



**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
April 1, 2025
Approved: May 6, 2025**

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

Quorum Present

Applicants Present: Chad Doolittle

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public Present: Tyler Sherman, Diane Vann

Proceedings

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

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

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

Motion Carried.

Approval of Agenda

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

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

Motion Carried.

Approval of Past Minutes

Motion: Gragg motioned to approve the March 18 meeting minutes with a few minor corrections; Liddle seconded.

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

Motion Carried.

Privilege of the Floor

Dianne Vann of 5271 Cold Springs Rd expressed concerns about privacy and the location of the proposed entrance.

Tyler Sherman of 5250 Cold Springs Rd spoke about the location not being right and invited Planning Board members to visit the property.

Mark Sherman expressed concerns about the width and use of the potential driveway.

Chair Klankowski asked for Sherman's lot depth. Sherman was not certain of the exact measurement. Liddle asked what the frontage of the parcel is. Mark Sherman guessed 200 feet. Tygesen noted tax maps show there is around 328 feet of depth.

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

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

Motion Carried.

Old 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](#).

Chair Klankowski noted there will be further review for future subdivision and building permit applications.

Motion: Chair Klankowski motioned to move the resolution to the floor; Gragg seconded.

The Board Read through the resolution and discussed modifications to the language.

McDonald spoke about the existing businesses in the area, suggesting it seems less useful to the town to have residences on the Route 96 side.

Discussion ensued over rezoning the entire parcel to Residential.

Chair Klankowski explained the proposed sports facility could still be constructed in the residential zone by obtaining a special permit.

Chair Klankowski spoke about the 2009 comp plan. The Board discussed the status of the parcel as an agricultural priority area.

Tygesen spoke about the requirements for the recommendation described by the zoning code.

Motion: McDonald motioned to approve the modified resolution, [Planning Board Resolution No. 2025-007 A Resolution Recommending Approval With Modification of the Proposed Rezone Located at 2012 Trumansburg Road, Tax Parcel 20.-3-1](#); Gragg seconded.

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

Motion Carried.

Town Board Resolution 2025-58 and FEAF Comments Continued

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

The Planning Board previously discussed the proposal on March 4, 2025 and March 18, 2025 and passed a motion that there was no contention to the Town Board acting as Lead Agency for the coordinated environmental review of the land acquisition and associated subdivision.

Motion: Chair Klankowski motioned to discuss the resolution; Gragg seconded.

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

Motion Carried.

Motion: McDonald motioned to direct Tygesen to deliver a memo to the Town Board, Gragg seconded.

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

Motion Carried.

Chair Klankowski explained to the members of the public attending the meeting that there are no budgeted development plans.

Mark Sherman stated that a big problem he has with the project is the lack of transparency. Although there are no plans it is clear people are interested in ball fields.

Diane Vann expressed concern that there is a lack of effort in finding a compromise with the residents neighboring the site.

Liddle explained the Planning Board is currently tasked with giving comments to the Town Board about the subdivision needed for accepting the donation. Vann spoke about the variance needed for the flagpole width. Chair Klankowski explained the Planning Board cannot do anything about this; it will be the decision of the BZA.

Klein asked if it is a problem that agricultural land is being taken away. Liddle noted a park is a permitted use in this zone.

Discussion ensued over the comprehensive plan and agricultural priority areas.

Liddle suggested that residents attend meetings for the current comp plan update.

Board Member Reports

Liddle spoke about activity in the Water Source Protection Plan Committee. There are significant levels of E. coli contamination in many wells, and the contamination is well outside of the norm. Liddle noted many people coming to the area may not be familiar with using wells and don't know someone's bad septic system uphill can have an impact on their water quality. Repeated testing has been done but a definitive source of contamination has not been identified. Gragg asked if the committee has discussed manure. Liddle stated that this doesn't seem to be the problem. Klein added that this would cause surface contamination, suggesting the well contamination comes from something deeper like bad septic systems. Liddle noted most of the contamination is near Schuyler County but there are also problems near the lake.

Motion: Klein motioned to adjourn; Gragg seconded.

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

Motion Carried.

ADJOURNED 8:11 PM



Mollie Duell

Planning Board Secretary