replace “low income” with “some households...”
 - b. Move to delete the sentence “They may also lack health insurance...”
 - c. Move to amend the sentence starting with “They may struggle” to read: “Evacuation in an extreme event may be more difficult due to transportation and lodging costs and rebuilding afterwards may be more difficult.”
- 3) I move to delete figure CR-3, as it is nearly unreadable and does not clearly delineate Ulysses. Instead, add a line or two of text that describes the social vulnerability to Ulysses that can be gleaned from it, and leave it in the Appendix with a reference.
- 4) Comment (can’t craft a specific amendment on this time frame) – I would like to see a callout to highlight the things the Town has done to date to advance greenhouse gas and energy use reductions with our facilities. I can provide a list.
 - a. Didn’t check in Objectives (ran out of time) but we can as example policies work on a community GHG inventory, explore CCA and DER programs working with Ithaca and other municipalities to assist the community with energy cost and use reductions

Motion: Olson motioned to make all changes suggested in the document except the last comment (Chapter 8 Climate Change and Resiliency #4); Klein seconded. **Passed unanimously.**

Motion: Olson motioned to include Marino’s suggestion to include a callout box to highlight the things the Town has done to date to advance reduce greenhouse gas and energy use reductions with Town

facilities. Marino will work with Jess from MRB to put that together; Weaver seconded. **Passed unanimously.**

The committee discussed how the public comments will be included in the comprehensive plan. Horn stated that all public comments will be part of the appendix. Weatherby stated that all the public comments provided to date will be included and confidential information will be struck out. The committee won't be able to realistically respond to all the comments or indicate how they were resolved, but all of them were taken into consideration during discussions and deliberations and the committee is grateful for those comments received. Moore suggested including that statement in the appendix.

RECOMMENDATION TO TOWN BOARD

Discussion regarding proceeding with reading the draft resolution and making a motion.

Tygesen said, per Town Legal, there are two options (1) read the resolution through verbatim with each change stated (~16 pages) or (2) make the motion approving the resolution as amended as presented.

Marino would like to schedule one more meeting in April after MRB incorporates the changes made tonight.

Before any additional meetings could be scheduled the committee would need to take a vote to extend the contract with MRB to provide the committee with another draft. The current contract allows for the next draft as the town board referral draft, but not an additional draft for the comprehensive plan steering committee to review.

Motion: Klein motioned to adopt the resolution recommending the adoption of comprehensive plan as amended, as presented; Weaver seconded.

Marino firmly objects to the resolution and the committee voting on the resolution without seeing the amended draft plan.

Olson stated that the next draft will not be the final draft of the document. There will be another public hearing, SEQR review, county review, etc. However, the contract has ended for the comp plan steering committee to work with MRB.

Vote: Weatherby, aye; Marino, nay, strongly opposed; Klankowski, aye; Klein, aye; Moore, aye; Olson, aye; Weaver, aye; Meador, aye.

Weatherby spoke to the committee and thanked them for their time and work over the last 3 years.

Motion: Klein motioned to adjourn; Meador seconded. **Passed unanimously.**

Meeting adjourned at 8:04 PM.

Respectfully submitted by Lori Asperschlager, Comprehensive Plan Steering Committee Secretary
April 3, 2026

From: [REDACTED]
Sent: Monday, March 16, 2026 4:21 PM
To: cpcchair@townofulyssesny.gov; Comp Plan Steering Committee
Subject: comprehensive plan comment preserve agricultural land

Hello,

I am very concerned to learn the committee voted to approve maps of "potential" medium density housing over existing agricultural lands. In my view, this is a short-sighted decision that has the potential to further degrade Town of Ulysses environment in a chase for housing that is typically American: too much, too big, sited in the wrong place, and completely oblivious to its environmental cost.

The Town Supervisor is quoted in local papers as saying that housing and agriculture are in conflict. What facts support this statement? Why is US Soil and Conservation's highest rated agricultural land appropriate for removal from agriculture? On what documentation did the supervisor conclude that agriculture and housing cannot co-exist and mutually support each other in the Town of Ulysses? On what basis did she conclude that a total LOSS in population in the last decade requires MORE housing rather than DIFFERENT HOUSING TYPES?

Climate change and current non-regenerative agriculture practices are putting food security at risk. Tariffs and immigration are not helping.

Residents of the USA average 4000sqft of interior space per capita and replace native plants or even invasive plants, but some kind of habitat, with dead zones of lawn and non native species. Compare to 1000sqft for residents of other countries.

Town of Ulysses has US Soil and Conservation best grade for agriculture.

These soil types are not an option for housing, whether the Town of Ulysses has put or proposes water districts there or not.

I strongly encourage the committee to provide in the completed plan 1. A commitment to the stated desires of community members (p. 26), 2. Maps:

1) USDA soil types in the Town and Village, with highest graded for agriculture clearly marked 2) 2026 existing condition of "medium density housing" 3) proposed "medium density housing" with mitigation strategies for loss of land.

I also strongly encourage the committee to STATE AS A GOAL that Town of Ulysses will require all new housing to landscape with NATIVE PLANTS APPROVED BY DEC FOR THIS REGION ONLY to support native pollinators, bird species, and wildlife webs.

I also strongly encourage the committee to PRIORITIZE economic development that focuses entirely on food resiliency through farm support. Not only does it have great farm land and great organic farmers, it also has the Trumansburg Fairgrounds owned and operated since 1873 by the Horticultural and Agricultural Society of Covert, Hector and Ulysses. It hosted 4-H classes for the consciously sited adjacent TCSD through the 1960s. It has infrastructure for cooperation with the schools, as does the Cayuga Nature Center. Frankly, that is the ideal experiment and education center for youth agricultural training, yet its only function in this Town is as a site of an annual overblown noise fest that has zero to do with agriculture and its own fair that hides agriculture around the edges of side shows and demo derbies.

Competition for annual youth prizes for animals, garden crops, technical drawings and other agricultural-related youth work at the annual fair is woefully inadequate.

Climate change isn't only solved by more culverts, less vehicle traffic, building with "smart" technology, or putting in solar. It is also about loving the Earth back to life through slowing down water, growing more native ground cover, and protecting Smith Woods, Cayuga Nature Center, and Habitat Preserve from human overuse.

Experts say we are in a 6th mass extinction event and advise turning over half of all human occupied land to nature to regeneration rather than expanding extraction as this administration is doing while rolling back 50+ years of environmental protections. We are the only ones left to take care of our lands so they can take care of us. If the committee is serious about the Town of Ulysses weathering climate change, it must stop planning for more overuse of the natural environment and plan instead for building the natural environment up. That does NOT mean blasting amplified music every week from an outdoor "farm" bar after installing blue lighting that adversely affects insect reproduction.

Please map animal collisions and deaths and have as a goal to REDUCE them. Speed is not efficiency.

Please foster agricultural festivals that include dancing, music, and boasting about and thanking for harvests were the norm until gas powered tractors. Maybe its time to rethink 'entertainment' into celebration of the living earth.

And please provide some historical data for tree cover for Town of Ulysses, as well as agricultural production data. They are sorely missing from local knowledge and local lore.

In case it's not clear, I fear that an agricultural collapse, climate collapse, and cultural collapse will not be addressed by more more more demands from Town of Ulysses humans. This is a chance to turn US all around. Please take it.

Please look at this from a master gardener and UPenn teacher of regenerative agriculture at UPenn: We face a "looming food crisis" as agriculture faces "collapse."

<https://www.facebook.com/reel/1424361955764395>

And this about means to avert it: We can grow food without synthetic fertilizers and insecticides.

<https://www.facebook.com/reel/1259901409436114>

And this about means to avert climate change from the Netherlands:
energy generation without stealing farmland

<https://www.facebook.com/reel/835497162855964>

Very best wishes and thank you for your consideration of this citizen input.

Sincerely,

Vivien E. Rose
P.O. Box 23
Trumansburg, NY 14886

From: [REDACTED]
Sent: Friday, March 20, 2026 3:11 PM
To: Katelin Olson; Michael Boggs; Steven Manley; Elizabeth Weatherby; Ann DiPetta; Comp Plan Steering Committee
Cc: Niels Tygesen; Carissa Parlato
Subject: Extend Public Comment Period on Comp Plan 2025-45 to 30 days 4/18/2026

Hello,

I have been following the work of the committee but all public meetings have been held when I had prior commitments.

In addition, I have sent comments twice. I have checked drafts and followed public meeting notices.

The final draft released 3/18/2026 is 500+ pages long. The public notice says the 3/25 30 minute public hearing 5 days from now is the last opportunity to comment before recommendation to the Town Board.

The Town Board, now down to 4 members, must be assured that Town voters and taxpayers had adequate time to digest and meaningfully comment on the proposed plan BEFORE it takes it up.

5 days and 30 minutes is inadequate review and comment time for a product that has been funded by public dollars, taken 2 years, and will guide decision-making for the next 20.

I see that the Town Board has cancelled its meeting 3/23, the only time when it could vote to extend the comment period to a reasonable minimum 30 days.

I am requesting that the CPSC include a resolution to extend review time to 4/18/2026 in its 3/25/2026 meeting agenda.

With no offense intended, the committee contains only 3 members of the public who are not Town board or volunteer board members. This is a not the wide, deep public participation touted in the executive summary.

In addition, the ground under which the plan was conceived has shifted.

In a period of government retrenchment, active interference in state government, and increasing climate crisis, a plan focusing Town resources on preserving Town land and environmental wealth is wise.

Extending the comment period on the 3/18/2026 final draft to 4/18/2026 would be a strong sign of Committee and Town Board intention to truly allow for comment on this important product.

Thank you for your consideration.

Vivien Rose
P.O. Box 23
Trumansburg, NY 14886

From: [REDACTED]
Sent: Friday, March 20, 2026 4:24 PM
To: Katelin Olson; Michael Boggs; Steven Manley; Elizabeth Weatherby;
cpcchair@townofulyssesny.gov; Comp Plan Steering Committee
Cc: Niels Tygesen; Carissa Parlato
Subject: apology and request to please extend final comprehensive plan draft comment period
thru 4/18/2026

Hello,

I see that I mixed up the Town Board meeting 3/24 with the Village of Trumansburg cancelled meeting 3/23.

My apologies.

My request remains. Please allow adequate time for a meaningful review and comment on the final draft comprehensive plan 2045.

It really is too much and too big to think a week is enough.

Please extend the comment deadline to 4/18/2026 and push information about that extension to website and more.

Thank you again for your work.

Vivien Rose



Town of Ulysses
Comprehensive Plan Steering Committee
10 Elm Street
Trumansburg, NY 14886

To the Comprehensive Plan Steering Committee:

I am writing as a long-time professional land use and environmental planner who has practiced here in Tompkins County and throughout Upstate New York in the areas of land use planning, zoning, agricultural ecologically important lands protection, and environmental impact review. impact review. As consultant to the Town of Ulysses in 2006-2007 I wrote the Town of Ulysses Zoning Law adopted in December 2007.

As a long-time practitioner in the field of urban and regional planning, and one with an intimate knowledge of the land and its ecological resources, and the history of development in the Town or Ulysses, I find the proposed Future Land Use Map (3/18/2026 version) quite troubling.

Of specific concern is the overwhelming amount of land being designated for Medium Density Residential development, a land use designation which is proposed to "...accommodate housing at a medium density scale, including missing middle housing, [in areas] currently served, or anticipated to be served by, public water and/or sewer facilities."

Despite the reality of low-growth in the Town, and the projected decrease in population and "Over the next five years, the number of households is expected to remain relatively stable or increase slightly..."(p.33), the proposed Future Land Use Map has designated some 2,300 acres of land for Medium Density Residential development. Even at the current Agricultural Rural zone density of 1 dwelling per 2 acres, that represents around 1,250 new dwellings.

According to the data from a development trends analysis for the Town of Ulysses that I have completed, in the past 30 years (1994-2025) there has only been 243 new residential structures built in the Town of Ulysses outside Trumansburg, or an average of 8.1 dwelling units per year. The average for the two decades between 1994 and 2015 however was 9.7 dwellings per year, while the annual average for the past 10 years has only been 4.9 dwellings.

The amount of and locations of the proposed Medium Density Residential development shown on the Future Land Use Map makes no planning sense at all, especially the lands along Cold Springs road and in close proximity to Taughannock Creek and its tributaries above NYS Rte. 96.

Because the draft Comp Plan anticipates these areas being serve by public water and sewer, Town taxpayers would also be looking at millions of unnecessary costs in terms of water, sewer, and road infrastructure. Extending public sewer service to the area alone would likely cost between \$1.5 and \$2 million to serve the anticipated development in the Cold Springs Road.



This does not include the multi-million dollar cost of a wastewater treatment plant Ulysses would have to build and maintain.

There is the potential for very significant adverse impacts to Village of Trumansburg residents and their quality of life, as the shortest distance between this proposed area of suburban-level development and downtown Trumansburg will be via Pennsylvania Ave. and South St. Neither these village streets nor the roads within the Town are designed for this level of traffic.

There is the potential for significant adverse environmental impacts due to the more intense types of residential development being proposed for this area. The environmental significance and sensitivity of Taughannock Creek and its tributaries certainly do not end at the western boundary of Taughannock Falls State Park. Both Taughannock Creek and Bolter Creek are bounded by steep slopes, and much of their valley floors are covered with wetland soils. These constraints were clearly recognized in the 2009 Comprehensive Plan and its Future Land Use Map with the Environmental Protection Area and Natural Area/Parkland designations.

In so many ways, the proposed Future Land Use Map contradicts the Comprehensive Plan goals to:

- Provide sufficient, sustainable housing opportunities to meet the needs of present and future residents of Ulysses that are safe, environmentally friendly, accessible, attractive, and affordable for all income levels.
- Create a multitude of safe and efficient transportation options throughout the Town for all users and reduce the environmental impacts of the transportation sector [and] reduce negative transportation externalities and environmental impacts.
- Continue to proactively preserve and protect the natural and environmental resources in Ulysses, protect Water Resources in the Town of Ulysses [and] promote Natural Resources within the Town of Ulysses.

It is not promoting sustainable, environmentally friendly, housing for future residents. It is not promoting creation of a multitude of safe and efficient transportation options or the reduction of negative transportation externalities and environmental impacts. It is not proactive in preserving and protecting the natural and environmental resources of the Town of Ulysses.

Sincerely,

George R. Frantz, AICP, ASLA

Bob Howarth

4124 Reynolds Road, Town of Ulysses

Statement to Ulysses' Comprehensive Plan Committee

March 25, 2026

I have spent some considerable time over the past week reviewing the new draft Comprehensive Plan, and have these comments.

First, I had no involvement in writing the last Comprehensive Plan, from 2009. But over the years, I frequently considered its guidance as a member of and chair of the Ulysses BZA as we reviewed requests for variances. The Comp Plan provided the logic behind the zoning from which applicants were requesting relief. I note that training for BZA members provided by NY State agencies encourages the BZA to be guided, in part, by Comprehensive Plans in this way. In my opinion, the updated draft plan is not as readable and will prove less useful as a guidance document. It is longer and has many inconsistent parts, as well as a great deal of redundancy. The major take-home points harder to discern.

Second, at least some of the data presented in the draft plan is incorrect. For example, Figure LR-1 on page 41 purports to show "Agriculture and Forest Subtypes," but it severely under-states the extent of both ag lands and forest lands in our Town. Much of the map simply shows large spaces without any land classification, large stretches of just white. This includes our farm, which shows no use as ag and no forest. In fact, we have over 60 acres of actively farmed land and over 18 acres of managed forest land, and our land has been continuously farmed since well before the Civil War, at least 200 years. In the almost 40 years that we have owned it, we have regularly received an ag exemption on our taxes, and we are listed with Tompkins County and the USDA as active farmers. It really should not be difficult for the Committee to confirm this. Please note that I have pointed out this error twice before in hearings before the Committee, yet the problem has not been addressed in this most recent draft of the report. I strongly suspect that much of other unclassified land area shown in Figure LR-1 is in fact actively farmed land. Similarly Figure LR-2 on page 46 shows our 93-acre parcel as "residential." It is not. As I have pointed out before to the Committee, there is only one house on this lot, and it was built in the 1870s. Figure LR-4 on page 63 better captures the extent of agricultural land in Ulysses, but it is tacked on at the end of the section, without any discussion.

My major concern with the draft Plan, though, is with how it handles climate change and future climate disruption. Simply stated, the Plan lacks urgency in discussing climate issues. And although some information on climate change is included in the text, the information fails to inform the document as a whole. In the Executive Summary on page 17, the Plan states: "Climate change refers to a change in average weather conditions and /or the variability in climate in a region that persists for an extended period of time. While they may be naturally occurring, anthropogenic (human-made) activities have also contributed to climate change." A similar statement is made on page 213. The fact is that the Earth is warming faster than ever before, the planet is now hotter than any time in the past 100,000 years, and

this warming is driven overwhelmingly by consumption of fossil fuels. Most of this warming has happened since I started teaching about climate change in 1980, and the growing threat to society is immense. In the Executive Summary from the latest synthesis report from the UN's Intergovernmental Panel on Climate Change (IPCC 2022), they conclude in their final sentences: **"The scientific evidence is unequivocal: climate change is a threat to human well-being and the health of the planet. Any further delay in concerted global action will miss a brief and rapidly closing window to secure a liveable future."**

Let me give two examples of how the draft Comprehensive Plan fails to adequately consider climate issues. First, on pages 148 and 149, the Plan refers to the Final Scoping Plan of the New York Climate Action Council in the context of how Ulysses considers future transportation issues, and provides a table from the Climate Action Council. Please note that the Climate Action Council is the group charged by law to develop the blueprint for implementing the State's climate law (the CLCPA of 2019), and I am one of the members of the Council and one of the authors of Final Scoping Plan. That Plan strongly urges local communities to focus future development so as to provide "walkable" communities so as to reduce the need for commuting by cars. The Ulysses draft plan is encouraging development in ways that are inconsistent with this guidance.

The other example is how the draft Comprehensive Plan addresses flood risks. The Plan correctly notes that climate change will likely result in "more frequent and intense rainstorms" (page 216) and that changing weather patterns mean more of this precipitation will fall in heavy bursts, leading to flash flooding" (page 217). But flood risks overall are severely downplayed in the draft Plan. On page



201, the Plan notes that flood maps for the area have recently been updated, but then simply states "Most of the Town is outside of the 500-year floodplain, but there are a few special flood hazard areas surrounding Trumansburg Creek, Taughannock Creek, and Bolter Creek. Many properties along Cayuga Lake are also at risk of flooding and can experience at least a 1% chance of flooding annually."

In fact, parts of the Town of Ulysses are quite vulnerable to flooding, and in fact one of the worst natural tragedies in the

Town's history was the flood of 1935, which killed 5 individuals and did \$700,000 (over \$16 million in 2026 dollars) worth of property damage in the Town, including extensive damage in down-town Trumansburg (<https://nyheritage.org/collections/tompkins-county-flood-photographs>). See picture above. In examining the new flood maps available from Tompkins County, one sees that significant portions of the Town lie in "100-year" flood-risk zones, including portions of the watersheds for Trumansburg Creek, Frontenac Creek, Taughannock Creek, and their tributaries. The entire shoreline of Cayuga Lake in the Town of Ulysses is also classified as vulnerable to "100-year" floods. This "100-year" risk is defined by FEMA as 1% risk of a flood in any given year, but this is misleading, and flood risk is far higher than the statistic might suggest.

Increasingly, it has been recognized that FEMA systematically underestimates flood risks (see <https://www.nrdc.org/bio/rob-moore/accurate-flood-maps-are-essential-climate-adaptation> and <https://www.washingtonpost.com/climate-environment/interactive/2022/fema-flood-risk-maps-failures/>). In part, this is because FEMA does not explicitly consider the effects of climate change on flooding, and relies on long-term data sets without any weighting for increased flooding in recent years. Climate change increases flood risks, for several reasons, including these: i) a warmer atmosphere holds more moisture, which can result in more intense rainfall; ii) warmer ocean and lake temperatures provide more moisture to the atmosphere; and iii) changes in atmospheric circulation lead to slower moving fronts, with stalled storms greatly intensifying precipitation. In New York State, climate-driven disasters per year for the period 2022-2024 are ten times greater than in 1980 to 1989 (<https://www.ncei.noaa.gov/access/billions/state-summary/NY>). Flash floods in New York have been increased 4.6-fold over the past 3 decades, with an acceleration in this trend in recent years (<https://www.osc.ny.gov/files/reports/pdf/severe-weather-events-and-resiliency-in-ny-state.pdf>). In the northeastern US, some models predict that floods that historically occurred only once every 500 years (0.2% risk per year) may become annual events by 2010, with 100-year floods occurring repeatedly each year (<https://www.livescience.com/planet-earth/climate-change/once-in-a-century-floods-set-to-become-annual-events-in-northeastern-us-in-the-next-75-years-study-finds>).

To protect against increased flood risks, the Town should consider future development for housing and commercial use throughout the Town, and not just in the flood-prone areas, since increased impermeable surfaces (roof tops, paved driveways and parking lots) increase downstream flooding. This concept is absent from the current draft of the Comprehensive Plan.

01/06/2026

Revised and Submitted by

Sarah Adams, 4 Falls St., Trumansburg, NY

03/25/2026

The Draft of the Ulysses Comp Plan 2025 Vision statement contains significant conflicting and contradictory goals.

While proclaiming that it wants to protect our small town character, natural and agricultural resources it also wants to provide housing for “everyone”, expand services and provide climate change preparedness.

The demographics show a decline in population while the Draft Plan’s main emphasis is on expanding housing. Housing development will not “protect our small town character” nor is there any guarantee that new housing will be “affordable” or for seniors who want to downsize. Providing Senior housing might actually free up existing homes for young families.

Without significant Economic Development plans, additional market-based housing in the Town of Ulysses will most likely be suburban developments very similar to those found in Lansing, These are not conducive to any of the goals of the Vision statement except to “expand services”.

The Draft plan recognizes that Agriculture is the Town’s largest type of land use but it is not included as a singular “element” in the Draft Land Use plan. Instead its combined with “Rural Issues”! Most of the Town of Ulysses is located in an Agricultural district!

There is also no reference to the goals of the “Tompkins County Agricultural Resource Focus Area”, specifically the NorthWest ARFA. This document has many informative maps and goals addressing issues for our local farmers that should be incorporated into any final Comp Plan.

Additionally the Draft Plan proposes “Medium Density residential” development in agricultural areas where there is no existing municipal water or sewer. This is not environmentally sustainable nor should it be promoted.

The decision to define Medium Density Residential as 8 units per acre is also very contradictory to maintaining rural character and this kind of development will also have negative impacts on climate change issues such as increase in impervious surfaces, removal of trees and soils, additional paving and more groundwater run-off. While I know that this definition for RMD has been modified I that concentrating it in areas closet to municipal services, schools and transportation will ensure that it is not built in locations that may have conflicting land use goas such as agriculture and low density residential.

Another confusing aspect of the Draft plan is the use of property lines to define new land use areas such as Medium Density Residential areas while at the same time stating that

“The land use recommendations in this document are intended to serve as a conceptual guide for realizing the Town’s broad land-use priorities. These recommendations are not intended to provide an exhaustive list of areas primed for development or create regulation of specific parcels; this document merely intends to guide future land use decisions.”

Using lot lines and proposing specific densities goes way beyond a “conceptual guide”. Why was a proposed density of 8 units per acre for Medium Density residential even defined in the Draft plan and is this level of detail appropriate to include in a Comp Plan?

The current Draft Comp Plan should make reference to and build upon the previous 2009 Comp Plan. In my opinion the 2009 Vision Statement and Land Use map is much more concise and reflective of the Town of Ulysses concerns, combining the preservation of rural character, natural and agricultural resources and sustainable growth than the 2025 Draft plan.

I am appreciative of the Committee's response to Public Comment and reinstating the Conservation Zone along the lake, removing the Industrial designation on Agard Rd., removing the Indian Fort site for MRD development as well as the agricultural fields on the Rt 227. I think that with a bit more time some additional improvements could be made.

The still included MRD at the end of South st, Ext, Podunk Rd. and Cold Springs Rd. still needs to be modified and reconsidered since there are no municipal services in this area and the demand for this much housing has not been demonstrated. Lastly I would still like to see more focus on protecting our agricultural Land Use and suggest that it be given its own Chapter in the Plan.

While I appreciate all of the time and effort that has gone into producing the 2025 Draft plan I respectfully ask the additional time is given to address these concerns.

I believe that as a creative and caring community we are capable of finding solutions to issues such as affordable housing in more creative ways than building townhouses on the edge of our agricultural fields, requiring cars to get to centers of employment.

From: Elizabeth Weatherby
Sent: Wednesday, March 25, 2026 4:39 PM
To: Ann DiPetta; Ann DiPetta; roxanne.m.marino; Tai Basilius; alisonbecker006; klankowskik; Bry, Kim, Keegan & Kai Moore; moxie; Karen Meador; Katelin Olson
Cc: Niels Tygesen; Horn, Matt; Geary, Jessica
Subject: Fw: To the Comprehensive plan committee

Please see below public comments that I just received for your review and records.

See you shortly!

From: Sammy [REDACTED]
Sent: Wednesday, March 25, 2026 4:23 PM
To: Elizabeth Weatherby [REDACTED]
Subject: To the Comprehensive plan committee

To the Comprehensive Plan Committee,

I want to say that I support the draft Comprehensive Plan. I think it's a step in the right direction for people like me who want to stay in this town long-term.

I'm a general contractor/handyman, so I see firsthand how expensive it's gotten to build anything. Materials cost more, finding good labor is harder, and all of that gets passed on to whoever's trying to buy or build a home. For my generation, buying a house here feels pretty much out of reach right now. There's not much available and houses sell quickly. I'm glad the plan is trying to create a variety of housing options — that matters a lot to me and a lot of people I know.

I also appreciate the focus on recreation. Right now I have to drive to Ithaca or Lansing just to find a place to play soccer. It would be great to have those kinds of options here in Ulysses.

I know not everyone agrees on how much the town should change, and I get that. But I think this plan does a good job of balancing new opportunities with keeping what makes Ulysses a great place to live. I hope the committee moves it forward.

Thanks for your time and your work on the committee.

Samuel Bobertz, [4 Sunrise Terrace, Trumansburg](#)

Comments on
Executive Summary

Label the photographs. "Place=making" absent actual places is not a strategy for preserving what is.

Watching decades of building more housing in Ithaca demonstrates the simple fact that building more housing does not make it either more accessible or more affordable. There is no reason to give up good agricultural land to housing before addressing the systemic issues that keep Ulysses mostly segregated and mostly unaffordable for first time home buyers. Richard Rothstein UNDER COLOR OF LAW and R. and Leah Rothstein JUST ACTION should be consulted before, not after consideration of location of housing.

p. 10 zones businesses that are no longer there as "legacy businesses". These zoning carve outs should be terminated.

p. 12 senior housing assumes the continuation of medicare and Medicaid insurance. This may not continue.

p. 14 what do ducks in a stream have to do with transportation?

p. 15 the definition of "capital facilities" is too broad.

p. 17 climate change and resiliency is too weak

p. 18 community building is also too weak

Vivien Ross
104 Pennsylvania Ave
Trumansburg NY 14886