



Planning Board
Zoom Hybrid Meeting
Meeting Minutes Draft
June 3, 2025
Approved: _____

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

Absent Board Members: Simon Bernnard

Quorum Present

Applicants Present: Jack Litzenberger, Andy Sciarabba, Hayden Brainard, Paula Maguire, Zac Boggs, Isabel Boggs-Fernandez

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public Present: Bill George, Nancy Young, Heather Wilcox, Phil Maguire

Members of the Public Present on Zoom: Nancy Brack, Neil Shallish

Proceedings

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

Approval of Agenda

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

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

Motion Carried.

Approval of Past Minutes

Review of the May 6 meeting minutes was postponed.

Privilege of the Floor

No members of the public addressed the Board during privilege of the floor.

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

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

Motion Carried.

Old Business Items

SPR2405-01: Kennedy New Detached Dwelling Unit, Sketch Plan Review Continued
1457 Taughannock Blvd, Parcel Number 17.-1-22

The applicant, Jack Litzenberger, on behalf of the owners, Sean and Jeanine Kennedy, proposes to construct a new detached garage approximately 1,440sf, with associated grading and removal of some existing vegetation. The Board previously conducted sketch plan review on June 4, 2024.

Litzenberger stated the location of the garage has not changed since the discussion at the previous meeting. Constructing an additional dwelling unit is tabled for now. DEC indicated freshwater wetlands are present. Chair Klankowski briefly spoke about the new jurisdictional wetland process and the next steps.

Chair Klankowski asked if trees along the driveway need to be removed. Litzenberger responded that nothing large needs to be removed.

Discussion ensued over managing runoff. Litzenberger stated Andy Sciarabba will be preparing civil drawings.

The applicant agreed to resume discussion at the July 1 meeting.

**SPR2503-01: Maguire Change of Use, Site Plan Review and Public Hearing
319 Pennsylvania Ave, Parcel Number 12.-2-9.4**

The applicant, Paula Maguire, proposes a change of use of an existing building from a church to a community center. The Board previously conducted sketch plan review on May 6, 2025 and scheduled a public hearing for June 3, 2025 to consider the final site plan.

Brainard stated that there have not been many changes. Maguire added they considered feedback from the previous meeting and are proposing more trees to increase the buffer with neighboring properties.

Maguire spoke about what the proposed community center could offer, including weddings, art shows, and cooking classes.

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

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

Motion Carried.

Nancy Young of 4144 South St Ext expressed concerned about noise, lighting, parking, and overflowing ponds.

Jim Mason of Larchmont Drive stated he is concerned about hours of operation, lighting, and noise, but is otherwise in support of the proposal.

Bill George 4144 South St Extension stated it sounds like a nice idea but is concerned about alcohol and drug use along with noise.

Heather Wilcox of 335 Pennsylvania Ave stated her property is next to the site and she is in support of the proposal.

Phil Maguire of 320 Pennsylvania Ave stated he supports the proposal and believes it is the best way to repurpose the existing building.

Paula Maguire addressed concerns about alcohol, indicating there would be limits to what is offered.

Motion: Klein motioned to close the public hearing; Gragg seconded.

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

Motion Carried.

Brainard stated the variance application for lot coverage has been submitted. The BZA will discuss the request at their meeting later in June.

Maguire spoke about the patio. Discussion ensued over what qualifies as an impervious surface.

The Board discussed conditions of approval.

McDonald spoke about wet conditions in the Village area.

Isa Boggs-Fernandez explained plans to keep runoff within the property. Zac Boggs spoke about converting some existing parking spaces into swales.

Zac Boggs stated the proposed patio would be flagstone. Maguire mentioned there is a French drain near the shed.

Phil Maguire spoke about the water in the area, stating his property receives most of the runoff.

Liddle asked what could happen if the property is ever sold. Tygesen explained the change of use runs with the property. It could remain a community center or use another use that complies with zoning.

The board discussed noise restrictions and enforcement. Maguire mentioned she believes there is some

existing soundproofing remaining from the church.

Motion: Gragg motioned to discuss Planning Board Resolution No. 2025-008:

A Resolution of Final Site Plan Approval for the Paula Maguire Properties 319 Penn, LLC Change of Use Site Plan Located at 319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4; McDonald seconded.

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

Motion Carried.

Motion: Klein motioned to approve Planning Board Resolution No. 2025-008:

A Resolution of Final Site Plan Approval for the Paula Maguire Properties 319 Penn, LLC Change of Use Site Plan Located at 319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4; McDonald seconded.

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

Motion Carried.

The Board briefly discussed lighting suggestions.

MNSUB2503-01: Maguire Minor Subdivision, Sketch Plat Review Continued 319 Pennsylvania Ave, Parcel Number 12.-2-9.4

The applicant and property owner, Paula Maguire, applied for a minor subdivision for the subject site to subdivide the existing 3.12 acre lot into two lots, Parcel '1' approximately 1.22 acres and Parcel '2' approximately 1.9 acres. The request will require an area variance from the Board of Zoning Appeals (BZA) to exceed the maximum percentage of lot coverage permitted for Parcel 2. The Board previously conducted sketch plat review on May 6, 2025.

Brainard explained the reason for the subdivision is because Phil Maguire wants this piece of the property to be separate from the church in case he is interested in acquiring it someday.

Paula Maguire described how she could see the church building being converted to a residence at some point, but it was too expensive to pursue now.

Tygesen spoke about the upcoming review process and the variance that needs to be approved prior to final subdivision approval.

Klein asked about the second well on the proposed vacant lot. Maguire stated she believes the well does not function.

Liddle read through the EAF.

Motion: Gragg motioned to approve Planning Board Resolution No. 2025-009: A Resolution of Initial SEQR Classification and Intent to Declare Lead Agency Status for Final Plat Review of the Paula Maguire Properties 310 Penn, LLC Minor Subdivision Located at 319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4; Klein seconded.

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

Motion Carried.

Board Member Reports

Chair Klankowski noted 2 comp plan draft chapters were released in May for review. 3 more were recently released for discussion at the meeting tomorrow.

Liddle spoke about the WSPPC's Well and Septic Education session that took place on May 29. The information from the meeting is on the Town YouTube for anyone unable to attend.

The Board cancelled the June 17th meeting.

Motion: Klein motioned to adjourn; Liddle seconded.

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

Motion Carried.

ADJOURNED 9:03 PM

Mollie Duell

Planning Board Secretary

DRAFT