



Planning Board
Zoom Hybrid Meeting
Meeting Minutes Draft
May 7, 2024
Approved: _____

Board Members Present: Rebecca Schneider, Mo Klein, Linda Liddle, Bart Gragg, Karl Klankowski
Quorum Present

Board Members Absent: Chair Pete Angie

Applicants Present: Joe Nieuwendyk, Lee Dresser, Ben Bartishevich, Kim Moore, Bryon Moore

Applicants Present on Zoom: Karen Bartishevich

Town Staff Present: Niels Tygesen, Mollie Duell

Proceedings

Vice Chair Linda Liddle called the meeting to order at 7:00 PM at Town Hall.

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

Vote: Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Approval of Agenda

Liddle removed the Bennett Sketch Plat Review from the agenda since no new materials have been submitted and added a discussion about ag districts to the end of the meeting.

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

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Approval of Past Minutes

Motion: Schneider motioned to approve the April 16 minutes as written; Gragg seconded.

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Privilege of the Floor

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

Motion: Klein motioned to close privilege of the floor; Klankowski seconded.

Vote: Liddle, aye; Schneider, aye; Klein, aye; Gragg, aye; Klankowski, aye.

Motion Carried.

Old Business Items

MGSUB2402-01, Bartishevich 2 Lot Major Land Division Sketch Plat Review

7615 Willow Creek Road, Parcel Number 14.-4-4.12

The applicant and property owner, Karen Bartishevich, applied for a major subdivision to subdivide the existing 17.75 acre lot into three lots; 'Parcel A', approximately 5.41 acres, 'Parcel B', approximately 7.59 acres, and 'Parcel C', approximately 4.75 acres. Per the Code of the Town of Ulysses (CTU) 212-141.A, subdivision of land resulting in three or more lots (including the parent lot) from the same original parent lot within three years is considered a major subdivision. The A/R zone requires a minimum lot

area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per CTU 212-29. Per CTU 212-29.M and CTU 212-130, up to two flag lots are permitted in the A/R zone. The Board conducted sketch plat review on April 16, 2024.

No members of the public offered any statements regarding MGSUB2402-01. Ben Bartishevich noted he is looking to build a home on one of the subdivided lot and will be a good steward of the land.

Motion: Klein motioned to close the public hearing for MGSUB2402-01; Klankowski seconded.

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Motion: Gragg motioned to approve [Planning Board Resolution 2024-007: Resolution of SEQR Determination for the Bartishevich 3 Lot Major Land Division Located at 7615 Willow Creek Road, Town of Ulysses, Tax Parcel 14.-4-4.12](#); Schneider seconded.

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Motion: Gragg motioned to approve [Planning Board Resolution 2024-008: A Resolution of Preliminary Subdivision Approval of the Bartishevich 3 Lot Major Land Division Located at 7615 Willow Creek Road, Town of Ulysses, Tax Parcel 14.-4-4.12](#); Schneider seconded.

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

SPR2403-01: Nieuwendyk Accessory Structure Sketch Plan Review Continued 1493 Taughannock Boulevard, Parcel Number 17.-1-5

The applicant, Lee Dresser, on behalf of the owner, Joe Nieuwendyk, proposes to construct a new detached accessory building approximately 576sf with a covered 8' deep patio. Per the Code of the Town of Ulysses UTC 212-44.A.1, accessory buildings are permitted in the LS zone subject to the provisions of CTU 212-167, but require site plan review when within a slope overlay area, pursuant to the provisions listed under CTU 212-19. The Board conducted sketch plan review on April 2, 2024 and on April 16, 2024.

No members of the public offered any statements regarding MGSUB2402-01. Joe Nieuwendyk stated he was looking forward to having more storage and being a good steward of the land.

Motion: Gragg motioned to close the public hearing; Klein seconded

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

Motion: Klein motioned to approve [Planning Board Resolution 2024-009: A Resolution of Final Site Plan Approval of an Accessory Building Located at 1493 Taughannock Boulevard, Town of Ulysses, Tax Parcel 17.-1-5](#); Klankowski seconded.

Vote: Klankowski, aye; Liddle, aye; Gragg, aye; Klein, aye; Schneider, aye.

Motion Carried.

ZCA2404-01: DD8 Code Amendment, 3052 Dubois Road, Parcel Number 32.-2-8.22

Bryon Moore proposes to construct a new covered lean-to structure, approximately 24' x 40', that will be attached to the existing building located on-site. The development standards for the subject site's zoning, DD8, also known as Moore's Marine, are listed in the Code of the Town of Ulysses (CTU) 212-118.H. The proposal to construct the lean-to, though attached to the existing structure, is considered a building by zoning code definitions and requires a building permit. Per CTU 212-21.C, the word

"building" includes the word "structure". Per CTU 212-22, "Building" is defined as 'any structure having a roof supported by columns, posts or walls', and "Structure" is defined in part as 'anything that is constructed or erected on the ground or upon another structure or building'. The proposal will be located in areas regulated for parking and boat storage.

Bryon Moore explained the new stormwater plans that will direct runoff through a proposed 90' long trench and identified the current location of the leach field and septic system. The trench will be angled away from the creek. The flattest area of the parcel is where the leach field is currently located.

Discussion ensued over runoff levels. Moore stated that the ditch is usually dry.

Moore stated that the Town put a pipe under the road and erosion was an issue, so stone was added.

Kim Moore clarified that the work was done by the Tompkins County Highway Department.

Tygesen noted that the Planning Board does not need to schedule a public hearing, but the Town Board will require a public hearing prior to issuing their decision.

Motion: Gragg motioned to approve [Planning Board Resolution 2024-010: A Resolution Recommending Approval of the Proposed Zoning Code Amendment to Chapter 212, Article XIX Development Districts, Section 118.H Development District 8](#); Klein seconded.

Vote: Klankowski, aye; Liddle, aye; Schneider, aye; Gragg, aye; Klein, aye.

Motion Carried.

Ag Districts

The Planning Board continued previous discussions about proposed amendments to the ag district map.

Board Member Reports

No Town Board members were present.

Klein noted that the Comp Plan Steering Committee will meet Thursday May 9 to discuss the comp plan consultant interviews that took place in April.

Motion: Klein motioned to adjourn; Klankowski seconded.

Vote: Klankowski, aye; Liddle, aye; Schneider, aye; Gragg, aye; Klein, aye.

Motion Carried.

ADJOURNED 8:06 PM

Mollie Duell
Planning Board Secretary