

Town of Ulysses
Zoning and Land Use Regulations Update
Existing Regulations and Plans Summary Report
December 2015

Randall + West has conducted the following in-depth review of existing zoning regulations and the Town's Comprehensive Plan and Future Land Use Plan, the Town's Agriculture and Farmland Protection Plan, and the County's Development Focus Area Strategy as well as six other pertinent plans and studies that address the Town's agricultural areas and the Hamlet of Jacksonville. Please consider the questions posed below and feel free to make comments and identify any errors herein.

Amendments to the Zoning will include, but are not limited to, text and associated maps for new Zoning Districts, new and updated Design Guidelines and Standards that will serve as a reference point for developers and the municipal boards for new development, and updated Subdivision Regulations. Zoning Amendments will focus on agricultural areas and the Hamlet of Jacksonville, and support the existing assets of the community and include creative ideas to meet the needs of current and future residents.

List of Existing Regulations and Plans Reviewed

[Zoning \(2014\)](#)

[Comprehensive Plan \(May 2009\)](#)

[Agriculture and Farmland Protection Plan \(February 2013\)](#)

[Building Vibrant Communities in Tompkins County, a Development Focus Area Strategy \(October 2012\)](#)

[Tompkins County Comprehensive Plan \(March 2015\)](#)

[Southern Tier Sustainability Plan \(May 2013\)](#)

[Sustainability Plan appendices \(December 2012\)](#)

[Route 96 Corridor Management Study \(2008\)](#)

[Countywide Inter-Municipal Water and Sewer Feasibility Study for Tompkins County \(March 2010\)](#)

[Tompkins County Scenic Resources Inventory](#)

[Cayuga Lake Watershed Restoration & Protection Plan \(2001\)](#)

[Zoning \(2014\)](#)

To create a clear zoning framework, we divide the Town into districts and regulate the construction and use of buildings within these districts. Regulations may differ among the districts, but within each individual district, the regulations must be uniform.

- The Town issues very few special permits but does receive questions about uses that are currently not allowed, especially along Route 96. The Town Planner advises these interested parties that they could apply for a use variance, while also explain the difficulties that need to be shown for that. Uses typically are retail related.
- The Town may enact a zoning law that eliminates prior nonconforming uses in a reasonable fashion. The Town is now in the process of identifying any uses that they may wish to eliminate. An amortization period to recoup expenditures by continuing the nonconforming use for a designated period is

considered a reasonable fashion. The goal of this zoning revision is to achieve uniformity of property uses within each zoning district; this can only be accomplished by the elimination of uses that do not conform to the specifications of district regulations.

- The Town should clarify the definitions of agriculture and ag uses consistent with NYS Agriculture & Markets Law. Provide also for seasonal agricultural businesses such as farm stands and Christmas tree sales as accessory uses within agricultural districts and other appropriate zones. Separate language for roadside stands and farm stands in zoning may be confusing. The Town also wishes to clarify regulations pertaining to "hobby" farms, which do not meet the state definition, but are considering what zoning should apply to this use. The NYS Department of Taxation and Finance defines Hobby Farm as a conversion to non-farm use, consisting of lands of five to twenty acres, occupied by a new residence and including some evidence of recreational agricultural use. Although such properties include some degree of agriculture, their primary use is residential and they can be thought of as "gentlemen farms" or country estates, where agricultural activity is more recreational than commercial.
- The Consultant Team will also clarify the limits of Town control of agritourism through zoning controls in setbacks, signage, parking, and a minimum size requirement that allows farms to engage in agritourism activities, such as u-pick operations, wineries and breweries with tours and tasting operations, corn mazes, b&b's, "glamping" etc.
- The Consultant Team and Town will seek to clarify whether this zoning update will utilize the strictest interpretation of agricultural zoning. An agricultural zone with regulations that strictly limit the construction of all buildings and structures unrelated to agricultural land uses and activities. Scattered

development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. The Consultant Team and Town are mindful of the fact that farmers may be looking to subdivide land to fund their retirement.

- Add agricultural recreational events and direct marketing opportunities such as on-farm processing and retail operations, u-pick operations by right as principal or accessory uses in the zoning update.
- The Consultant Team and Town will consider ag research & development companies as a use in ag lands as it is now limited only to tech enterprises.
- The Town wished to see agricultural uses allowed in all districts, especially small crop, nursery and greenhouse activities (and possibly livestock, backyard chicken coops) except on the Ulysses lakeshore (steep slopes, intact woods).
- The Town wishes to see Agriculture expand based on the Comprehensive Plan. The average farm size in Ulysses is between 48 acres (leased) and 59 acres (owned) (Ag Plan Table 3.1).
- The A1, R1, R2, and RM zoning districts allow flag lots. Flag lots have positive and negative contributions to farmland protection: on the positive side, they allow farmers to sell off marginal and such as woodland, rocky areas, and poorly drained areas that happen to have an interior location; on the other hand they can make it easier to develop in land parcels that cut up continuous farmable land. The Town views flag lots as useful in Ag areas but also vacant/residential in order to allow building of a second house but on separate parcel. A provision was added to the zoning in 2013 that requires site plan approval for development on flag lots but the Town doesn't see a rationale to keep that provision as flag lots are useful for getting value out of

otherwise land locked parcels for some landowners and may enable farmers to keep farming as well as retire some day. The Consultant Team will clarify that special use permit applies only to flag lots proposed on major roads such as Perry City or Halseyville.

- A density-based or fixed-area ratio approach should be accompanied by a mechanism for tracking subdivisions over time. This is necessary to ensure that parcels that have already reached their maximum number of subdivisions are not further developed. How is this being tracked now aside from the County Clerk and/or Assessor? The Town currently only use the assessment/county clerk records to track subdivisions and is interested in better software for tracking this and other project details, but cost and maintenance make it difficult. The Consultant Team is participating in discussions with the County's Information Technology staff in early 2016 to explore integrated land use options with the County's software. Otherwise, software from the Williamson Law Book Company geared to tracking land use decisions may be a good alternative for the Town to explore.
- The Town is interested in pursuing design guidelines for rural residential in agricultural that are not too restrictive.
- The minimum lot size approach to agricultural zoning sets a minimum acreage that approximates the size of a farm field that is economically viable for continued agricultural use, generally between 20-40 acres. Conducting a survey of conditions, coordinating with farmers, and seeking input from entities like Cornell Cooperative Extension will allow us to more accurately calibrate this number. Many municipalities set the minimum lot size between 2-4 acres, which unfortunately reduces the density of new development without gaining any agricultural benefit – these lots are “too big to mow but too small to farm. The Town states that the next generation wants to build a

house but they don't want a big piece of land and they don't want to "interrupt" farmland. Where there is an existing house and a farmer might want to sell it separately from the farmland, the 400' road frontage seems to creep into farm fields. The town is full of examples of situations where houses line the road and the farm field is essentially a flag lot behind the houses.

- The Town wishes to discuss options regarding site plan review and design guidelines in the Jacksonville hamlet including the possibility of more substantial zoning that includes building types, building frontages, and streetscape standards in addition to uses and administration. The Consultant Team will investigate the Village of Trumansburg's zoning for site plan review and design guidelines that could be referenced for Jacksonville.
- Article XIII, H1 - Hamlet District. More research is needed on the following questions: What is the population density nearby, what is the buying power of the local population? Who is the labor force nearby? What are the Exxon parcels highest and best use, what is the community's preferred use? What is the local supply and demand for property? What are the financial, legal, and environmental liabilities remaining with the site? The Consultant Team will enquire with Brownie's produce market, the Chamber of Commerce, and Board of Realtors about business and site selection, various contractors such as Frank Palmer, P & S excavating and Cayuga Compost about the labor force, as well as businesses around Krums Corners and Renovus. One clear benefit of creating incentives for amenities in Jacksonville is that it's easier to access than Ithaca in terms of traffic.
- Section 3.5.1: The Consultant Team suggests (and the Town agrees) that it's probably best if the Planning Board is not conducting a "separate" SEQR review lest someone accuse the PB or TB of practicing segmentation. As they are participating in an advisory capacity, they are legally obligated to make

recommendations that will be taken under advisement, but not necessarily followed, so they are not discretionary decisions. So in this instance PB cannot have status as involved agency but may still participate in the SEQR process as interested agency. Perhaps add that to section 3.5.4.

- Section 5.6: Consider amending planning by Special Permit by the Town Board to the more defined Site Plan Review process by the Planning Board. There are problems with this special permitting regulatory scheme, including its predisposition to cause a review akin to a use variance and its lack of clarity that a use subject to special permitting is still an allowed use. The Town actually changed Special Permit procedures in 2013 so all should go to Planning Board so reference to Town Board doing Special Permits is a typo.
- Section 20.3.1: Consider amending requirement that parking be maintained open and clear to the sky with the new solar zoning addition as developers may wish to include solar collectors in parking lots. Also examine minimum parking requirements.
- The Town is amenable to a small amount of on-street parking on Jacksonville Rd (and possibly Rte. 96) but has concerns about safety issues. However, when big events are happening at the church there often are many cars parked on both sides of 96, so it might actually be safer then because traffic seems to slow down during those times creating the vehicular friction that also makes for easier pedestrian travel.
- Section 20.4: Remove from the sign code all references to the content of a sign other than the few examples directly related to public safety. The Town may regulate the number, size, location, construction and amount of time signs may be displayed, but not the content unless a compelling case can be made in relation to public safety that can withstand the difficult strict scrutiny test (aesthetics and traffic safety are not considered compelling interests).

- Section 31: The Town may want to work with the Health Department to add provisions for new technology to solve problems associated with poor existing soils or small building lots. Alternative system technology gives developers and consumers more choices, may have a cost savings, and offer better nutrient and pathogen removal from wastewater leachate.
- In general, the Town may also wish to consider septic regulations as a standalone law or as an addition to this zoning rewrite. A local septic law would set the circumstances and criteria for both required septic system inspections as well as for upgrading and replacing septic systems. New York State does not have a standardized system to manage septic systems. There is a minimum level of septic system management that falls under the purview of the County Health Department. This minimum design standard in Appendix 75-A was put into NYS Public Health Law in 1990. Yet the majority of septic systems in New York were installed prior to 1990. Without health department oversight, many systems were installed in poor soils, systems may not have been sized correctly, or systems may have been installed too close to sensitive areas. Substandard systems should be required to install holding tanks until systems can be brought into compliance. The Town is concerned that the County Health Dept. may not be staffed or funded sufficiently to inspect and manage more than their current load.
- Article XIX: The Town has proposed the following Development Districts be rescinded or edited: #2-Podunk ski shop and #4 Stover's saw mill; work on #3 Barangus; review #5 Kline's auto shop and #8 Moore's boat.
- The Town is also interested in exploring elder cottage/mother-in-law apartment or unit that may be rentals in the future and any potential issues/conflicts related to this use.

- Other senior housing issues – lack of sufficient facilities and variety of facilities.
- Many zoning districts allow two principal buildings per lot; the Consultant Team will research this as applicable to the Town of Ulysses.
- Shared driveways – builders don't like because it makes it harder to get loans. The Town is interested in researching a configuration like Woolf Lane in Town of Ithaca.
- The Town would like more information on cluster development without sewer including the relevant County sanitary code compliance issues.
- The Town is considering the allowance of tiny houses in the zoning code and determining how many can be allowed on a site as well as water and septic handling and how tiny houses may impact a private campground?
- The Town is considering zoning for tourism-related rentals – existing houses being used as rentals (transient classification) or people wanting to build a group of cabins/cottages for rentals.
- The Town needs clarification for subdivisions of corner lots (which is the road frontage and depth); or triangular lots (how to measure lot depth).
- Clarify zoning for used car sales – for example, at Regional Access there might be one car there at a time but a few over the course of a year. You need to be a registered dealer if you offer for sale more than 5 vehicles in a calendar year, or permit the display of 3 or more motor vehicles for sale in any one month. [NYS Motor Vehicle Dealers and Transporters Regulations Section 78.1 (a)]
- Clarify setbacks for accessory structures – they can occupy 20% of the setback. The provision is found in a separate section and can be confusing.

Comprehensive Plan (May 2009)

The guide for Ulysses' next 10-15 years (2019-2024)

36.84 square miles (32.98 land, 3.86 water)

updated 2010 Census (ACS) population 4,900

2,383 housing units; 2,183 occupied (245 vacant)

Nielsen data:

1,841 households

median household income \$52,587

households with no vehicle: 165; households with 1 vehicle: 655; households with 2 vehicles: 711

first Comprehensive Plan, 1999

one of the first towns in Tompkins County to enact zoning, 1960

zoning updated in 1972, 1978, 2005

Hamlet of Jacksonville is also known as Harlow's Corners, traditionally focused on supporting surrounding farms and agricultural uses

Public Informational Meeting at Franziska Racker Center

postcard mailings went to all residents in the Town

[Tom Daniels](#), agricultural consultant

Vision Statement

Ulysses is a rural community in the Finger Lakes region that takes great pride in its

agricultural heritage and character, natural resources, and small-town atmosphere. Significant community features, including our farms and lakeshore, make Ulysses a desirable location for residents and visitors alike. We will continue to celebrate and protect our unique resources by promoting efforts that support agricultural sustainability, open space conservation, a balanced approach to economic development, and revitalization of village and hamlet centers. We will strive to effectively balance future growth with the conservation of key community assets through proactive planning in a manner that benefits all residents, both today and in the future.

Key focus areas:

- Rural character
- Agricultural lands
- Natural resources

The Plan is organized into **five Policy Areas:**

1. Environment and Natural Resources
2. Sustainable Land Use and Development
3. Local Economy
4. Community Services
5. Community Identity

Objectives and Actions that relate to ag areas and hamlet of Jacksonville:

1.1 Preserve and protect the town's natural and environmental resources.

- Planning Board has outlined Open Space Plan alongside this zoning update

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

1.2 Protect existing water resources and maintain water quality.

- Animal ag + public health: There are some things you can do, even with Right to Farm law; NYS Ag & Markets will allow you to keep livestock out of water bodies
- Rural architectural design guidelines - Is the Town looking to control materials also?

2.1 Proactive Planning for Rural Character

- Special Area Plan for Jacksonville - including standards for new blocks lengths, streets
- What parcels are included in the hamlet? From Cold Springs Rd to Mekeel Rd along Rte 96 & Jacksonville Rd
- PDR? TDR? Interesting in intra-municipal TDR with Village of Trumansburg and/or inter-municipal TDR?

2.3 Multi-modal transit

- Worked with TCAT on Park and ride?

2.4 Energy efficiency

- Is Town interested in tax exemption for building to LEED standard?
(exemption up to \$100,000)

2.5 Diversity in housing

- affordable housing + TDR incentives to Village and hamlet?
- % inclusionary zoning required?

2.6 Ag protection

- Any work with FLLT?
- Allow a limited amount of cluster and road-frontage development in the Agricultural Priority Area of the Future Land Use Plan, as appropriate to

conserving valuable farmland for continued agricultural uses while also allowing farmers and landowners to develop smaller lots.

[Agriculture and Farmland Protection Plan \(February 2013\)](#)

41% of the town of Ulysses or 8710 acres is used for farming according to Cornell Cooperative Extension Tompkins County survey from 2008. 161 parcels are being used for agricultural purposes much of which is concentrated in the southwestern portion of the town and additional 4021 acres are identified as agricultural land by land cover analysis completed by Tompkins County but land ownership of these parcels or not reported as acreage for agricultural purposes in the Ag District survey.

Existing zoning policies are generally viewed as being farm-friendly but there is concern that future policies avoid unnecessary and costly restrictions on the ability to farm. Industrial scale agriculture, including concentrated animal feeding operations (CAFOs) have been identified as a potential threat to air quality, surface water quality, groundwater quality, and protecting public health.

According to Tompkins County land use and land cover map and projects in 2008 approximately 9200 acres or 40% of the town's land area or agricultural land that are currently under direct agricultural production.

Between 1995 and 2008 approximately 850 acres of land that had been dedicated or available to agriculture have been taken out of production.

The Town of Ulysses had an average of 15 new housing construction permits every year from the period between 1996 and 2011 with a small reduction during the housing crisis 2008/2009 in 2010.

The purpose of the agricultural district is to encourage the use of farmland for agricultural production and to discourage the conversion of farmland to non-agricultural uses.

Minimum lot size in the agricultural A1 district is 2 acres minimum lot size in the A-2 special agricultural district is 25 acres. Minimum lot size in the Rural Residence District (R1) is 2 acres and is intended to provide opportunities for low density residential development, preserving open space resources by using development approaches such as cluster subdivisions to provide organized local growth.

Under the New York State Farmland Protection program there are currently no properties in the town to have been awarded a grant and easement but there is farmer interest in the program.

In addition to agricultural district Tompkins County has prepared a conservation plan that identifies 14 natural features focus areas and 6 agricultural resource focus areas specific to the Town of Ulysses. The Northwest agricultural resource focus area covers approximately 8500 acres in the western portion of the town. The agricultural district and rural residents district combined comprise 85% of all lands in the town of Ulysses.

While the rural residence district does not have a goal of preserving the right to farm with protecting agricultural land this district contains more than 2,000 acres of

agricultural and almost 25% of all ag land in the town consideration should be given to stronger agriculture protection measures and alternative approaches such as conservation design for residential development; the 2009 comprehensive plan specifically recommends the zoning district be reexamined.

The moderate-density residential district (R2) is similar to the rural residence district in that it allows agriculture as a permitted use but is not protecting ag land in this area. Where public water and sewer is available, the minimum lot size is 0.7 acres; where no public water sewer is available, minimum lot size is one acre. These provisions can actually increase the amount of developed land within the district. It's likely that 617 acres of ag land will be under strong development pressure either from the Village of Trumansburg or the Town of Ithaca.

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

Farmland protection goals (subgoals that are zoning related)

1. Strengthen the agricultural economy.
2. Improve public understanding of farming.
3. Establish appropriate tax policies of support farming.
4. Enhance land use use policy is to better protect farmland.
 - a. Local right to farm law
 - b. Subdivision review
 - i. Identify important soils and farmland
 - ii. Buffer streams and wetlands

- iii. Buffer farmland
- iv. Avoid landlocking farm land
- v. Place new buildings on least viable farmland
- vi. Identift important viewsheds
- vii. Ensure optimal shape and size of residual farmland
- viii. Require professional design
- ix. Use "Shall" rather than "May" in expanded regulations
- x. Encourage shared driveways - limit access points per length of road.

Bergman analysis of zoning and recommendations

- Existing minimum lot sizes ranging 0.73 acres to 2 acres are generally too small for protection of agricultural uses.
- Purpose and intent statements for agricultural zoning district should be updated to reflect the desired land development within these areas as primarily agricultural.
- Bulk and use standard should be reviewed to ensure compatibility with the intent of the proposed agricultural priority future land use area generally 2 acre lot size does not reflect a land use pattern where agricultural and related uses are the priority this minimum lot size will continue to allow subdivision of large parcels for roadside and scattered residential development
- Bulk and use standards should be reviewed and made more stringent for residential development to discourage roadside residential development and preserve prime agricultural land.
- Shared driveway requirement should be incorporated to encourage shared access and preservation of farmland.

- Require applicants to identify and locate critical farmland or prime agricultural soils in relation to their projects during the application process
- Consider density-based zoning for the agricultural district to limit the total number of residential units. Diagrams illustrating regulation should be incorporated within the zoning.
- Identify incentives for cluster development.
- Zoning map should reflect the boundaries of the future of land use plan.
- The town should consider other incentives for farmland preservation for example a maximum density for subdivided lots in the agricultural district.

[Building Vibrant Communities in Tompkins County, a Development Focus Area Strategy \(October 2012\)](#)

Recommends 125 housing units for the Jacksonville Rural Center / Development Focus Area. This plan also recommends housing densities range from 4-15 units/acre, with higher densities generally located in the core. For comparison, the Fall Creek neighborhood in the City of Ithaca has approximately 15 units/acre.

[Tompkins County Comprehensive Plan \(March 2015\)](#)

Discusses Agricultural Resource Focus Areas (ARFAs) identified by the best soils and high concentrations of contiguous, actively farmed parcels of land.

[Southern Tier Sustainability Plan \(May 2013\)](#)

[Sustainability Plan appendices](#) (December 2012)

The appendices include the Ulysses GHG inventory by sector.

[Route 96 Corridor Management Study \(2008\)](#)

Contains specific land use and transportation recommendations across three different technical reports. Growth in the hamlet of Jacksonville is identified as a preferred development scenario. The Town Board [passed a resolution in July 2009](#) supporting this study.

From the Study's Technical Report #4 (February 2010):

Recommended zoning and design guidelines:

Jacksonville Mixed Use Hamlet District

The Hamlet of Jacksonville is an existing rural, population center that could greatly benefit from a nodal development pattern to re-establish the hamlet as a community hub. Current development within the hamlet consists of a limited variety of uses oriented in close proximity to one another. They are sited on relatively small lots with minimal or zero front yard setbacks from Route 96. Today, two-story buildings are the tallest structures in the hamlet. In order to ensure that new and/or infill development complements the existing character of this distinct area, the Town of Ulysses should consider slightly expanding the new Hamlet District (amended 2007) to include areas to the east and west of Route 96 that fall within the ½ mile nodal zone.

Purpose

The purpose of the Mixed Use Hamlet District should be to encourage the development of a small-scaled, mixed use area with an average residential density of 2-4 units/acre and that includes shopping and services that meet the needs of this

local community, offers pedestrian access and amenities, and is in keeping with the historic nature of the hamlet. The Mixed Use Hamlet District would regulate location, design, and use of structures and land to create a dense concentration of activity that is pedestrian-friendly.

**However, the general recommendations for Development Nodes in this report are an average density of 5-10 units/acre with single- family development at the lower end of the range and multi-family development in the 10-15 unit/acre range.

Permitted Uses and Site Requirements

The current permitted uses and site requirements set forth in the Hamlet District (2007) designation are supportive of the goals of the Route 96 Corridor Management Study. The full description for the current Hamlet District Zone can be viewed at the Town of Ulysses website at http://www.ulysses.ny.us/pdf/Zoning_Law_Revision_FINAL-ADOPTED_8-12-14.pdf (Town of Ulysses Zoning Law, 2014, Article XI – H1-Hamlet District).

Density Standards

Establishing a density standard is critical to growing a compact, walkable node. Should large lot development occur in the limited area within the ½ mile node center, it will be difficult to impossible to develop at the density needed to support businesses and services. Also, large lot development could preclude the possibility of knitting new and old development into a seamless neighborhood fabric. The Mixed Use Hamlet District should have an average density of 2-4 housing units/acre, with a minimum density of 2 units/acre. The current lack of sewer infrastructure in the Town of Ulysses limits permitted density at present. However, consideration should be given to the possibility of future sewer alternatives (e.g., smaller-scaled package

facility), which could significantly increase density potential. It should also be noted that the existence of municipal water in the hamlet allows for slightly increased densities even now.

****Note:** It is unlikely that the Jacksonville Development Focus Area will have water and/or sewer infrastructure by 2025 according to Countywide Inter-Municipal Water and Sewer Feasibility Study for Tompkins County (see below).

Parking and Site Access

Parking requirements should be amended to prohibit future development from allowing parking in the front or side yards of parcels adjacent to Route 96. In conjunction with minimal setbacks, this strategy creates a pedestrian-friendly, traditional development pattern that is very dense along the corridor. Additionally, the Town of Ulysses should consider adopting a shared parking ordinance to reduce the parking requirements within the hamlet. To provide better access management on the Route 96 corridor, it is suggested that any new access to Route 96 be submitted for required site plan review. New access points onto Route 96 should be minimized and favor should be given to shared driveways and access from lower volume side roads. Where no road currently exists, developers should be required to 1) begin to construct all or part of an access road as part of their project or 2) provide a cross-access easement and a performance bond in order to ensure their participation upon development of the adjacent parcel. Through site plan review, the Town of Ulysses should seek to determine safe distances between access roads (normally a minimum of 300' for intersections on a State Highway).

Other Considerations

The Town may also consider modifying its Planned Unit Development (PUD) requirements within this district in order to reduce the minimum acreage necessary for a PUD, to as little as 3-5 acres, to encourage developers to prepare development plans consistent with the intent of the district.

[Countywide Inter-Municipal Water and Sewer Feasibility Study for Tompkins County \(March 2010\)](#)

Water

The Town of Ulysses currently has 4 water districts. The Town of Ulysses purchases water through the Town of Ithaca but is not a member of Bolton Point.

Water District No.1 distributes water to the Cayuga Addiction Recovery Services facility on Route 227. This facility is fed off the 500,000-gallon Village of Trumansburg Tank. The facility is served by a 4-inch lateral off an 8-inch main.

Water District No. 2 serves the ShurSave Grocery Store on Route 96.

Water District No. 3 serves properties along NYS Route 96 in the Hamlet of Jacksonville, Cold Springs Road, Swamp College Road, Jacksonville Road, Perry City Road and Van Dorn Corners Road. This district is fed off the 200,000 gallon Town of Ulysses tank located on the corner of Iradell and Van Dorn Corners Roads. The distribution system includes 12-inch piping. Water is supplied to the District through the Woolf Lane pump station located in the Town of Ithaca. The water supplier is Bolton Point. An agreement between the Town of Ithaca and the Town of

Ulysses allows Ulysses to draw up to 159,000 gallons of water per day to feed Water District No. 3.

Water District No. 4 serves three properties on Dubois Road just north of the Town of Ulysses/Ithaca border. This district is fed off the 500,000-gallon Town of Ithaca Trumansburg Road tank. A similar agreement between the Town of Ithaca and the Town of Ulysses allows Ulysses to draw up to 3,000 gallons of water per day to feed these properties.

The Bolton Point water treatment facility continues to have ample capacity to meet the demands of the 5 municipal members and the Town of Ulysses. The maximum day production of 4.23 MGD is still well below the permitted capacity of 6.0 MGD.

**A moratorium in the Village of Trumansburg restricting any further water main extensions. Any extensions are limited to those areas of the Town adjacent to the Village boundary.

Sewer

The Town of Ulysses does not have municipal sewer infrastructure.

[Tompkins County Scenic Resources Inventory](#)

Distinctive Views make a clear, unmistakable impression, and are distinguished as some of the best scenic views in the County. Distinctive views in Ulysses are all located in Taughannock Falls State Park.

Noteworthy Views are worthy of attracting attention, and are better than many of the scenic views in the County. There is a Noteworthy View (Scenic Inventory View N3) on Waterburg Road approximately 0.4 miles from its intersection with Iradell Road in the Town of Ulysses. This wide-open view looks out over patchwork farm fields stretched across rolling land.

Characteristic Views are highly scenic, though commonly seen, and are emblematic of the scenic views and overall character of Tompkins County. A Characteristic view in the Town of Ulysses (Scenic Inventory Number 7) at Halseyville Road near its intersection with Iradell Road near the border of the Towns of Enfield and Ulysses. Pastoral fields and woods stretch off into the distance in this roadside view.

[Cayuga Lake Watershed Restoration & Protection Plan \(2001\)](#)

The Town of Ulysses is a member of the Intermunicipal Organization. An update to the 2001 Plan is underway now and the Town is an active member in that process.