



**Planning Board  
Zoom Hybrid Meeting  
Meeting Minutes  
January 16, 2024  
Approved: February 6, 2024**

**Board Members Present:** Chair Pete Angie, Bart Gragg, Karl Klankowski

**Absent Board Members:** Mo Klein, Rebecca Schneider

**Board Members Present on Zoom:** Linda Liddle

**Quorum Present**

**Applicants Present:** Kim Engelhart, Drew Engelhart, Andy Sciarabba, Jan Brath, John-Michael Burruss

**Applicants Present on Zoom:** Shawn Ritchie, Amy Gaulke, Chris Gaulke

**Town Board Members Present:** Michael Boggs

**Town Staff Present:** Niels Tygesen, Mollie Duell

**Members of the Public on Zoom:** Charlie Wolff

**Proceedings**

Chair Pete Angie called the meeting to order at 7:00 PM at Town Hall.

**Motion:** Gragg motioned to appoint Klankowski as a voting member for the duration of the meeting; Chair Angie seconded.

**Vote:** Gragg, aye; Chair Angie, aye.

**Motion Carried.**

**Approval of Agenda**

Chair Angie removed one item from the agenda, ZCA2311-01, the Van Noble Smokehouse, at the request of the applicant.

**Motion:** Klankowski made a motion to approve the amended agenda; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

**Approval of Past Minutes**

**Motion:** Klankowski made a motion to approve the December 19 Planning Board meeting minutes as written; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

**Privilege of the Floor**

No members of the public addressed the Board pertaining to items not on the agenda.

**Old Business Items**

**A. SPP2301-01: Angelhearts Market, Special Permit and Site Plan Review, Public Hearing**

The applicant, Jan Brath, on behalf of the owners Andrew and Kimberly Engelhart, proposes to convert the previous West End Gas and Grocery into a new restaurant use and construct a 1,350SF addition to the rear of the existing building for the Angelhearts Market.

The Planning Board previously reviewed the proposal at the October 3, 2023 meeting. Finalization of

septic system designs and awaiting confirmation from the DOT postponed further discussion until now. Sciarabba presented the finalized plans for the septic system, showing the location of the proposed leach field. Sciarabba stated that the well will now be uphill from the septic system. Brath noted that the newly designed system will also serve the residence on the parcel.

Sciarabba described communications with DOT, stating that they have accepted the locations of the entrance and exit to the parking area, and the only additional request was to have more signage.

Sciarabba stated that there are two bioretention areas on site and described the process of filtering water.

The Board discussed possible blockages in the pipes and what would occur during overflow events.

Brath noted the bioretention area was not required for this project but was seen as a beneficial addition; Chair Angie agreed.

Chair Angie resumed the public hearing at 7:15 PM.

No members of the public offered any comments regarding the proposal.

Michael Boggs asked for clarification on why two principal structures were permitted on the parcel, referencing CTU 212-47.

Chair Angie explained that because the existing gas station structure is being renovated and no entirely new structures will be added, the Board agreed that the proposal is acceptable.

Tygesen noted that the 2019 zoning update changed the number of allowed principal buildings from 2 to 1. The residential house and the building which was formerly a gas station both pre-date the code and setback requirements are met.

**Motion:** Klankowski motioned to close the public comment period; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

Chair Angie read the SEQR resolution. Board members agreed that there are no concerns.

**Motion:** Gragg motioned to approve Planning Board Resolution 2024-001: Resolution of SEQR Determination for the Angelhearts Market Site Plan and Special Permit Located at 1404 Taughannock Blvd, Town of Ulysses, Tax Parcel 18.-4-12.2; Klankowski seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

Chair Angie noted the project is in line with the objectives of the comp plan and reviewed the conditions of approval.

**Motion:** Klankowski made a motion to approve Planning Board Resolution No. 2024-002:

A Resolution for Site Plan and Special Permit for the Angelhearts Market Site Plan and Special Permit Located at 1404 Taughannock Blvd, Town of Ulysses, Tax Parcel 18.-4-12.2 as written; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

### **B. SPR2306-01: Gaulke Tram, Site Plan Review**

The applicant, Shawn Ritchie, on behalf of the owner, Chris Gaulke, proposes to construct a new 100' tram system from the upper portion of the subject lot down the steep slope to the lower portion of the lot near the shoreline. The applicant requested two area variances to the Town's Board of Zoning Appeal (BZA) which the BZA granted in their December 20, 2023 meeting: reduction of the 50' minimum required front yard setback under Ulysses Town Code ([UTC 212-47.E](#) to 3'-6" and reduction of the 75' minimum required buffer setback from the lake under [UTC 212-124.B](#) to 3'-6".

Chair Angie stated that a public hearing had not been required for the proposal. The Board agreed that notice by mail as well as a noticeboard on the roadside is required.

Liddle asked what the next steps would be if negative feedback is received. Chair Angie responded that any responses would be considered during the following meeting. Any comments can be submitted to the Tygesen before the next Planning Board meeting on February 6.

Chris Gaulke noted that several letters have been sent by the BZA.

**Motion:** Klankowski motioned to schedule site plan review for SPR2306-01 on February 6; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

Liddle asked for clarification about what had been updated on the site plan.

Ritchie explained that the only changes are clarifications to the labeled dimensions on the plan, including the distance from large trees of concern that are nearby the installation site, as well as clarification about the location of the mean high-water mark at the bottom of the slope.

### **C. MNSUB2310-03: Burruss 2 Lot Land Division, SEQR Determination**

The applicant and property owner, John-Michael Burruss, applied for a minor subdivision for the subject site to subdivide the existing 12.15 acre lot into two lots. The CZ zone requires a minimum lot area of 5 acres, 450 feet of lot depth, and 400 feet of lot width at the front lot line per the Code of the Town of Ulysses ([CTU 212-54](#)). Flag lots are permitted in the CZ zone per [CTU 212-54.K](#), subject to the requirements of [CTU 212-130](#) which requires the pole(s) of the lot(s) to have a minimum width of 50 feet and a minimum depth of 100', and permits a parcel to be subdivided into no more than two flag lots.

Burruss stated that he still plans to use the existing shared driveway for access. The configuration of the lots was changed to meet frontage and acreage requirements.

Chair Angie noted that although the change resulted in an odd-shaped lot, requirements are now met.

**Motion:** Gragg motioned to approve Planning Board Resolution 2024-003: Resolution of SEQR Determination for the Burruss 2 Lot Land Division Located at 1474 Taughannock Boulevard, Town of Ulysses, Tax Parcel 18.-4-10.32; Klankowski seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

**Motion:** Klankowski motioned to schedule a public hearing for MNSUB2310-03 on February 6; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

**D. MNSUB2310-04: Bennett 2 Lot Land Division, SEQR Determination**

The applicant, Charles Guttman, on behalf of the property owners, Marcie Bennett-Gray and Thomas Bennett Jr., applied for a minor subdivision for the subject site to subdivide the existing 1.56 acre lot into two lots. The R zone requires a minimum lot area of 32,000 square feet for lots with public water, 200 feet of lot depth, and 160 feet of lot width at the front lot line per the Code of the Town of Ulysses ([CTU 212-40](#)). The subject lot is in ownership with an adjacent lot located in the Village of Trumansburg. If both parcels were located within the Town, the request would be a simple lot line adjustment to move the position of the diagonal lot line to the proposed vertical lot line. However, given that the property is split between the two jurisdictions, the only two options available are a set of annexations by both the Town and the Village, or a set of area variances and minor subdivision approvals by both municipalities. Given the complexity and political nature of annexations, the applicant has moved forward with a minor subdivision request and associated area variances with the Board of Zoning Appeals (BZA).

Tygesen explained that the BZA is awaiting a SEQR decision before deciding on the 5 associated variances, and the applicant is waiting for the topographical map to be completed.

Liddle asked why the BZA has concerns about the SEQR. Tygesen responded this was just procedural and there are no specific concerns. The BZA also agreed that the Planning Board should act as lead agency.

The Board agreed that nothing significant is going to change from the subdivision other than parcel boundaries.

Chair Angie stated that it is typical to assess if there are any wells or septic tanks during a subdivision, as well as wetlands and topographical information.

Tygesen stated that the residence uses municipal water, but septic or sewer usage is unknown.

The Board agreed to table the SEQR resolution decision until February 6.

**Planning Board Membership**

Chair Angie noted that he has been reappointed chair, Gragg and Schneider have been reappointed for 5-year terms, and Klankowski has been reappointed for a 1-year term.

**Motion:** Chair Angie motioned to nominate Linda Liddle as Vice Chair of the Planning Board; Klankowski seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

**Town Board Liaison Report**

Michael Boggs announced that he will be the Planning Board's new liaison to the Town Board.

Boggs spoke about the status and timeline of the comp plan update, explaining that communications with the DEC took longer than expected, and the January CPSC meeting was cancelled due to no new information. Boggs stated that he would provide updates about the comp plan as it develops.

Tygesen noted that the CPSC meets monthly, and the frequency may rise as more activity is generated.

Chair Angie asked when a draft plan would be expected. Boggs responded that the dates are not clear yet.

Tygesen stated that the only strict deadline is the 2028 grant date.

Klankowski announced that he has been added to the CPSC, and Klein and Schneider are also committee

members.

Chair Angie suggested adding a regular update about comp plan development to each Planning Board meeting agenda.

Boggs stated that no new information about the proposed development at the Inn at Taughannock has been discussed yet with the Town Board.

Discussion ensued over trams on the lakefront. Liddle suggested that the frequency of applications will rise.

The Board agreed that they expect trams to become more popular.

Tygesen noted that a SEQR is not currently required for tram applications.

Chair Angie stated that the installation of a staircase negatively impacts the environment more than a tram does.

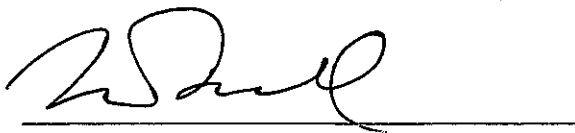
Klankowski, who has a tram on his property, offered to demonstrate the operation and structure to the other Board members.

**Motion:** Klankowski motioned to adjourn; Gragg seconded.

**Vote:** Gragg, aye; Klankowski, aye; Chair Angie, aye.

**Motion Carried.**

ADJOURNED 8:11 PM

A handwritten signature in black ink, appearing to read 'M Duell', is written over a horizontal line.

Mollie Duell  
Planning Board Secretary