



**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
May 21, 2024
Approved: June 4, 2024**

Board Members Present: Chair Pete Angie, Rebecca Schneider, Mo Klein, Linda Liddle, Bart Gragg, Karl Klankowski

Quorum Present

Board Members Absent: None

Applicants Present: None

Town Board Members Present: Michael Boggs

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public Present: Kath March, Garance Thibaut

Member of the Public Present on Zoom: Leslie Webster

Proceedings

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

Motion: Schneider motioned to add an agenda item discussing communication between the Planning Board and Town Board; Gragg seconded.

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

Motion Carried.

Approval of Agenda

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

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

Motion Carried.

Approval of Past Minutes

Motion: Gragg motioned to approve the May 7 minutes as written; Schneider seconded.

Vote: Chair Angie, abstain; 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.

Old Business Items

**MNSUB2310-04: Bennett 2 Lot Land Division, Sketch Plat Review & SEQR Determination
4450 Ploss Lane, Parcel Number 12.-3-12.2**

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](#)).

Chair Angie noted that Tygesen provided the wetland information for the subject parcel prior to the meeting. Board members reviewed the details of the subdivision.

Motion: Schneider motioned to approve [Planning Board Resolution 2024-011: Resolution of SEQR Determination for the Bennett 2 Lot Land Division Located at 4450 Ploss Lane, Town of Ulysses, Tax Parcel 12.-3-12.2](#); Gragg seconded.

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

Motion Carried.

**SPR2401-02: Kearn Site Plan Amendment, Final Plan Review and Public Hearing
1513 Taughannock Blvd, Parcel Number 18.-1-19.8**

The applicant and property owners, Kenneth and Patricia Kearn, applied for a site plan amendment for the subject site to permit civil work within the HpE steep slope overlay including grading, excavation, and fill of approximately 50cy, retaining walls, steps, rip-rap, gabions, and realignment of the driveway. The LS zone requires site plan approval from the Planning Board for excavation, grading, or fill greater than 10cy per the Code of the Town of Ulysses ([CTU](#)) 212- 48.D.3, and modification to previously approved site plans require Planning Board approval per [CTU 212-19.K](#).

Chair Angie stated that the Planning Board cannot continue with the final review until the additionally requested information has been submitted by the applicant.

Chair Angie opened the public hearing at 7:10 PM.

Leslie Webster of Taughannock Blvd stated that Kearn has been a friendly neighbor, but some past management practices have been worrying; concerns about the proposed work include erosion and runoff.

Motion: Klein motioned to keep the public hearing open; Gragg seconded.

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

Motion Carried.

New Business Items

2024 Annual Training

The Town has scheduled training for staff and Board members on June 6, which can be attended in person or remotely via Zoom. Those who cannot attend the session may complete the training remotely by August 31, 2024.

Town Board and Planning Board Communication

Chair Angie stated that some Planning Board members had been caught off guard by the Town Board's decisions regarding proposed additions to ag district 2. Schneider expressed concern that the decision made by the Town Board conflicts with the intent of the Comprehensive Plan and the creation of the Conservation Zone.

Discussion ensued on the sequence of events following the recommendation made by the Planning Board.

Chair Angie spoke about what would happen if a parcel is in the ag district. Ag and Markets would approach the town to find a solution. If a parcel is not in the ag district, the town would still have control through zoning.

Liddle stated that she could not recall a vote taking place at the Town Board meeting. Schneider questioned if the Board officially voted on the matter.

Discussion ensued over the Town Board's deliberation with Town Board Liaison Boggs.

Klein reviewed the minutes from the 4/23 Town Board meeting and confirmed that no vote took place.

The board requested to hear more from legal.

Motion: Schneider motioned to approve [Planning Board Resolution 2024-012: A Resolution Requesting Invitation from the Town Board to the Planning Board on Items Germane to the Planning Board](#); Klein seconded.

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

Motion Carried.

Chair Angie stated that he will be resigning from the Planning Board at the end of May.

Motion: Schneider motioned to appoint Linda Liddle as Planning Board Chair for the June 4 meeting; Gragg seconded.

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

Motion Carried.

No Board members could confirm if they would be able to serve as Chair for the remainder of 2024; Chair Angie asked Klankowski to consider.

An Ithaca High School student attended the meeting for their government class.

Board Member Reports

Boggs spoke about annual training requirements.

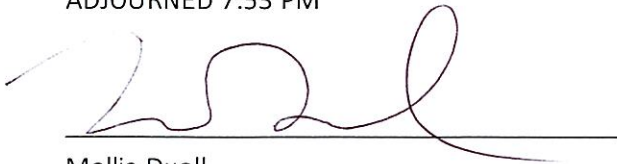
Boggs discussed new signs in Ulysses and asked if they obtained permits.

Motion: Angie motioned to adjourn; Klein seconded.

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

Motion Carried.

ADJOURNED 7:53 PM

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

Mollie Duell

Planning Board Secretary