



Planning Board
Zoom Hybrid Meeting
Meeting Minutes
January 20, 2026
Approved: February 3, 2026

Board Members Present: Chair Karl Klankowski, Linda Liddle, Jeff McDonald, Mo Klein

Quorum Present

Applicants Present: Eric Mau, Victoria Wilson

Public Present: Mark Sherman

Public Present on Zoom: Tyler Sherman

Town Staff Present: Niels Tygesen, Lori Asperschlager

Proceedings

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

Approval of Agenda

Motion: Klein motioned to approve the agenda; Liddle seconded.

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

Motion Carried.

Board Member Reports

No Town Board Members in attendance.

Privilege of the Floor

Mark Sherman had questions regarding the park on Cold Springs Rd and what is needed for the planning board to make decisions.

Do you have plans for what the facility is going to be?

Do you have a written official plan before it is approved?

Will the driveway that needs a variance be wide enough?

What material is going to be used (stone or blacktop) and how will runoff be dealt with?

If there is a ditch, where will it be?

Will there be fences built?

Is there going to be a sidewalk available?

Board discussed Sherman's questions briefly, Klankowski shared that the board is working with a group from Cornell University.

Tyler Sherman spoke over Zoom with follow-up questions to ask about the order of things between the Town Board and the BZA.

Tygesen spoke that if there is a variance in a subdivision the BZA must make a recommendation to Planning Board. If the BZA does request a recommendation to the PB then the quickest timeframe would be on the PB docket on 2/3 and then to the BZA on 2/18 and then PB 3/3. This is just for the subdivision and the details of the plan would be a year or more in review.

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

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

Motion Carried.

Old Business Items

2026 Planning Board Vice Chair

Motion: Klein motioned to nominate Liddle; McDonald seconded.

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

Motion Carried.

New Business Items

SPR2512-01 Wilson Detached Accessory Dwelling Unit, Sketch Plan Review

1587 Taughannock Blvd, Parcel Number 18.-1-1.4

The applicant and property owner, Victoria Wilson, proposes a renovation of an existing detached accessory building into a 2-story accessory dwelling unit. The first floor will be built on the existing foundation footprint and will have a small kitchenette and eating area. The second floor will have a bedroom, bathroom, deck, and stairs. Per the Code of the Town of Ulysses (CTU) 212-44.A.2, accessory dwelling units 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. The proposal will require variance(s) from the Board of Zoning Appeals, permit approval from Tompkins County Whole Health for connection to an existing septic system via a proposed new sewer line, and appears will require a floodplain development permit as it appears support posts for the second-floor deck are located within the 385.6 flood elevation.

Eric Mau, architect with SPACE Architectural Studio, gave a history of the building and explanation of the project. He brought revised drawings at Tygesen's request. He also filled out the floodplain development application. This project will include an additional stop of the tram that was recently added to this property and adding a set of stairs outside the building. The roof line of the renovated building will change and a gutter will be installed and runoff onto the shale. The foundation will be built up on the slab higher to get above the flood plain, but not sure yet where the foundation is without doing exploratory work. A conversion permit application was submitted to Tompkins County Whole Health to pump up the hill to the existing septic tank.

Klein commented that question 13 and 16 on the SERQ form need to be changed from No to Yes. The portion of the application needs to be re-submitted.

McDonald commented that if the dwelling unit that is heated a shower or tub need to be added to follow building code. Mau confirmed they will do this.

This needs to go to the BZA because of the setbacks.

Motion: Klankowski motioned to discuss draft resolution; Liddle seconded.

No additional discussion

Motion: Liddle motioned to approve [Planning Board Resolution 2026-004 Planning Board Resolution No. 2026-004 A Resolution of Intent to Declare Lead Agency Status and Initial SEQRA Classification for Final](#)

Site Plan Review of the Wilson Accessory Dwelling Unit Located at 1587 Taughannock Blvd, Town of Ulysses, Tax Parcel 18-1-14.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.
Motion Carried.

Approval of Past Minutes

The board discussed the December 2, 2025 minutes and came to an agreement of the wording for intermittent streams.

Motion: McDonald to approve the amended minutes; Klein seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.
Motion Carried.

The board reviewed the January 6, 2026 minutes

Motion: Klankowski to approve the minutes; Klein seconded.
Vote: Chair Klankowski, aye; Liddle, abstain; McDonald, aye; Klein, aye.
Motion Carried.

Board Member Reports

No reports

Motion: Klein motioned to adjourn; Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.
Motion Carried.

ADJOURNED at 7:53PM



Lori Asperschlager

Planning Board Secretary