



**Planning Board**

**Zoom Hybrid Meeting**

**Meeting Minutes**

**January 6, 2026**

**Approved: January 20, 2026**

**Board Members Present:** Acting Chair Karl Klankowski, Jeff McDonald, Mo Klein

**Quorum Present**

**Applicants Present:** Andy Sciarabba, Craig Modisher, William Reilly

**Public Present:** Chad Hoover

**Public Present on Zoom:** Judith Van Allen and Ann Hoover

**Town Staff Present:** Niels Tygesen, Lori Asperschlager

**Proceedings**

Acting Chair Karl Klankowski called the meeting to order at 7:02 PM at Town Hall.

**Approval of Agenda**

Klankowski amended the agenda to move the approval of the past minutes after New Business Items.

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

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

**Board Member Reports**

No Town Board Members in attendance.

**Privilege of the Floor**

No members of the public addressed the Board during privilege of the floor.

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

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

**Old Business Items**

**SPR2510-01: Reilly Detached Garage,**

**Final Site Plan Review & Public Hearing**

**1671 Taughannock Blvd, Parcel Number 16.-1-1**

The applicant and owner, William Reilly, proposes to construct a new detached garage/accessory building approximately 30' x 54', with associated grading.

Reilly updated the board to mention he included a topographical map with the application since last meeting.

**Motion:** McDonald motioned to open the public hearing; Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

Neighbor Judith Van Allen asked (1) the schedule for construction and expected duration of it; (2) whether Mr. Reilly intends to run a construction business from the garage and office in it, using the garage for construction machinery. Reilly answered that the plan is to build within 6 months to a year and he will not be running a business out of the garage.

**Motion:** McDonald motioned to close the public hearing; Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

**Motion:** Klankowski motioned to discuss draft resolution; Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

No discussion from the board.

**Motion:** Klankowski motioned to approve [Planning Board Resolution No. 2026-001: A Resolution of Final Site Plan Approval for the Reilly Detached Garage Located at 1671 Taughannock Blvd, Parcel Number 16-1-1](#); Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

#### **SPR2511-01: Browning Single Detached Dwelling Unit Renovation**

#### **Final Site Plan Review & Public Hearing**

#### **33 Maplewood Road, Parcel Number 29.-1-28**

The applicant, Craig Modisher, on behalf of property owners, Peter and Ursula Browning, proposes a complete renovation of an existing building into a 2-story home built on the existing foundation and first floor walls and associated site work.

No updates from the applicant since the previous meeting.

**Motion:** Klein motioned to open the public hearing; McDonald seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

No members of the public addressed the Board during the public hearing.

**Motion:** McDonald motioned to close the public hearing; Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion:** Klankowski motioned to discuss draft resolution; Klein seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

McDonald read [Planning Board Resolution No. 2026-002: A Resolution of Final Site Plan Approval for the Browning Single Detached Dwelling Located at 33 Maplewood Road, Parcel Number 29.-1-28](#)

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

## New Business Items

### **ODA2511-02: Weissmann Open Development Area Request**

#### **1195 Taughannock Blvd, Parcel Number 30.-3-8**

The applicant and property owner, Carol Weissmann, requested the Town Board establish an Open Development Area (ODA) for the subject parcel to obtain needed construction permits for any future maintenance or upgrades. The subject parcel does not directly abut Taughannock Boulevard or any other street or highway, nor a street shown on an approved plat. Per the Consolidated Laws of New York (CLNY) 62.16.280-A, the Town may not issue construction permits for 'landlocked' parcels unless the Town Board establishes an ODA.

Similar to the 1191 Taughannock Blvd from December 2, 2025. Town Board met on December 9, 2025 to hear this request.

**Motion:** Klankowski motioned to discuss draft resolution; McDonald seconded.

Klankowski read Planning Board Resolution No. 2026-003: A Resolution Recommending Approval of the Open Development Area Request Located at 1195 Taughannock Blvd, Parcel Number 30.-3-8.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

### **2026 Planning Board Vice Chair**

Klein nominated Linda Liddle as 2026 Planning Board Vice Chair; McDonald seconded.

The Board decided to continue the discussion when Liddle was present.

### Approval of Past Minutes

The board would like to discuss how to address in the minutes water courses going through a property that don't meet the zoning requirements for the Town.

Klein suggested adding a section on the application for the applicant to note if there is a water course on their property so the board knows.

Tabled until the next meeting when Liddle is in attendance.

### Board Member Reports

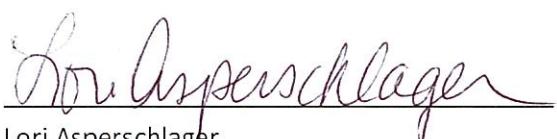
Klankowski shared a SERQ law from a recent Department of State training he attended. If a property is divided into 5 or more sub pieces and they are not all at least 5 acres in dimension the county health board has to do a more detailed review for septic and wells.

**Motion:** Klein motioned to adjourn; McDonald seconded.

**Vote:** Acting Chair Klankowski, aye; McDonald, aye; Klein, aye.

**Motion Carried.**

ADJOURNED 7:27 PM



Lori Asperschlager

Planning Board Secretary