

Town of Ulysses

Comprehensive Land Use Plan

1999

Prepared by
Town of Ulysses
Comprehensive Plan Committee and Planning Board

Acknowledgments

Special thanks for the many years of hard work; dedication and vision brought to this project by more people than can be mentioned here. We apologize in advance for any oversight in acknowledging the amount of effort put forth on this document.

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Appendices and Bibliography materials are not distributed with the Final Comprehensive Land Use Plan, but are available upon request at the Ulysses Town Hall.

Executive Summary

The Town of Ulysses is one of the first towns in Tompkins County to incorporate land use regulations as town law. The zoning ordinance, with a relatively small number of additions and adjustments since its last revision in 1978, served the town well. By current zoning standards, however, the ordinance is antiquated and simplistic, with one residential zone and two business zones. There is no industrial zone, yet within the residential zone are allowable uses that could dramatically alter the character of the town. Much of what is currently designated as a business zone is now best suited for the residential dwellings that exist there.

With these shortfalls in mind, the Ulysses Town Board created a comprehensive planning committee under guidance from the Ulysses Planning Board. The purpose of the committee was to establish the Comprehensive Land Use Plan for the town of Ulysses, a plan that could be used as the basis for revising the zoning ordinance. The first task of the comprehensive planning committee was to gather a compilation of existing facts that establish past and current land use in the town. The next task was to create a town-wide survey that would help define the land use issues that are of most concern to the citizens of the town of Ulysses. All the information gathered is represented in the Inventory in the Appendices of the Comprehensive Land Use Plan. The inventory and survey were used as the basis for establishing the goals, objectives and action statements in the Comprehensive Land Use Plan.

The Comprehensive Land Use Plan incorporates the following recommendations that present a basis and pattern for future development within the town of Ulysses. These recommendations are not a fixed document but one that must at times be revisited in order to adequately reflect the changes facing the town.

These goals (not necessarily listed in order of importance) were identified by the comprehensive planning committee as being of primary importance to the town of Ulysses.

- To maintain the natural and man-made aesthetic aspects of the community.
- To promote the viability of agriculture.
- To promote business activities that capitalize on the historic, cultural and natural assets of the town and surrounding region.
- To encourage commercial areas that provide necessary goods, services and employment for the residents of the town while maintaining the small-town atmosphere valued by existing businesses, residents and visitors.
- To encourage a strong, stable and diverse local economy to keep the town of Ulysses a desirable place to live, work, shop and visit while preserving the small-town atmosphere in accordance with the replies to the survey.
- To promote the expansion and development of industrial enterprises while maintaining the small-town atmosphere and environmental integrity of the town.
- To maintain a clean, healthy and viable natural environment.
- To encourage and maintain the availability of various types of housing and compatible residential land uses.
- To encourage and maintain a safe, efficient and environmentally sensitive transportation system.
- To provide efficient public water and sewage utilities where economically feasible to support planned development within the town of Ulysses and to address health and safety needs.

The information contained within the Comprehensive Land Use Plan is presented in the following chapters:

Chapter One: Historical Overview and Comprehensive Planning Process

This section presents the historical and contemporary context in which the comprehensive planning process took place. It provides an overview of the following:

- Town of Ulysses Settlement and Land Use History
- History of Planning in the Town of Ulysses
- Summary and Timeline of Tasks Undertaken in the Ulysses Comprehensive Planning Process

Chapter Two: Ten Goals, Objectives and Action Statements

This section of the plan, presented in chapter one, is to be used for making planning decisions over time in the following categories.

- 1) Aesthetic Aspects
- 2) Agriculture
- 3) C1 Commercial
- 4) C2 Commercial
- 5) C3 Commercial
- 6) Economic Development
- 7) Housing and Residential Land Uses
- 8) Open Space and Environmental Features
- 9) Transportation
- 10) Water and Sewer Systems.

Chapter Three: Proposed Land Use Map

The proposed land use map, presented in chapter three, creates a spatial representation of suitable land uses on which a future zoning ordinance will be based. Suitable locations for the three distinct commercial types of land use are represented on the map. Definitions and allowable uses in each designated area are described in the text and are intended to support the interpretation of the proposed land use map.

Chapter Four: Planning Policy Recommendations

In chapter four, recommended planning priorities and strategies are presented. These recommendations are made to support the full realization of the Plan's comprehensive planning goals, objectives and actions. Included are recommendations and specific issues that need to be addressed when drafting the zoning ordinance, undertaking site plan review and developing formal permitting and enforcement procedures.

Chapter 1: Introduction

Town of Ulysses, New York

Settlement and Land Use History

Location

The Town of Ulysses's geographic setting and variety, its scenic vistas to Cayuga Lake and across upland agricultural landscapes looking north, west and southward have defined its unique sense of place and identity since its earliest beginnings. The township is traversed by many minor and major creeks and gorges running predominantly eastward to Cayuga Lake. Its upland landscape falls off to the east where it meets Cayuga Lake. The town's northern boundary, also the northwesternmost edge of Tompkins County, borders the Town of Covert and Seneca County. To the west, the township borders Schuyler County and is geographically linked to Watkins Glen, Finger Lakes National Forest and the communities, farmlands and wineries along Seneca Lake. To the south, the township borders the Town of Ithaca providing a link to the City of Ithaca, the main commercial, educational and cultural center of Tompkins County.

History

The Town of Ulysses, named for Homer's epic hero, was incorporated in 1794 as part of a land grant payment to Revolutionary War soldiers. Ulysses consists of 33 military lots, most about 600 acres in size, totaling more than 19,000 acres. Abner Treman's 640-acre lot makes up the bulk of what is now the Village of Trumansburg. By 1800, citizens of the town were engaged in agriculture, light manufacturing and mercantile pursuits. The Geneva, Ithaca and Sayre railroad traversed the town, with stations at Willow Creek, Taghanick (now Taughannock) and Trumansburg, helping to market various town products. The Ithaca and Geneva Turnpike Company formed in 1810 and established a route, now Route 96, from Ithaca to Willard and northward to Geneva. Stone quarries mining the limestone near Cayuga Lake also contributed to local commerce. Early on lake-related commerce, recreation and tourism at Frontenac and Taughannock Point established the town's close association with its seven miles of lake shoreline.

The geographic setting and attributes of the town, combined with trade, commerce and travel routes, established persistent settlement and development patterns as the town continued to grow and change. By the mid-1800s the total town population had grown to 3,400. The dense commercial and residential center of the town became the incorporated Village of Trumansburg in 1872 with a population of 1500. Its bustling center, located at the confluence of rail and highway travel and water power, included five churches, a bank, two hotels, post office, fire department, telegraph office and numerous retail stores, services and light manufacturing. Five miles to the south on Route 96, the smaller densely settled hamlet of Jacksonville, formerly known as Harlow's Corners, grew up to support the surrounding farm community with such services as poultry and eggpacking. Located at a major travel and trade juncture, it too provided easy linkage to other settlement and trade centers located at nearby Cayuga Lake, Trumansburg, Ithaca and Mecklenburg.

Continuing into the 20th century, the town's more densely settled commercial centers continued to thrive around Trumansburg and Jacksonville while agricultural land uses and family homesteads

predominated on the larger tracts of land lying to the east and west of Route 96. The town's westernmost lake edge, reached by rail, boat and eventually car travel, provided desirable lakeside landscapes and settings. Such memorable destinations as Taughannock Falls State Park and the seasonal Cayuga Lake cottages and camp communities that have grown up since the turn of the century are part of the legacy of the town of Ulysses.

On the whole, the population of Tompkins County and the town of Ulysses remained quite stable, with gradual but steady growth during the first half of the twentieth century due in part to the steady stream of graduates and employees from Cornell and Ithaca College who chose to settle in Ulysses. Agriculture and mercantile activities retained dominance in the town into the 1960s aided by technical agricultural expertise and the education provided by the New York State College of Agriculture at Cornell University. The introduction of the automobile and the eventual dissolution of the railroad shifted trade and commerce routes to the roadway corridors along Route 96, 89 and 227.

On the whole, the town of Ulysses has been spared the rapid rate of change and the development pressures that have been prevalent in such towns as Lansing and Dryden situated in the northeast corridor of Tompkins County. However, the decline of agriculture since the 1960s, a changing economic base, increasing suburbanization and emerging development patterns in the northwest corner of the Town of Ithaca are among the realities currently effecting the land use and quality of life in Ulysses. In the last 15 years such developments as the decision to retain and enlarge the County Hospital on Ithaca's West Hill; the attendant growth of support services around the hospital and the gradual increase in commercial development along Route 96 up to the Village of Trumansburg have altered the spatial patterns of Ulysses. Formerly open farmlands have begun to be subdivided. The familiar continuous open vistas experienced along the town's roadways are being replaced with frequent driveway entries, landscaping and homes. A Mobil Oil gasoline storage tank leak in the hamlet of Jacksonville has left eight buildings in the historic core vacant and derelict over the last decade. Along Route 96, once actively farmed land lies dormant and is being placed on the real estate market. The lake, creeks, waterfalls and gorges are among the unique recreational and environmental features that continue to be valued and enjoyed by residents and visitors. Cayuga Lake provides boating, fishing and swimming opportunities. Public and private recreation facilities provide residents and tourist destinations for camping and hiking. Route 89, soon to be designated a scenic byway, stands to become an increasingly valuable corridor and destination in the town of Ulysses. Finally, the recently completed reconstruction of the Route 89, 96 and 79 interchanges (the Octopus) at the west end of the City of Ithaca signals the beginning of a new era of anticipated change and development.

History of planning in the Town of Ulysses

1960-1991

In March of 1960 the Town of Ulysses became one of the first towns in Tompkins County to establish a land use zoning law with the adoption of a general zoning ordinance, followed one month later by a trailer park ordinance. The zoning ordinance was revised in 1972 and again in 1978. The current ordinance has served the town well in many areas, but has fallen short in others, particularly with respect to its treatment of commercial enterprises.

By current standards, the ordinance makes no provision for industrial use, yet allows uses within the residential zone that could dramatically alter the character of the township. In addition, much of the currently designated business zone would not be able to accommodate a modern business. Many of the complications of the current law, which make it difficult to apply today, stem from antiquated concepts and standards for commercial enterprises. In an attempt to remedy this problem, the zoning ordinance offered an article called Planned Development District (PDD) which allowed for a change in zoning in a district at the request of an applicant. First used in 1964, the PDD was used 20 times in 25 years. In 1993, the New York State Supreme Court of Tompkins County ruling strongly suggested that PDD was not a viable land use alternative. This reality, combined with the new pressures for development, led to the realization that the town of Ulysses needed updated land use planning tools to enable it to plan for responsible growth and development changes.

1991-1999: The Comprehensive Planning Process

In January 1991, the Ulysses town board established a comprehensive planning committee of highly motivated and committed town volunteers to undertake the planning process. Working under the direction of the town's planning board, the committee was charged with the task of creating a comprehensive land use plan reflecting the town's historical settlement and development patterns, its unique setting and sense of place and its anticipated future growth. From the outset, the goal was to use the resulting plan as the basis for future planning initiatives including the creation of a much needed new zoning ordinance.

The Ulysses comprehensive plan is intended to serve as a guide to immediate and long-range development of the town. Among other things, it will be used by the planning board to create a new zoning ordinance consistent with the underlying goals and objectives set forth in the plan. Residents can expect the new zoning ordinance to reflect the balancing of economic development concerns with preservation of rural character and place as the fundamental philosophical mandate of the plan.

The volunteer comprehensive planning committee, comprised of representatives from the planning board and local citizens and professional volunteers, undertook the planning process with assistance from the Tompkins County planning department. The following timeline summarizes the tasks undertaken in this multi-step planning process that led to the creation of the three-part Ulysses comprehensive land use plan presented in chapters two, three and four of this report.

Summary of tasks undertaken in the Ulysses comprehensive land use planning process

Task One: Ulysses Resident Survey (1994)

To assess the concerns and needs of residents and taxpayers of Ulysses, the comprehensive planning committee formulated and distributed a survey to 2,000 residents and property owners. Five hundred responses were received. A summary of the survey results can be found in the town of Ulysses comprehensive land use plan APPENDICES document archived at town hall. The following survey results were compiled:

In Question 1 respondents were asked to rate a list of town attributes that they consider important. In order of priority, respondents rated the school, planning and zoning, the Village of Trumansburg and agricultural land as very important aspects of the town. Less important were the shopping and commercial/professional services.

In Question 2 respondents were asked to anticipate what services and characteristics of the town they would like to see in the next 10-year period. Provision for local police protection, public transportation, public water, maintaining open space and public sewer were considered to be much needed. Considered less needed were planned rural residential development, a large shopping center, high-density residential complexes and office/professional space.

Question 3 asked respondents to identify locations in the town that are appropriate for commercial development. The majority of respondents favored development on Route 96 near or in the village of Trumansburg, in the hamlet of Jacksonville or in the south end of town adjacent to the Ithaca town line. A majority of respondents prefer commercial development concentrated in clusters set off the major highway as opposed to a strip layout. Inappropriate locations for development identified by the respondents include the town's environmentally-sensitive areas, good farmlands and designated public open spaces such as school, fairgrounds and golf course.

Question 4 asked respondents to indicate favorite locations for residential development.

According to the survey, residential development is preferred on side roads and streets accessible to major roadways including Routes 96, 89, and 227 and concentrated near already densely settled areas including the Village of Trumansburg, the hamlet of Jacksonville and the south edge of the town.

Task 2: Site and Land Use Inventory (1995)

An extensive inventory, mapping and data collection process was undertaken in order to create an overall picture of the cultural and environmental patterns and systems that have shaped the town over time and on which future planning decisions need to be based. The inventory includes maps, tables and written data related to the subject headings listed below. Mapping was done at a scale of 1 inch equals 1 mile using GIS and was based on information provided by Tompkins County Planning relevant to 1994. All maps and detailed data inventory information are available for review and can be found in the Appendices document archived at the town hall.

SUBJECT	DATA INVENTORIED and ASSESSED
Transportation	Highway classification, traffic volumes, motor vehicle accidents, public, pedestrian and bicycle facilities, water transportation, Ithaca-Tompkins

	County Transportation Council transportation
Environmental Setting	Soils, farmland soils, slopes, streams, aquifers, wetlands, flood zones, unique natural areas, stream order and classifications, agricultural potential, development suitability
Public Utilities	Electricity, telephone, cable, gas, water, sewer, solid waste/recycling, storm water management
Population Change	Population makeup, households, education of population, housing
Economic Features	Labor force, agriculture activity, income, community patterns, municipal tax base
Community Facilities	Police, government, education, organizations, recreation areas
Land Use	Existing land use in town, county, regional land use, land development activity, recommendations for future development

Task Three: Create Comprehensive Land Use Plan (1996-1999)

The information compiled from the Residents Survey and the Land Use and Data Inventory together provided a comprehensive picture of the town of Ulysses on which the comprehensive planning committee created the comprehensive plan that follows. The committee formulated a three part plan that includes:

- 1) goals, objectives and action statements (see chapter 2)
- 2) land use suitability map (see chapter 3)
- 3) planning policy recommendations (see chapter 4)

Chapter 2: Goals, Objectives and Action Statements

In the summer of 1988, a study commissioned by the Town of Ulysses showed that residents viewed the following as key to an acknowledged superior quality of life within the town: 1) Scenic beauty and closeness to nature, 2) rural atmosphere, predominant farm setting, 3) caring people and good neighbors of all ages, 4) peace, privacy, and open space, little crime and 5) good schools and children's activities.

In a 1994 townwide survey, residents rated the most important resources of the town as its natural beauty, including the falls, glens, gorges, lakeside setting, woodlands and open spaces. Respondents felt the rural and uncongested lifestyle make the town an ideal place for residents and visitors. In the same survey, the most highly rated aspects of the town were the schools, zoning and planning, local churches, the village of Trumansburg, agricultural and open spaces and sense of community.

Using this and other information, the Comprehensive Planning Committee developed goals, objectives and action statements under the following topic areas:

- Aesthetic Aspects
- Agriculture
- C1 Commercial
- C2 Commercial
- C3 Commercial
- Economic Development
- Housing and Residential Land Uses
- Open Space and Environmental Features
- Transportation
- Water and Sewer Systems.

Aesthetic Aspects

Goal: To maintain the natural and man-made aesthetic aspects of the community.

Objectives:

1. Ensure the continuing aesthetic desirability of the town.
2. Encourage the preservation of watersheds and unique natural areas.

Recommended Actions by Objective

1. Ensure the continuing aesthetic desirability of the town.

- A. Promote awareness of the town's architectural heritage among residents as well as developers.
- B. Eliminate highway billboard pollution.
- C. Support zoning designation for appropriate land uses.
- D. Consider tax incentives with respect to aesthetically valuable open space.
- E. Foster sidewalk and landscape improvements in built-up areas.
- F. Encourage community clean-up activities (roadside, creekbed, etc).
- G. Publicly acknowledges aesthetic contributions to the town and recognizes efforts to make properties more attractive.

2. Encourage the preservation of watersheds and unique natural areas.

- A. Participate in county and area-wide efforts to recognize and promote watershed management.
- B. Encourage documentation of unique natural areas.
- C. Integrate watershed and unique natural area information in development project review.

Agriculture

Goal: To promote the viability of agriculture.

Objectives:

- 1. Encourage a diversified agricultural sector, keeping agricultural lands in production.
- 2. Recognize farming as a way to encourage open space.

Recommended Actions by Objective

1. Encourage a diversified agricultural sector, keeping agricultural lands in production.

- A. Consider restructuring the fire-tax levies on actively farmed agricultural land.
- B. Continue the zoning exempt status of agricultural activities.
- C. Encourage the state, county and farmers to maintain the process of designating agricultural districts.

2. Recognize farming as a way to maintain open space.

C1 Commercial

Goal: To promote business activities that capitalize on the historic, cultural and natural assets of the town and surrounding region.

Objectives:

- 1. Increase the number and diversity of businesses that provide goods and services for tourists.
- 2. Encourage expanded use of community-based resources such as the Trumansburg fairgrounds, the Trumansburg Conservatory, Chamber of Commerce, the school grounds, Finger Lakes State Park lands, etc.
- 3. Create recreational opportunities within the town to encourage tourists to extend their visit.

Recommended Actions by Objective

1. Increase the number and diversity of businesses that provide goods and services for tourists.

- A. Consider the future establishment of commercial districts that allow for specific tourism business development which requires access to particular natural conditions when such development is judged to be compatible with the goals and objectives of this plan.
- B. Encourage the establishment of lodging and camping facilities, including bed and breakfast inns, within the town.

2. Encourage expanded use of community-based resources such as the Trumansburg fairgrounds, the Trumansburg Conservatory, Chamber of Commerce, the school grounds, Finger Lakes State Park lands, etc.

- A. Encourage coordinated publicity for local events, perhaps through the use of a community publicist.

3. Create recreational opportunities within the town to encourage tourists to extend their visit.

- A. Allow for the development of marked pedestrian and bicycle ways which link points of interest and commercial establishments.
- B. Work with local business organizations to develop a large-scale local map. Promote tourist facilities along with points of architectural, historical and scenic interests, including pedestrian and bicycle routes.

C2 Commercial

Goal: To encourage commercial areas that provide necessary goods, services and employment for the residents of the town while maintaining the small-town atmosphere valued by existing businesses, residents and visitors.

Objectives:

1. Support activities that strengthen Trumansburg's existing commercial base.
2. Encourage development of commercial uses in clusters and discourage strip development.
3. Encourage the size and type of commercial activity that best serves the residents of the town.

Recommended Actions by Objective

1. Support activities that strengthen Trumansburg's existing commercial base.

- A. Establish commercial zones close or adjacent to the village to expand on and complement businesses within the village.
- B. Plan to increase availability of water and sewer to promote appropriate commercial development around the village.
- C. Establish a town-village liaison committee.
- D. Encourage the adaptive reuse of significant historic structures throughout the village and town.

2. Encourage development of retail businesses in clusters and discourage strip development.

- A. Consider zoning commercial cluster areas with a shared single access curb cut off the main arteries for retail and service businesses. Specify landscaping to buffer and soften the effects of the development.
- B. Revise commercial zone regulations to allow cluster development (higher density with surrounding open space).
- C. Investigate availability of water and sewer from other sources.

3. Encourage the size and type of commercial activity that best serves the residents of the town.

- A. Establish locations for neighborhood-level services at appropriate areas throughout the town.
- B. Eliminate those existing commercial zones which are not currently occupied by commercial uses and are not consistent with the goals and objectives of the plan.
- C. Scrutinize whether existing non-conforming uses and Planned Development District (PDD) areas are consistent with the goals and objectives of this plan before extending their zoning classification to more general commercial uses.
- D. Review and revise zoning regulations to establish commercial zones which accurately define the accepted land use and which allow for various levels of commercial activity.

C3 Commercial

Goal: To promote the expansion and development of industrial enterprises while maintaining the small-town atmosphere and environmental integrity of the town.

Objectives:

1. Plan for areas where industry could locate, thus providing local employment opportunities and property tax revenue.
2. Encourage the development of industrial enterprises and set standards for location and development so as not to adversely affect surrounding residential neighborhoods and the environment. (Encourage responsible and appropriate development of industrial enterprises that enhances the relationship to surrounding residential neighborhoods and environment.)
3. Encourage the expansion and development of cottage industries.

Recommended Actions by Objective

1. Plan for areas where industry could locate, thus providing local employment opportunities and property tax revenue.

- A. Set guidelines to be used in establishing industrial zones which at a minimum should include sufficient site area, safe and efficient road access and adequate distance and buffers to protect adjacent areas.
- B. Identify and establish industrial zones based on the guidelines.

2. Encourage the development of industrial enterprises and set standards for location and development so as not to adversely affect surrounding residential neighborhoods and the environment.

- A. Work with area economic development agencies and local business organizations to devise strategies for developing industrial business opportunities in the town.
- B. Consider locating an industrial park adjacent to areas where commercial enterprises currently exist.
- C. Develop site design standards for traffic generation and circulation, landscaping, noise, emissions, hazardous materials handling, total square footage, maximum lot coverage by buildings and parking, minimum open spaces, setbacks and other buffers.
- D. Identify corridors where a service-type road off the main road with driveways for various industrial businesses feeding onto this road could be provided.

3. Encourage the expansion and development of cottage industries.

- A. Work with area economic development agencies and local business organizations to encourage development of an "incubator facility" for cottage industries.

Housing and Residential Land Uses

Goal: To encourage and maintain the availability of various types of housing and compatible residential land uses.

Objectives:

1. Keep the town a healthful, safe place to live.
2. Maintain an active sense of community and neighborhoods throughout the various parts of the town.
3. Encourage residential developers to efficiently utilize existing municipal services. Compare the value of the addition to the tax base of proposed new development to the cost of additional required municipal services.
4. Promote the possibility for people to live in the same community throughout their lives.
5. Promote community services which complement neighborhoods.
6. Encourage the upkeep and preservation of existing architecturally and historically significant structures.

Recommended Actions by Objective

1. Keep the town a healthful, safe place in which to live.

- A. Encourage privately owned open space.
- B. Support and encourage the development of recreational facilities and open space (by not-for-profit organizations and State and Federal governments), except where such developments would significantly impact fiscal operations of the town.
- C. Work cooperatively with adjacent municipalities and state agencies to protect land and water resources within the town.
- D. Provide municipal services as necessary and feasible to assure safe, clean, attractive neighborhoods.
- E. Review and amend, as necessary, zoning requirements for single family houses to provide adequate lot size and storage.

2. Maintain an active sense of community and neighborhoods throughout the various parts of the town.

- A. Ensure that zones for industrial and/or large-scale commercial enterprises do not bisect, dominate, or otherwise negatively impact established neighborhoods.
- B. Establish small-scale commercial zones for the development of neighborhood services at places which are convenient to nearby residents and help define emerging neighborhoods.
- C. Encourage the development of municipal services in keeping with the needs of existing and emerging residential neighborhoods, such as, but not limited to, water and sewer districts, new or improved roadways, sidewalks, street lighting, parks, fire and police protection.
- D. Review and revise zoning regulations pertaining to at-home occupations, with a view toward encouraging all reasonable at-home occupations which are compatible with surrounding uses. Ordinances concerning parking, signage, buffering, hours of operation, etc., should be based upon impacts, not activities.
- E. Review and revise subdivision regulations to encourage residential development which utilizes existing parcels in such a way as to create residential roads which feed onto collector roads, as opposed to residential strip development along collector roads.
- F. Establish promotional publications that guide residential land use developers by presenting the unifying characteristics of the town's existing and emerging neighborhoods.

3. Encourage residential developers to efficiently utilize existing municipal services. Compare the value of the addition to the tax base of proposed new development to the cost of additional required municipal services.

- A. Continue working for inter-municipal cooperation in the extension of water and sewer lines with both the village of Trumansburg and the town of Ithaca in preparation for proposals from developers who wish to extend water and sewer lines to projects located adjacent to existing services.
- B. Review and amend, as necessary, zoning requirements for minimum lot and yard sizes to encourage medium-density housing in appropriate locations where water and sewer lines exist or are to be constructed.
- C. Review and amend as necessary regulations covering the development of new roadways to encourage new roads which work effectively with existing roads to avoid configurations which are dangerous, difficult to maintain, or expensive to maintain compared to the benefit derived from their existence.
- D. Review and amend as necessary zoning regulations to discourage buildings so high as to require specialized fire protection equipment not available locally.
- E. Compare the value of the addition to the tax base of proposed new development to the cost of additional required municipal services.

4. Promote the possibility for people to live in our community throughout their lives.

- A. Ensure that zoning districts exist within the town to encourage the development of appropriate group housing, multiple-residence housing for senior citizens, developmentally challenged persons and other individuals needing such housing.
- B. Zone for areas where residential lot-size requirements do not preclude the development of modestly priced housing, including cluster housing.
- D. Review and amend as necessary existing zoning requirements to encourage the development of rental housing of appropriate square footage and cost to meet the needs of single persons, small families and senior citizens.
- E. Encourage the concentration of commercial services in and around the village to maximize access to goods and services by walking and/or using public transportation.

5. Promote community services which complement neighborhoods.

- A. Establish additional types of zoning district categories which address the types of community service land uses appropriate for residential areas with emphasis on parking impacts
- B. Encourage "community-service" type businesses, organizations, or institutions to build new facilities in keeping with the surrounding neighborhood.
- C. Consider requiring large subdivisions to make available 10 percent of the parcel for community purposes.

6. Encourage the upkeep and preservation of existing architecturally and historically significant structures.

- A. Publicly recognize private restoration projects.
- B. Identify the location of historically and architecturally significant buildings and consider them when zoning decisions are being made.
- C. Make available the registration procedures for the national and state historic site registers through our zoning office.
- D. Consider zoning appropriate for the adaptive reuse of existing structures.

Economic Development

Goal: To encourage a strong, stable and diverse local economy to keep the town of Ulysses a desirable place to live, work, shop and visit while preserving the small-town atmosphere in accordance with the replies to the survey.

Objective:

1. Promote a wide variety of business and employment opportunities.
 - A. Continue to pursue ways to develop water and sewer districts in the town to encourage economic development that meets the goals and objectives of the comprehensive land use plan.
 - B. Promote business expansion in the town of Ulysses and around the village of Trumansburg which will increase job opportunities and generate sales tax revenue without over-burdening the local infrastructure. Capitalize on area resources (Cayuga Lake, Taughannock Falls State Park, Finger Lakes Region, local colleges, wine trails, etc.)
 - C. Establish zoning regulations that encourage cottage industries and small-scale employers.
 - D. Promote the agricultural industry throughout the town.
 - E. Encourage expanded access to public transportation.
 - F. Encourage revitalization of historic business districts in the village of Trumansburg and in Jacksonville.

Open Space and Environmental Features

Goal: To maintain a clean, healthy and viable natural environment.

Objective:

1. Encourage stewardship of the natural and managed resources of the town of Ulysses through the recognition and acceptance of appropriate planning and management practices that preserve and protect the air, land, water, and energy resources.
 - A. Consider forming a Conservation Advisory Council for the town working jointly with the village.
 - B. Commission a town map identifying areas that merit protection for their aesthetic and economic value with regard to tourism, agriculture and watershed protection including areas identified in the Tompkins County Unique Environmental Areas Inventory, Cayuga Lake shoreline, public viewsheds, steep slope/gorge areas, stream corridors, etc.
 - C. Diligently follow the State Environmental Quality Review process to evaluate the impacts of development projects adjacent to valuable environmental features.
 - D. Determine ways to maintain a fair distribution of the cost of protecting and preserving important environmental features.
 - E. Encourage homeowners and producers to continue to work with Tompkins County/Cornell Cooperative Extension, Tompkins County Soil and Water Conservation District and other agencies to maintain a clean, healthy and viable natural environment.
 - F. Encourage local production and sale of food and agricultural products.

Transportation

Goal: To encourage and maintain a safe, efficient and environmentally sensitive transportation system

Objectives:

1. Work with other governmental entities to develop a diversified transportation system to encourage and support various travel options including public transit, pedestrian and bicycle modes.
2. Work with other governmental entities to develop an appropriate transportation network.

Recommended Actions by Objective

1. Work with other governmental entities to develop a diversified transportation system to encourage and support various travel options including public transit, pedestrian and bicycle modes.

- A. Work with Tompkins County Area Transportation to maintain the current level of public transit service and encourage expanded service where and when necessary.
- B. Work with the village of Trumansburg to extend sidewalks to adjacent town developments.
- C. Work with the Ithaca/Tompkins County Transportation Council to develop a town transportation plan that will study current traffic patterns and classifies roads accordingly.
- D. Revise town road specifications based on the plan with emphasis on long-term maintenance, safety and accommodating alternate transportation modes.

2. Work with other governmental entities to develop an appropriate transportation network.

- A. Update the town's official map. Identify and protect planned transportation corridors.
- B. Require, where feasible, subdivision plats to be laid out to allow future through connections to adjacent town roads.
- C. Develop zoning regulations that encourage future development located and designed to minimize adverse impacts on roadway safety and efficiency as well as plan for future road corridor locations.

Water and Sewer Systems

Goal: To provide efficient public water and sewage utilities where economically feasible, to support planned development within the Town of Ulysses and to address health and safety needs.

Objectives:

1. Assess the quality and cost of water and sewer systems, both public and private.
2. Locate, construct and maintain public water and sewer utilities in accordance with the goals and objectives of this plan.
3. Recognize water and sewer expansion as a prime catalyst for development.

Recommended Actions by Objective

1. Assess the quality and cost of water and sewer systems, both public and private.

Water-recommended actions:

- A. Gather and analyze baseline data on the quality and cost of drinking water throughout the town for both public and private systems.
- B. Determine where problems exist with quality or cost, where there may be problems in the future and what approaches should be used to address them

Sewage-recommended actions:

- A. Gather and analyze baseline data on the quality and cost of waste collection and treatment throughout the town for both public and private systems.

- B. Determine where problems exist with quality or cost, where there may be problems in the future and what approaches should be used to address them.

2. Locate, construct and maintain public water and sewer utilities in accordance with the goals and objectives of this plan.

Water-recommended actions:

- A. Explore various sources of public water for development purposes, such as the Southern Cayuga Lake Intermunicipal Water Commission, the village of Trumansburg and high-producing wells.
- B. Limit extension of water services into areas not designated for intensive development.
- C. Consider appropriate areas for water districts, such as areas along Cayuga Lake, areas that border the village of Trumansburg and areas adjacent to the town of Ithaca.
- D. Diligently follow State and Town Environmental Quality Review regulations when considering the construction of new or expanded public utilities, especially the thorough examination of the potential for future development and its possible impact on existing land uses.
- E. Explore alternatives to extending water in response to public health and safety concerns.
- F. Occasionally survey residents to stay abreast of any problems with private water supplies.

Sewer--Recommended Actions:

- A. Explore with adjacent municipalities the possibility of expanding their sewage systems to service new development along these systems' borders.
- B. Limit extension of sewer services into areas not designated for intensive development except to correct an existing threat to public health and safety.
- C. Explore alternatives to extending sewer services in response to public health and safety concerns.
- D. Diligently follow State and Town Environmental Quality Review regulations when considering the construction of new or expanded public utilities, especially the thorough examination of the potential for future development and its possible impact on existing land uses.

3. Recognize water and sewer expansion as a prime catalyst for development.

Actions:

- A. When considering extension of new water lines, evaluate the likely future demand for sewer in that locality and the feasibility of same.
- B. Encourage infrastructure development (water and sewer) around the perimeter of and in consonance with, the village of Trumansburg.

Chapter 3: Proposed Land Use Map

This chapter includes a discussion of the proposed land use map and zoning categories.

The Map

The goal of the activities of the Comprehensive Planning Committee has been to develop a draft comprehensive land use plan that follows the responses and comments provided by property owners and residents of the town of Ulysses. Using the valuable comments and responses provided on the surveys and the goals and objectives statements, the following criteria were identified and considered in developing the Proposed Land Use Map.

1. Preservation of the existing character of the town and its neighborhoods
2. Reasonable assurance to homeowners that their investment interest will be protected
3. Preservation of existing “hubs” of built-up areas
4. Proximity to existing water and sewer lines
5. Coordination with the Village of Trumansburg’s and Town of Ithaca’s land use plans
6. Adaptive reuse of existing developed areas to decrease the risk of development sprawl for which the town is fiscally incapable of providing services and which would negatively affect the natural resources
7. Avoidance of strip development along major roads which could involve multiple curb cuts resulting in traffic slow-down.
8. Avoidance of intersections along busy roads which could result in traffic hazards if area were developed
9. Preservation of agricultural land and open space
10. Convenience of possible new services to residents of the town

The comprehensive planning map outlines in rather broad sweeping strokes potential areas where various land uses may best be suited. These areas are defined in five categories; Agricultural, Residential, Commercial 1, Commercial 2 and Commercial 3.

Agricultural. Agriculture is an allowable use in all zones throughout the town.

Residential. The land not designated for any of the commercial categories is to be residential. Exceptions to this are land set aside as critical environmental areas and land that may be placed in land trusts, as well as parkland.

Commercial 1. Commercial uses providing goods and services for tourists, including lodging, recreation, dining, camping facilities, novelty retail, or special event activities such as art or music festivals.

Existing uses which fit this description include the Glenwood Pines, the Yacht Club, Podunk Ski Center, the old Cayuga Motel and Spruce Row. Other uses which would be appropriate to this district include antique stores, novelty boutiques, boat rental, camping equipment sales, tour guides, etc. Uses which are not appropriate to this district would include large scale retail, such as chain stores or super markets and service businesses which primarily serve the resident population, such as drug stores, auto service, etc. Development of the C1 district should create “tourism routes” through the township which link existing tourist attractions, such as the Fairgrounds and Taughannock Falls State Park and provide tourists traveling those routes with

attractive opportunities for recreation, lodging, dining, boutique shopping, etc. Land use should emphasize small-scale buildings that are not noticeably commercial in character, low percentage of lot coverage and modest setbacks with green space road frontage.

Commercial 2. Commercial uses providing goods and services for resident population, including retail and services. Existing uses which fit this description include the Shur-Save, most of Ulysses Square, Paradise Café, the art studio, etc. Other uses which would be appropriate to this district include gas stations, convenience markets, hair dressers, accountants, drug stores, auto service, etc. Uses which are not appropriate to this district would include light manufacturing. Development of the C2 districts should create “service nodes” which gather around existing population centers, providing the resident population with nearby shopping and service. Land use should be moderate scale commercial buildings, low percentage of lot coverage and large setbacks with green space road frontage. C2 uses would include uses permitted in C1.

Commercial 3. Light manufacturing uses providing goods to a client base other than the resident population. Existing uses which fit this description include the Sleeping Bear Futon, Babcock, Ithaca Millwork, Hammonds, Flo-Tech, Halsey Seeds, etc. Other uses which would be appropriate to this district include auto repair, storage and shipping warehouses, truck terminals, etc. Uses which are not appropriate to this district would include slaughterhouses, large scale smoke stack industry or any industry involved in processing chemicals or waste products. Development of the C3 districts should gather around C2 district and reinforce the population providing clientele to the C2 districts. Land use should be moderate scale commercial buildings, low percentage of lot coverage and large setbacks with green space road frontage. C3 uses would include uses permitted in C2.

One of the main goals of the Comprehensive Land Use Plan is to create business districts for today’s business needs without creating visual clutter and dangerous driveway cuts on Route 96. This is best accomplished by eliminating strip development that is allowed in the current zoning ordinance. The creation of business district nodes or hubs with single driveway cuts and buffered setbacks enhances the ability of the town to preserve its rural character while meeting the economic needs of the community. Three hubs along Route 96, one close to the village, one in the center and one at the south end of the town, should serve the needs of the community. These hubs may include general retail business as well as light industry.

The tourist trade may best be capitalized on by targeting already existing facilities such as the old Cayuga Inn parcel, the Cayuga View Motel and Taughannock Farms Inn as tourist destinations. A large open space located near the Village such as the Fairgrounds or a nearby farm parcel may serve as activity centers for functions such as art and music festivals as well as crafts and cultural fairs.

Explanation of the map

The proposed comprehensive land use plan:

1. Analyzes and codifies existing development
2. Reinforces the land use patterns inherent in the existing development which have contributed to the small-town atmosphere so highly valued by town residents
3. Protects existing enterprises and encourages new enterprises to utilize existing facilities
4. Incorporates the Village's plan for development contiguous to the Village
5. Reinforces the path of travel used by tourists, Route 89, through tourist-oriented C1 districts. Route 89, recently designated a scenic byway by New York State, collects together the existing tourist-based enterprises, including Taughannock State Park, the Black Diamond Trail, Cayuga Nature Center, the Girl Scout and Boy Scout Camps, Ithaca Yacht Club, etc. A secondary path of tourist travel is the east-west extent of the Taughannock State Park, which is anchored on the east by the lake and on the west by the village. This west anchor is reinforced by a proposed new C1 district, just south of the Fairgrounds, which will connect the tourist travel to the village proper.
6. Establishes a direction for development of the commercial areas of the town, which is predominately along Route 96. Rather than proposing new commercial districts along Route 96, the Plan proposes modest growth within the existing commercial areas, with that growth directed toward achieving commercial nodes adjacent to the population centers. These nodes would collect C2 and C3 enterprises and be developed consistent with the Site Plan Review guidelines to avoid strip development. Because existing development is relatively sparse and often follows the Site Plan development guidelines of large green space setbacks and concealed parking, it has avoided the image of strip development. It is important that future development also avoids the image of strip development.

Inventory of districts on the Map:

Commercial 1 (tourist):

Starting from the south end of Rt. 89:

- C1-1 existing: Glenwood Pines & Yacht Club
- C1-2 existing: West Shore Gas & Grocery
- C1-3 existing: old Cayuga Motel
- C1-4 existing: old Cayuga Inn (now art studio)
- C1-5 existing: Taughannock Farms Inn

Rt. 96 south of the Village:

- C1-6 existing: Fairgrounds
- C1-7 new

Miscellaneous C1:

- C1-8 on Podunk Road; existing; ski center
- C1-9 on Kraft Road; existing; camp grounds
- C1-10 on DuBois Road; existing; boat sales and service

Commercial 2 (retail, service)

Starting from the south end of Rt. 96:

- C2-1 existing: Paradise Cafe; Honda shop; pool shop
- C2-2 existing: old Rosetti's
- C2-3 existing: Rascals, Hammonds
- C2-4 existing: Jacksonville center
- C2-5 existing: Shur Save through Halsey Seed

Miscellaneous C2:

- C2-6 on Rt. 227: existing: Finger Lakes Insurance
- C2-7 on Podunk Road: existing: Koskinen's garage

Commercial 3 (light manufacturing, mixed use)

Starting from the south end of Rt. 96:

- C3-1 existing: Sleeping Bear, Babcock, Monroe Square, Ithaca Millworks, machine shop. Development of this district should be within Monroe Square, toward the C2 to the south, or further from Rt. 96 behind existing development
- C3-2 existing: Ulysses Square
- C3-3 existing: Hammond's Cabinet Shop through Stover Lumber. Development of this district should be north toward the village and west behind existing development.
- C3-4 just west of the village line, an existing approved but undeveloped B2 that is being retained as a C3 site for development. Its proximity to the village reinforces the village node, and allows for water.
- C3-5 new: just east of the village line, an area proposed by the village of Trumansburg comprehensive plan as a C3 site and is being retained for development. Its proximity to the village reinforces the village node and allows for water. This district is a proposal from the village plan.

This map expressly incorporates the description presented in the draft Comprehensive Land Use Plan.

Chapter 4: Planning Policy Recommendations and Implementation

Based on the results of the 1988 and 1994 surveys and the goals and objectives, the Comprehensive Land Use Plan represents a consensus of the wide range of interests and opinions held by town residents. The goals and objectives are only valuable if they are implemented and used as tools to create a land use law that will reflect the concerns and interests of the town. Within the framework of this Comprehensive Land Use Plan are the following suggestions to reach that goal.

Residential Zoning

The current zoning ordinance has an outdated one-zone residential district. Within the ordinance-defined district are allowable uses that can dramatically alter the character of a neighborhood, such as a golf course, museum, college or apartment complex. These uses are currently allowed in a residential district with no further review. In addition, the current applications for special permits are vague and confusing. Allowing mixed use in a residential zone without sufficient review and consideration of impacts often creates conflict and confusion.

Recommendations:

- The planning board should review these uses to establish specific zones for some uses or create a system for special permitting.
- Any use requiring a special permit should be clearly defined and the criteria for the special permit also be clear.
- An additional mixed-density residential district should be created.
- Creation of a special permit process for non-residential/non-agricultural uses of pre-1991 building structures as outlined below.

The town, in enacting the aforementioned provision, seeks to provide an economic vehicle to encourage the preservation and rejuvenation of building structures that were in existence prior to January 1, 1991. The goal is also to assist property owners in making such buildings productive, especially as older structures and former agricultural buildings are no longer utilized for the uses which they were built. The intent is to preserve the essential character of the structure and the neighborhood in which it is located while permitting a business activity that is compatible with its surroundings. The special permit process is intended to evaluate a proposal and, if viable within this section, to formulate appropriate conditions to accomplish these goals. A low-impact business or light industry similar to a home occupation shall be permitted under this section and a permit for use is granted only by special permit. Such low-impact business or light industry may provide either services or goods on a limited basis. Limitations include a lot size minimum of 10 acres and the use to place wholly within an already existing building. Services may include an instructional facility, business office and other uses similar to those under home occupation. Manufacturing may include the following and like industries; computer related manufacturing (software and hardware), agri-business such as wood and fiber products, arts and crafts such as sculpture, painting and woodworking. The premises would be used for sales except as an accessory to the principal business conducted on the property. Warehousing uses are not favored under this section, however storage for neighbor's boats and seasonal vehicles may be allowed based on the discretion of the governing review board under the guidelines set forth by the special permit process.

Home occupation

Survey results indicated that many residents of the town are self-employed. As this trend continues to grow the town must make allowance for home employment and encourage those occupations within a residence district that may in fact become welcome neighbors.

Recommendations:

- Update the definition of home occupation. Home occupation: a use customarily conducted wholly within the principal dwelling or accessory building on the premises and operated primarily by the inhabitants thereof and is clearly incidental to the use of the principal structure as a dwelling. The space for a home occupation shall be limited to 2000 square feet. The number of employees shall not exceed 2 on-premise and 4 off-premise non-resident employees. Typical home occupations could be the following: professional or business office, personal services business, such as doctor, lawyer, accountant, realtor, insurance agent, beauty salon, instructional services or similar activities.
- Fabrication, display and sales of artwork or crafts are permitted as long as the products are displayed indoors. Noise, business hours and lighting must be in compliance with the general standards of a residential zone.

Industrial and commercial development

A complete build-out of any commercial zone could dramatically alter the character of the town. Prudent zoning application and set-aside requirements are essential. The current zoning ordinance established a commercial zone only 300 feet deep. This requirement encourages numerous driveway curve-cuts, congestion and contributes to the visual clutter associated with strip development. The village of Trumansburg contains a uniqueness and charm, which should be encouraged. The village should be supported as a hub of activities for the town by allowing for commercial and industrial development, which enhances its character and vitality.

Recommendations:

- Any development adjacent to village boundaries should be site reviewed and subject to SEQR with the village board as an interested or involved agency.
- Encourage activities and services that highlight Trumansburg as a place to visit and live.
- Allow for only a portion of the suggested industrial area to be built-out. Include customary set-asides by any large-scale developer for open space or recreational facilities.
- Encourage cluster commercial and industrial development. Encourage proper buffers that will adequately screen an industrial build-out. Create appropriate setbacks and encourage shared use of curve-cuts.
- Establish a project review process within the town to consider issues such as traffic safety, parking buffers, setbacks and visual clutter.
- Create a special permit for a special time-limited (up to 7 days) seasonal event, taking under considerations parking, noise, traffic, security, health concerns, operating hours, etc.

PLAN IMPLEMENTATION

Preparing a comprehensive plan that guides land use in a community is the first step in a process that is multi-step and fluid in nature. The components of the process that follow the plan preparation include:

- Adoption of the plan by the governing body
- Implementation of actions and policies
- Evaluation and review of the plan's ability to meet goals and objectives
- Periodic revision of the plan

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

The actions and policies recommended in the plan suggest a variety of ways to accomplish the goals and objectives of the comprehensive plan. Many actions and policies will be accomplished under the purview of the town boards using land use planning tools, some tried and true, others yet to be considered. Individual residents and civic groups can implement many of the actions. The plan implementation is very much a total community effort.

The dynamics of a changing world must be recognized in any planning process. Significant changes in demographics, business trends, construction and rehabilitation activities, state and federal laws and mandates and environmental conditions can have multiple effects on the goals and objectives of the plan. The ability to implement the plan and the plan's effectiveness in consideration of change requires diligent review. Annual assessment on the progress being made to implement the plan should occur over the first five years after implementation.

All planning documents require periodic revision. As this comprehensive plan is the first for the town of Ulysses, it is recommended that a formal revision process be completed five years after the adoption of the plan. The revision process will include assessment of the ability to complete actions and policies, the effectiveness of the implemented land use tools weighted against the goals and objectives and assessment of physical and social conditions in the town. The revision will also include review and comment.

Chapter 5: Environmental Impact

Description of the action

The action in question is the adoption of a Comprehensive Land Use Plan for the town of Ulysses. The plan proposes land use applications that will serve as the basis for creating an updated town of Ulysses Zoning Ordinance; an ordinance that was last revised in 1978. The town considered alternatives before embarking on creating a comprehensive land use plan. These alternatives included:

1. No action
2. Maintain the existing land use regulations with the addition of Site Plan Review.
3. Create a comprehensive land use plan and update the zoning ordinance.

The current zoning ordinance with outdated business districts has utilized a Plan Development District article to allow for commercial development in a residential zone. The New York State Supreme Court has suggested this type of development is associated with spot zoning. Therefore the logical conclusion was to create a comprehensive land use plan in order to enable appropriate revisions of the zoning ordinance. Adoption of the Comprehensive Land Use Plan and its recommendations may result in the following land use changes:

- Establishment of commercial hubs and reexamination of existing zones.
- Establishment of light industry as part of a mixed-use commercial/industrial zone.
- Establishment of tourism-oriented commercial zones for the purpose of capitalizing on existing tourism resources.
- Establishment of provisions that would allow for the preservation of existing farm buildings to be renovated and used for purposes other than farming.

Possible impacts

Adoption of the Comprehensive Land Use Plan and its recommendations could have the following impacts.

- Increased awareness and possible preservation of open space.
- Preservation of the rural character of the town
- Decrease in visual clutter of strip development along Route 96 corridor.
- Increased traffic safety along Route 96.
- Increased protection of the Cayuga Lake drainage basin.
- Increased protection of the town's scenic views and vistas.
- Reduction of incompatible land use practice.

The Comprehensive Land Use Plan projects what may happen in the town of Ulysses over the next several decades and suggests ways to mitigate the impacts that may adversely affect the town. This is done by gathering environmental data that closely parallels the S.E.Q.R. Environmental Assessment long form. However, the Comprehensive Land Use Plan is not a site specific project. The plan does not utilize a specific map delineated by tax parcels or measured

increments. This does not mean that concerns for environmental quality are not prominent within the framework of the Comprehensive Land Use Plan; quite the opposite. It is difficult to structure an environmental review for a comprehensive plan utilizing the Long Environmental Assessment form under title 617, State Environmental Quality Review. The SEQR long EAF clearly was developed with the intent to review a specific project and project site. The Comprehensive Land Use Plan is a tool that gathers much of the information necessary for an environmental review. Information concerning soil types, topography, census data, traffic, land use and natural resources has been gathered town-wide and assessed within the Comprehensive Land Use Plan and its appendices. This information contained within the Inventory in the Appendices is the basis for the projections and conclusions of the plan and, in effect, is an environmental impact statement that stands on its own.

Glossary

Adaptive reuse – finding new or expanded uses of existing structures and developed areas to take advantage of existing infrastructure.

Agricultural industry - involves all agricultural enterprises such as crop production, grain drying and animal husbandry.

Baseline data - a representation of the existing conditions

Cluster development – a development in which the units are clustered on a portion of the parcel and the remaining area is maintained as permanent open space. Individual lots are smaller than the minimum size as permitted in the zoning district, but the total number of units on the parcel does not exceed the number permitted in the zoning district.

Collector roads – roads which serve as trafficway for a neighborhood or as a feeder to a major street.

Cottage industries – home-based occupation.

Development rights – the amount of development which may be developed on a given parcel of land.

Fire-tax levy - a separate portion of the town tax that is dedicated for fighting fires.

Group housing – a residential structure in which part of the living accommodations are discrete units and parts are not. For example, a structure with separate rooms for sleeping and shared kitchen and dining facilities.

Incubator facility - a facility that houses a variety of startup enterprises.

Infrastructure – public or private roads, public utilities, water and sewer.

Neighborhood services – commercial facilities primarily oriented to serve nearby residential areas.

SEQRA - State Environmental Quality Review Act.

Small-town atmosphere - the qualities of an area valued and fostered by residents, characterized by the residents' sense of community and friendliness, small-scale development with respect to community services and businesses, scale of neighborhoods and communities. They are small enough that residents know one another and the ability to have person-to-person contact and a rural setting with farms and open space.

Strip development – car dependent development, generally commercial in nature, extending continuously along a travel corridor.

Watershed – geographic land area drained by a river or river system.

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Town of Ithaca Comprehensive Plan

Village of Trumansburg Plan

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