

**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
March 4, 2025
Approved: March 18, 2025**

Board Members Present: Chair Karl Klankowski, Vice Chair Linda Liddle, Jeff McDonald, Bart Gragg, Mo Klein, Simon Bernnard

Quorum Present

Applicants Present: Deena Crossmore, Ed Crossmore, Chad Doolittle

Applicants Present on Zoom: Shawn Ritchie

Town Board Members Present: Katelin Olson, Elizabeth Weatherby

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public Present on Zoom: Tyler Sherman

Proceedings

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

Approval of Agenda

Klankowski postponed the NYS DEC vernal pools training discussion until the next meeting.

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

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

Motion Carried.

Approval of Past Minutes

Motion: Liddle motioned to approve the February 18 meeting minutes as written; McDonald seconded.

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

Motion Carried.

Privilege of the Floor

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

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

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

Motion Carried.

Old 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 the Code of the Town of Ulysses ([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). 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 and

reduction of the 75' minimum required buffer setback from the lake under [CTU 212-124.B](#).

Liddle asked if the route of the train is the same; Ritchie responded yes. Chair Klankowski noted the BZA required that the previously discussed maple tree remain in place as a condition of approval for the two area variances.

Motion: Klein motioned to approve Planning Board Resolution No. 2025-006: A Resolution of Final Site Plan Approval of the Crossmore Tram Located at 1125 Taughannock Boulevard, Town of Ulysses, Tax Parcel 31.-2-16; Liddle seconded.

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

Motion Carried.

New Business Items

REZ2412-02: Rezone for Development District 3

2012 Trumansburg Rd, Parcel Number 20.-3-1

The applicant, Crissy Karns, on behalf of the property owner, Chad Doolittle, applied for a rezone of the subject site to amend the zoning of the western portion of the lot from DD3 to A/R: Agricultural/Rural or R: Residential, and to amend the zoning of the eastern portion of the lot from DD3 to B1: Business. The overall project proposal for the site would be phased; the first phase would be the rezone action, the second and third phase would be a subdivision of the western portion of the existing lot in order to construct single residential dwelling units that would help fund the fourth phase which would be to construct an indoor sports complex on the eastern portion of the existing lot. If approved, the action would also require an amendment to the Code of the Town of Ulysses ([CTU 212-118](#)).

Chad Doolittle spoke about his involvement in youth sports in the local community. The only available indoor recreational spaces in town are in the school, and non-school leagues often cannot find a place to practice. The proposed space would be available on a first come first serve basis.

McDonald asked what kind of size considerations are being made for the sports facility. Doolittle spoke about a turf field. Klein suggested more information about the entire financial and design scope of the project is needed to better understand feasibility. Doolittle stated that financing is certainly a possibility, but ideally a successful phase 2 will provide additional funding. The new DEC wetland regulations could slow down the project.

Liddle asked about the timeline for the houses. Doolittle explained that he would build one house at a time and expects 6 months per house, for a total timeline of 4 houses over 2 years, but there could be less if someone was interested in having more open land. Gragg stated a more comprehensive overview is needed to better understand the wetlands on site. Bernnard questioned why the property is proposed to be split directly down the middle and if a market analysis has been completed for the sports facility. Doolittle explained that there has not been a formal market analysis, but his experience indicates this is desirable. He believes the Halseyville road frontage would be more desirable for homes and can fit more than Trumansburg Road.

Liddle asked if reverted development districts must be zoned agricultural. Tygesen responded no, the zoning would need to align with the comp plan, but it does not need to be agricultural.

Chair Klankowski spoke about the right-of-way. Klein mentioned this is why the previous proposal for this site fell through. DOT setbacks are larger than the usual 30 feet, measuring 58 feet. The intended entry point for the business would be toward the northern end of the parcel. A creek runs along the southern parcel boundary. Chair Klankowski acknowledged this plan is preliminary. Bernnard asked for proposed building locations on the sketch plan. The Board discussed a few different options for the rezoning of the site, agreeing that maintaining the development district zoning is not ideal. Chair Klankowski requested more information including building location and potential subdivision lines

before the April meeting. Klein stated a preliminary elevation would be helpful. Klein asked for a rough timeline.

Town Board Resolution 2025-58 and Notice of Intent to Act as Lead Agency

5150 and 5230 Cold Springs Rd, Parcel Numbers 12.-4-18.3 and 12.-4-19.2

The Town Board received a proposal by Marvin and Allison Pritts, owners of subject land noted above, to donate portions of said land to the Town for the purpose of establishing a Town park. The proposal would be subject to several review processes and approvals prior to the donation: land would need to be conveyed from parcel 12.-4-18.3 to parcel 12.-4-19.2 via a lot line alteration, a minor subdivision would be required to parcel off the lands proposed to be donated from parcel 12.-4-19.2, and an area variance, concurrent with the subdivision review, would be required to reduce the 50 foot minimum width required for the 'pole' portion of the proposed flag lot. Of these processes, the minor subdivision and land donation are subjected to environmental analysis and determination per New York Codes, Rules, and Regulations Title 6, Part 617 (SEQR). The Town Board met on February 11, 2025 and February 25, 2025 to discuss the proposal, and passed Resolution 2025- 58 declaring intent to act as Lead Agency (LA) for the coordinated environmental review. By State Law, LA must be agreed upon within thirty (30) calendar days of the date of notice an agency declares itself to be LA. Unless a written objection is submitted to the Town Board by another agency with authority, the Town Board will automatically assume the role of LA at the end of the 30 days. With this process, written comments on the proposal are also solicited and must be received by the Town Board prior to the 30-day deadline.

Town Supervisor Katelin Olson spoke about the FEEAF. The proposed donation is for recreation purposes, but the exact recreational use has not been determined. Only general ideas about potential recreational uses have been discussed so far. The donation cannot be accepted until the minor subdivision and lot line alteration are completed. The SEQR process will review if there are any sites of importance that would be impacted by the project.

Klein asked about the reduction of the flagpole to 38 feet. Olson stated that the 50-foot requirement was created to accommodate large agricultural vehicles, suggesting the proposed narrower access route would suffice for the proposed use at 38 feet; a variance will be required. The Town would not be allowed to use the land for anything but recreation.

Olson spoke about sourcing public input to develop a plan for how the land would be used recreationally. Liddle noted vegetative screening would be important for providing a buffer to neighboring residences. Discussion ensued over lighting.

The Board discussed the loss of agricultural land and agreed clearing a forest would be worse. Olson mentioned that Water District 3 is overbuilt and could accommodate more use on this road. Wells would not be impacted. Klein suggested that a very tall fence would be needed along the driveway. Olson suggested the Trumansburg Fish and Game Club's driveway as a good example.

The Board asked Tyler Sherman of 5250 Cold Springs Rd for his thoughts. Sherman asked if the driveway would be directly on the property line. Chair Klankowski mentioned that fire lane requirements would probably require about 20 feet. Sherman expressed concerns about traffic on the driveway and runoff onto his property. Olson stated that she spoke to the Village Fire Officer and confirmed that many of the streets in the Village of Trumansburg are 20 feet wide. McDonald spoke about variables that would determine the width of the driveway, mentioning that a gravel drive would not be ideal as they are noisy and dusty.

Motion: Klein motioned to state that the Planning Board has no objection to the Town Board acting as lead agency; McDonald seconded.

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

Motion Carried.

Additional discussion ensued.

Motion: Klein motioned to state that the Planning Board has no objection to the Town Board acting as lead agency on the acquisition of the property and the subdivision; Gragg seconded.

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

Motion Carried.

Tygesen spoke about the comp plan update process in relation to zoning updates.

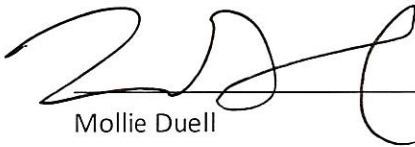
Liddle spoke about water and asked about drainage on the site. Klein noted existing drainage tile indicates drainage is probably good. Discussion ensued over what a future site plan review process may look like if the land is acquired.

Motion: Klein motioned to adjourn; McDonald seconded.

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

Motion Carried.

ADJOURNED 8:38 PM

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

Mollie Duell
Planning Board Secretary