



Planning Board
Zoom Hybrid Meeting
Meeting Minutes Draft
July 16, 2024
Approved: _____

Board Members Present: Chair Karl Klankowski, Vice Chair Linda Liddle, Bart Gragg, Mo Klein
Quorum Present
Applicants Present: Bryon Moore, Kim Moore
Town Staff Present: Niels Tygesen, Mollie Duell
Town Board Members Present: Michael Boggs
Members of the Public Present on Zoom: Krysl Cail

Proceedings

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

Approval of Agenda

Tygesen suggested reviewing the final site plan review for Moore's Marine first as the applicant for the first agenda item was not present.

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

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

Motion Carried.

Approval of Past Minutes

Liddle corrected a minor typographical error in the July 2 meeting minutes.

Motion: Liddle motioned to approve the July 2 minutes as amended; Gragg seconded.

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

Motion Carried.

Privilege of the Floor

Krysl Cail spoke about the workload of the Planning Board and suggested that Board Members should receive a stipend.

Motion: Liddle motioned to close privilege of the floor; Gragg seconded.

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

Motion Carried.

New Business Items

MNSUB2407-01: Wilcox 2 Lot Land Division, Sketch Plat Review 3503 Jacksonville Rd, Parcel Number 35.-2-4.2

The applicant and property owner, David Wilcox, applied for a minor subdivision for the subject site to subdivide the existing 10.38 acre lot into two lots. 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 the Code of the Town of Ulysses ([CTU 212-29](#)). Flag lots are permitted in the A/R zone per [CTU 212-29.M](#), 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.

The applicant was not present.

Motion: Klein motioned to table the Wilcox 2 Lot Land Division Sketch Plat Review, Liddle seconded.

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

Motion Carried.

Old Business Items

SPR2406-01: Moore's Marine, Final Site Plan & Public Hearing 3052 Dubois Rd, Parcel Number 32.-2-8.22

The applicant and owner, 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 with associated stormwater drainage improvements. The previously approved site plan was reviewed and recorded in 2018. Per the Code of the Town of Ulysses ([CTU](#) 212-118.H, construction of any new structure or amendment to a previously approved site plan is subject to site plan approval by the Planning Board pursuant to the provisions listed under [CTU 212-19](#).

Motion: Chair Klankowski motioned to open the public hearing; Gragg seconded

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

Motion Carried.

Krys Cail voiced concerns about expansions to existing development districts. Cail spoke about noise issues in the neighborhood, including vehicles.

Motion: Chair Klankowski motioned to close the public hearing; Liddle seconded.

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

Motion Carried.

Klein noted that hours of operation are written into the code to control noise.

Gragg added that the proposed new structure will not introduce any additional services; the lean-to will protect the employees from weather at a site where the work is already taking place.

Liddle asked if the number of boats has expanded. Kim Moore responded that the number of boats does not matter for storage. Bryon Moore stated that expansion is not possible with the size of the parcel. Kim Moore noted that noise was thoroughly discussed in 2018. Bryon Moore stated that Moore's Marine does not use vehicles that make backup noise, and this could be coming from another property on Dubois Rd.

Tygesen noted that one letter was received from Loretta Gardner Cote in support of the Moore's proposal.

Kim Moore stated that the business operations will not change, and the only purpose of this construction is to protect their employees from direct sun.

Motion: Klein motioned to accept Planning Board Resolution No. 2024-014: A Resolution of Final Site Plan Approval of an Accessory Building Located at 3052 Dubois Road, Town of Ulysses, Tax Parcel 32.-2-8.22 ; Liddle seconded.

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

Motion Carried.

Chair Klankowski reviewed the conditions of approval.

Motion: Klein motioned to approve Planning Board Resolution No. 2024-014: A Resolution of Final Site Plan Approval of an Accessory Building Located at 3052 Dubois Road, Town of Ulysses, Tax Parcel 32.-2-8.22 ; Liddle seconded.

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

Motion Carried.

Liddle stated that the intent of Development Districts should be explored more.

Board Member Training

Liddle shared that she would be attending a session on agricultural easements and would share the information with fellow Board members.

Potential Zoning Code Amendments

Boggs noted he had shared some items to review at the previous meeting on July 2.

Chair Klankowski spoke about the recent changes to wetland protections that have been introduced by New York State and suggested aligning the Ulysses Zoning code with these changes.

Chair Klankowski spoke about the local wetland data, and clarifying how protected streams and wetlands have been defined when they have not been identified by USGS or New York State.

Chair Klankowski asked Tygesen to consider particularly troublesome sections of the zoning code to add to the list of items to work on.

Klein suggested looking at other Town's zoning ordinances to start getting some ideas.

Chair Klankowski noted that the Town Board must approve all code changes, but the Planning Board agreed they could help with the prep work.

Discussion ensued over which items should be prioritized.

Tygesen spoke about sign regulations and limitations of what can be regulated by the Town.

Chair Klankowski spoke about the way that development districts have progressed over the past decades.

Tygesen noted that there is a distinction between non-conforming uses and development districts. Expanding a non-conforming use would require approval from the BZA. It is not against Town or State law to expand a development district.

Klein noted that multiple development districts are inactive.

Tygesen suggested bringing discussions about development districts to the Comp Plan meetings.

Liddle spoke about water sampling test results. Many samples from wells showed that E.coli and Chloroform levels were about 25% higher than they should be. Klein stated that he could tell the water table is starting to drop since he is noticing more iron. This is the time of year to start conserving water as much as possible.

Motion: Klein motioned to adjourn; Gragg seconded.

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

Motion Carried.

ADJOURNED 8:00 PM

Mollie Duell

Planning Board Secretary