



Planning Board  
Zoom Hybrid Meeting  
**Meeting Minutes Draft**  
June 4, 2024  
Approved: \_\_\_\_\_

**Board Members Present:** Vice Chair Linda Liddle, Mo Klein, Bart Gragg, Karl Klankowski  
**Quorum Present**  
**Board Members Absent:** Rebecca Schneider  
**Applicants Present:** Jack Litzenberger, Sean Kennedy  
**Town Staff Present:** Niels Tygesen, Mollie Duell  
**Member of the Public Present on Zoom:** Brian Grout

### 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; Klankowski, aye.

**Motion Carried.**

### Approval of Agenda

A few items were added to the agenda at the beginning of the meeting. Liddle stated that Michael Boggs has requested permanent topics of discussion to be added to the agenda, including regular discussions regarding training and potential amendments to the zoning code.

Crystal Buck will also present information about the farmland protection grant program.

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

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

**Motion Carried.**

### Approval of Past Minutes

**Motion:** Klein motioned to approve the May 21 minutes as amended; Klankowski seconded.

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

**Motion Carried.**

### Privilege of the Floor

Brian Grout of 3041 Wilkins Rd asked for an update about the proposed Dollar General on Route 96. Liddle explained that the Planning Board is waiting for modifications to the site plan and nothing has been approved.

Grout asked if the public hearing is still open; Liddle responded yes, please submit comments in writing.

Grout stated that he submitted a written comment several months ago. Liddle noted that public comments have been helpful in determining what information needs to be asked from the applicants.

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

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

**Motion Carried.**

## **New Business Items**

### **SPR2405-01: Kennedy New Detached Dwelling Unit Sketch Plan Review 1457 Taughannock Blvd, Parcel Number 17.-1-22**

The applicant, Jack Litzenberger, on behalf of the owners, Sean and Jeanine Kennedy, proposes to construct a new dwelling unit approximately 2,000 – 2,500sf and a new detached garage approximately 1,000sf, with associated grading of approximately 345 cubic yards, removal of some existing vegetation, and extension of the gravel drive to connect to lake access. An existing carport and wood shed would be demolished, and the existing dwelling unit, approximately 1,126sf, would be converted to an accessory dwelling unit. Per the Code of the Town of Ulysses (CTU) 212-43.A and 212- 44.A.2, Single-family residences and their accessory buildings, along with an accessory dwelling unit, are permitted in the LS zone, but require site plan review when within a slope overlay area, pursuant to the provisions listed under CTU 212-19. Per CTU 212-48.D.3, excavation, grading or filling of more than 10 cubic yards is also subject to site plan approval when within a slope overlay in the LS zone. Per CTU 212-124.B, the setback from the lake is 75', as currently proposed, the minimum setback proposed for the dwelling unit is 50'.

Sean Kennedy stated that the existing dwelling was built in the late 1800s and it is small. They have decided to keep the history of the cottage and thought building a new dwelling could allow them to build something smaller. They would also like to have a garage for storage.

Tygesen confirmed a variance would be needed if the proposed setback from the lake is 50'. Kennedy responded that it is probably possible to change the location but would have to check. No reason is known to be a conflict in making this change.

Gragg asked about the well; Litzenberger stated that the well location is not final and can be moved.

Klein asked some questions about responses on the EAF that may be missing information. Information about the lake needs to be added. Other concerns included stormwater discharge.

Gragg noted that stormwater will be a big matter of discussion.

Discussion ensued over the exact size of the parcel.

Klein expressed that owners should be aware that there are strict limitations on tree removal in the lakeshore zone. Litzenberger stated that there may be some trees in the way of construction. Kennedy added that there is a very large number of hemlock and ash that are dying and at risk of falling onto the house. Klankowski noted that the code allows risky trees to be removed without approval; the restrictions only apply to healthy trees.

Klein stated that a survey including elevation will be required.

Gragg noted that the roof and deck will be included in examining sources of stormwater runoff, along with any other impervious surfaces such as paved driveways. Kennedy stated that it is a shared driveway with neighbors, they add gravel every year and have considered paving. Klein explained that paving in the lakeshore is difficult as it greatly increases runoff. When trees are removed, something will probably need to be planted to hold the slope together. Liddle suggested planning around the trees and water runoff.

Discussion ensued over what would be acceptable when improving the driveway. Klein noted a driveway cannot be extended down to the lake. Other residents have been able to meet their needs by maintaining a grass pathway.

The Board discussed further information that they would like to see added to the site plan.

### **Farmland Protection Grant**

Crystal Buck spoke about the history of the program and what opportunities are available for farmers currently. Applications will be due August 1, then reviewed and ranked by the Farmland Protection

Board. The pre-application process will be completed by Thanksgiving. The grant timeline is very long, taking 3-5 years from the time of application to receiving funds. The state takes some time to work on conservation easement language, and getting a survey also takes time. There is a lot of back and forth about real estate transactions.

What this program does is permanently protect property owners' farmland. There is an in perpetuity restriction on development. Land must be active farmland at the time of application. The land is not sold, but the development rights are sold to the state. Limited subdivisions are still possible, as well as development associated with commercial farming. Buck stated that the program can be very beneficial for farmers if it meets their goals.

### **Old Business Items**

#### **Proposed Addition to Ag District 2**

The Board reviewed the discussions and decisions surrounding a parcel that was proposed to be added to Ag District 2.

Klein asked what the advantage is to add this parcel to the ag district. Buck suggested that it was a philosophical idea. In this case there is no impact on the farming operation. Buck confirmed that revisions to the ag district are made every 8 years.

Liddle asked if the Town could ask to remove every parcel in the conservation zone from the district. Buck responded that the request could be made, but it would be advisory.

Klein stated that the only concern is that the farming operation is so close to the lake.

Buck confirmed that the farm is only producing hay.

### **Board Member Reports**

No Town Board members were present at the meeting.

Discussion ensued over communication practices between the Town Board and Planning Board and the response received from the Town Lawyer about the proposed addition to ag district 2.

Klankowski spoke about stream setback requirements and concerns that property values would be affected by the limitations.

Liddle suggested discussing the topic during the comp plan development.

Klankowski asked if there was ever a town board decision to use GIS data.

**Motion:** Klein motioned that Klankowski discuss mapping issues with the Town Board; Gragg seconded.

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

**Motion Carried.**

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

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

**Motion Carried.**

ADJOURNED 8:55 PM

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Mollie Duell

Planning Board Secretary