



**Planning Board  
Zoom Hybrid Meeting  
Meeting Minutes  
April 7, 2026  
Approved: April 21, 2026**

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

**Quorum Present**

**Applicants Present:** Chad Doolittle

**Applicants Present on Zoom:** None

**Public Present on Zoom:** Rebecca, Cora Fellows

**Town Staff Present:** Niels Tygesen, Lori Asperschlager

**Town Board Present:** Elizabeth Weatherby

**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**

Updates from Town Board member Elizabeth Weatherby:

- State of the Town on April 11 from 9-11am at the Trumansburg Fire Hall.
- The updated comprehensive plan that the CPSC approved to go to the Town Board for review will be available to the public this week. There will still be an opportunity for public comments, and the Town Board will have it go through SEQR review.
- Weatherby will gather information from an upcoming wetland forum on wetland regulations for the planning board members.

**Approval of Past Minutes (March 17, 2026)**

**Motion:** Liddle motioned to approve March 17, 2026 minutes; McDonald seconded.

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

**Motion Carried.**

**Privilege of the Floor**

No public spoke

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

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

**Motion Carried.**

**Old Business Items**

**MGSUB2602-01: 2012 Trumansburg Road 4 Lot Major Subdivision, Final Plat Review and Public Hearing**

The applicant and property owner, Chad Doolittle, applied for a major subdivision for the subject site to subdivide the existing 11.60 acre lot into four lots, Parcel '1' approximately 1.259 acres, Parcel '2' approximately 1.127 acres, Parcel '3' approximately 2.76 acres, Parcel '4' approximately 6.446 acres.

Proposed Parcels 1-3 are zoned Residential and Proposed Parcel 4 is zoned DD3.

Discussion about the parcel sizes listed in the draft resolution. Tygesen mentioned that the parcel sizes came from the plat map and if it is not correct it should be corrected. Doolittle will check with the surveyor about it and Klankowski will wait to sign an approved resolution.

The DEC determination letter states DEC is not claiming jurisdiction over any wetlands that are on the property. This means that DEC isn't requiring the applicant to get permits from them before getting construction permits, but he cannot disrupt the wetlands during construction.

**Motion:** Liddle motioned to open the public hearing; McDonald seconded.

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

**Motion Carried.**

No members of the public spoke.

**Motion:** Liddle motioned to close the public hearing; McDonald seconded.

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

**Motion Carried.**

**Motion:** Klankowski motioned to discuss Planning Board Resolution No. 2026-008; Liddle seconded.

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

**Motion Carried.**

Brief discussion regarding the property and space for each parcel and correcting the size of the parcel.

Doolittle asked a question regarding condition 14 on the resolution "No development, grading, excavation, fill etc. may occur on Parcel 4 without approval by the Planning Board and/or Town Board as may be applicable" and what is allowed. Discussion ensued before and after the vote and was clarified:

1. No fill can occur in the wetlands, streams, or their related buffers.
2. NYS and local law require a construction permit for excavation, grading, or fill.
  - a. Applicant can have a plan for the rough area to put fill and temporary stormwater management (i.e. fence)
3. Parcel 4's only permitted use is restaurant and/or trailer.
  - a. Fill as part of a construction permit for permitted use is allowed.
  - b. Fill as a separate use or another non-permitted construction activity would need to come to the Planning Board and Town Board for a code amendment would be needed.
  - c. If constructing a restaurant on Parcel 4, applicant would need a construction permit but would not need to come to Planning Board or Town Board.
  - d. Work with Code enforcement officer about permits for bringing fill in for Parcel 4.
4. Wetland delineation needs to be done on the parent lot (all 4 parcels)
  - a. Likely Parcel 1, 3 and 4 will be affected by the delineation.

**Motion:** Liddle motioned to approve the [Planning Board Resolution No. 2026-008 A Resolution of Final Subdivision Approval of the 2012 Trumansburg Road Four Lot Major Subdivision Located at 2012 Trumansburg Road, Town of Ulysses, Tax Parcel 20.-3-1](#); McDonald seconded.

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

**Motion Carried.**

Once Doolittle confirms with surveyor on parcel sizes and if any changes are necessary to the resolution they will be made and Klankowski will sign the resolution at that time.

**ZCA2601-01: Open Development Area Code Amendment**

The Town Board has received requests from property owners to establish open development areas (ODA) for their properties in order for the Town’s Building Official to be able to issue construction permits as required per the Consolidated Laws of New York ([CLNY 62.16.280-A](#)).

**Motion:** Klankowski motioned to discuss Planning Board Resolution No. 2026-009; McDonald seconded.

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

**Motion Carried.**

Discussion ensued regarding the resolution and Exhibit A Planning Board Recommendations for Code Amendments to the Town’s Zoning Code Related to Open Development Areas.

Briefly discussed the definition Land Locked Tax Map Parcel.

Discussed Exhibit A, Standards “vi. Any land disturbance within the ODA and within a Slope Overlay Area and/or Unique Natural Area shall be subject to site plan approval by the Planning Board.”

After much discussion, the board decided to make a change and remove the specifics of the Slope Overlay Area and/or UNA. to Exhibit A, Standards “vi. Any land disturbance within the ODA shall be subject to site plan approval by the Planning Board” so that the board can review the ODAs in any zoning area.

**Motion:** McDonald motioned to approve the [Planning Board Resolution No. 2026-009 A Resolution Recommending that the Town Board Amend the Town's Zoning Code Related to Open Development Areas](#); Liddle seconded.

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

**Motion Carried.**

**New Business Items**

**ZCA2603-01: Code Amendment RE Definitions Related to Data Centers**

The Town Board is interested in amending the Town’s zoning code to include definitions for data and cyber mining centers.

Discussion ensued regarding the definitions.

Comments:

- Liddle concerned about water usage, noise, and electric usage from a data center.
- Spoke about the recently approved Lansing data center and water withdrawal permit to withdraw from lake.
- Klein spoke about evaporating water in a data center and cooling towers.
- Increased electricity costs for users.
- Weatherby said that town attorney recommended adding the definitions, and by not specifically allowing them through zoning code then they are prohibited.

- As part of SEQR an environmental impact review would be done for electricity usage to see about economic impact per person from an increased cost on electricity.
- The state may have a moratorium on data centers or may require Data centers generate their own electricity on site.

After much discussion the board agreed the definitions are good the way they are.

**Motion:** Klankowski motioned to accept the definitions as the TB currently have drafted; Klein seconded.

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

**Motion Carried.**

### **Board Member Reports**

Klankowski spoke about public input for the comprehensive plan asking what parcels are currently under the Finger Lakes Land Trust, and there is an archeological site in the west part of the town. He put together the information he found and will send to Tygesen to provide to the board members.

**Motion:** Klein motioned to adjourn; Liddle seconded.

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

**Motion Carried.**

ADJOURNED at 8:38PM

Respectfully submitted by Lori Asperschlager, Planning Board Secretary

April 21, 2026