

**Planning Board
Zoom Hybrid Meeting
February 18, 2025
Approved: March 5, 2025**



Board Members Present: Chair Karl Klankowski, Vice Chair Linda Liddle, Jeff McDonald, Mo Klein
Board Members Present on Zoom: Simon Bernnard
Absent Board Members: Bart Gragg
Quorum Present
Applicants Present: Shawn Ritchie, Deena Crossmore, Ed Crossmore
Town Staff Present: Niels Tygesen, Mollie Duell

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; Klein, aye; McDonald, aye; Gragg, aye.
Motion Carried.

Approval of Past Minutes

Motion: Klein motioned to approve the February 4 meeting minutes as written; McDonald seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Gragg, aye.
Motion Carried.

Privilege of the Floor

No members of the public addressed the Board pertaining to items not on the agenda.

Motion: Klein motioned to close privilege of the floor; Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Gragg, aye.
Motion Carried.

New Business Items

**SPR2501-01: Crossmore Tram, Sketch Plan Review
1125 Taughannock Blvd, Parcel Number 31.-2-16**

The applicant, Shawn Ritchie, on behalf of the owner, Deena Crossmore, proposes to construct a new 50' tram system from the upper portion of the subject lot down the steep slope to the lower portion of the lot near the shoreline. Per UTC 212-43, accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone but require site plan review when within a slope overlay area or unique natural area (UNA). Associated with the site plan review, the applicant applied for two area variances with the Board of Zoning Appeals (BZA) in order to construct the tram in the proposed location: reduction of the 50' minimum required front yard setback under the Code of the Town of Ulysses (CTU) 212-47.E and reduction of the 75' minimum required buffer setback from the lake under CTU 212-124.B.

Chair Klankowski noted the project will be discussed at the BZA meeting tomorrow, February 19.
Shawn Ritchie of FLX Tram stated that the site is ideal for a tram installation, requiring no hill shaping or

excavating. A tree may need to be removed. There will be three stations. Because there is an existing staircase, emergency egress stairs along the side of the track are not being proposed. The total impact from the posts supporting the tram is less than 2 sqft.

Discussion ensued over holding a second public hearing; the BZA will hold a public hearing at their meeting tomorrow. Chair Klankowski requested additional details describing the middle station.

McDonald asked how old the oldest tram system is. Ritchie explained that the first system has been in operation since 2007. McDonald requested a delineated work zone on the site plan.

The Board agreed to review the final site plan at the March 4 meeting without a public hearing, pending variance approval from the BZA.

Board and Staff Member Reports

Klein spoke about the previous CPSC meeting during which the committee focused on finalizing a mission statement. The first draft sections of the comp plan may be ready at the next meeting.

Liddle spoke about CSAC and the committee's recent efforts to protect water quality. The committee is mainly focused on wells and discussing recommendations for protecting the water supply.

The Board discussed existing water districts in the Town and the process for creating a new district.

Motion: Klein motioned to adjourn; McDonald seconded.

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

Motion Carried.

ADJOURNED 7:33 PM

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

Mollie Duell
Planning Board Secretary