

**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
March 18, 2025
Approved: April 1, 2025**

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

Absent Board Members: Mo Klein

Quorum Present

Applicants Present: Chad Doolittle

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public Present on Zoom: Tyler Sherman, Jyll Strothman

Proceedings

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

Motion: Liddle motioned to appoint Bernnard as a voting member for the duration of the meeting; Gragg seconded.

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

Motion Carried.

Approval of Agenda

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

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

Motion Carried.

Approval of Past Minutes

Motion: Gragg motioned to approve the March 4 meeting minutes as written; Liddle seconded.

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

Motion Carried.

Privilege of the Floor

Tyler Sherman of 5250 Cold Springs Rd shared concerns about biking and walking infrastructure, as well as the costs of relocating the septic field.

Jyll Strothman of 5291 Cold Springs Rd stated she had sent a letter of concerns last week and is aware another letter arrived.

Chair Klankowski stated that he would locate and review the letters.

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

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

Motion Carried.

Old Business Items

RE22412-02: 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](#)).

Doolittle stated the lot lines have been adjusted to accommodate wetland setbacks and is now considering building 3 residences instead of the previously discussed 4.

The business entrance is proposed away from Agard Rd for traffic safety purposes.

Bernnard asked if there is a proposal for runoff. Doolittle stated the current plan is to guide runoff to the existing northern wetland. He is waiting for feedback from NYS DEC.

Liddle asked about parking lot size. Doolittle stated ideally the dimensions of the sports building would be 200' x 300'.

The parking lot is currently planned to be asphalt. McDonald noted DEC considers asphalt and gravel parking lots to produce the same amount of runoff.

Liddle asked how many acres per residential parcel, Doolittle responded it would need to be determined by a survey but provided estimations.

Doolittle shared structure options. The building could be either an air supported structure with a facade or a steel framed structure. More thorough analyses will be needed before an option is chosen. Final elevations and construction details would be clarified further in the process. Liddle mentioned a variance for the building size.

Bernnard stated he wants to see a detailed building envelope and sketch plan. Liddle suggested it is too early for site plan review. Chair Klankowski expressed confidence that the residential lots meet the Residential Zone requirements.

Discussion ensued over what would happen with the eastern portion of the parcel. Options include changing to B1 zoning or leaving it as a DD with modified zoning. Chair Klankowski expressed favor for B1 since dimensional requirements would already be established, but asking for house sizes is beyond the scope of what the Planning Board needs to decide currently. Bernnard expressed concern that there are too many unknowns. McDonald stated the lot seems easy to build on. Doolittle suggested the specific details will come during future subdivision and permitting processes.

Gragg asked if western half to R and only 2 houses can be built, does this stop funding for the B1 zone? Doolittle stated there is additional funding other than the residence that will be built on this lot.

Chair Klankowski asked if Doolittle knows of any zoning restrictions. Tygesen stated rezoning the eastern portion to B1 could be difficult as the Town previously designated this area as an agricultural priority area in the Comprehensive Plan and the goals and policies may not align with the B1 zone. With the current ongoing comp plan update, it may be more appropriate to consider amending the land use designation with the update which should be adopted before the end of 2025.

McDonald expressed doubt that this land would ever be farmed. Gragg stated he does not disagree with McDonald but feels more information will help. Chair Klankowski compared the location with other businesses close by, stating it is already somewhat of a business district. Chair Klankowski expressed concern about the agricultural priority plan, stating it does not make sense that the plan conflicts with the location of the existing Water District 3, while houses are consistently being developed in the ag priority area. Gragg stated he has no problem with residences on the west and some kind of business on the east. Bernnard stated he does not want the eastern portion to remain DD3.

Discussion ensued over what to recommend to the Town Board.

Bernnard expressed more data is needed, and numbers are required to understand feasibility. The other Board members expressed that moving forward with rezoning without a fully developed site plan is not going to hurt the Town.

Tygesen noted that though the site isn't currently served by municipal water, there is a planned Village water line along the 96 corridor from Falls Rd to Cold Springs Road.

Town Board Resolution 2025-58 and FEAF Comments

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

The Board discussed the details of the proposal. McDonald spoke about expected changes such as grading and the development of a parking area. Sherman expressed concern about trucks, trailers, and emergency vehicle access. McDonald spoke about his experience with soccer teams and thought the odds of large vehicles regularly accessing the site seem low; it is more likely cars will come and go on afternoons and weekends. Liddle acknowledged the constraints of the donation such as limiting lighting. Tygesen noted an FAQ will be issued by the Town Board.

The Planning Board reviewed the FEAF. McDonald noted there are many place like this that use portable toilets. The Board discussed current traffic conditions. Liddle asked if the road is walked a lot. Sherman stated it is already unsafe, and some people walk the road in orange vests.

Discussion ensued over the potential trail.

McDonald said it could be helpful for people to visit fields in the region to get an idea of how they are used.

The Board briefly discussed how waste would be managed.

New Business Items

NYS DEC Vernal Pools Training

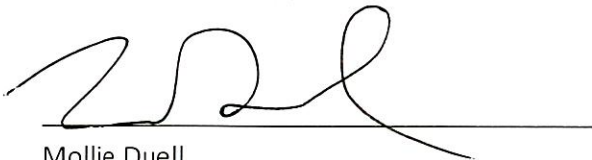
Chair Klankowski noted intact woodlands are needed for vernal pools to be successful. He could not locate a list of active vernal pools from NYS DEC online. Ulysses is in the Great Lakes region since the area drains to Lake Ontario. Board members discussed general information about vernal pools.

Motion: Bernnard motioned to adjourn; Liddle seconded.

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

Motion Carried.

ADJOURNED 9:00 PM

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

Mollie Duell
Planning Board Secretary