

**Planning Board  
Zoom Hybrid Meeting  
Meeting Minutes  
August 5, 2025  
Approved: August 19, 2025**

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

**Quorum Present**

**Applicants Present:** Ryan James

**Town Staff Present:** Mollie Duell

**Town Staff Present on Zoom:** Niels Tygesen

**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; Gragg, aye; Klein, aye.

**Motion Carried.**

**Approval of Past Minutes**

**Motion:** McDonald motioned to approve the July 15 meeting minutes as written; Gragg seconded.

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

**Motion Carried.**

**Privilege of the Floor**

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

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

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

**Motion Carried.**

**Old Business Items**

**SPR2506-01: Balakrishnan Menon, Renovation and Addition to Existing Dwelling Unit,  
Final Site Plan Review**

**99 Maplewood Road, Parcel Number 29.-1-1**

The applicant, Christina Gonzalez, on behalf of the property owners, Jeetu & Purnima Balakrishnan, proposes a renovation and addition of a second floor to an existing detached dwelling unit. Per the Code of the Town of Ulysses (CTU) 212-43.A, 'single-family residences' and their accessory structures are permitted in the LS zone but require site plan review by the Planning Board when located in a steep slope or unique natural area (UNA).

Ryan James from Brotherton Construction spoke about stormwater on the site and existing vegetation. James stated that standard measures will be taken during construction to reduce impact.

The Board reviewed photos of the existing gutters.

**Motion:** Klankowski motioned to discuss the draft resolution; Liddle seconded.

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

**Motion Carried.**

**Motion:** Gragg motioned to approve Planning Board Resolution No. 2025-013: A Resolution of Final Site Plan Approval for the Balakrishnan Menon Renovation and Addition Site Plan Located at 99 Maplewood Road, Town of Ulysses, Tax Parcel 29.-1-1; McDonald seconded.

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

**Motion Carried.**

### **New Business Items**

#### **A. SPR2507-01: Culler Chase, Renovation and Addition to Existing Accessory Structure, Sketch Plan Review**

##### **123 Maplewood Road, Parcel Number 28.-1-17**

The applicant, Ryan James, on behalf of the property owners, Jonathan Culler & Cynthia Chase, proposes a renovation and addition to an existing detached accessory building. Per the Code of the Town of Ulysses (CTU) 212-44, 'accessory buildings' are permitted in the LS zone but require site plan review by the Planning Board when located in a steep slope or unique natural area (UNA).

James described the proposed renovations for the 3-season structure. An incinerator toilet is planned to be added. A variance application has been made for the setbacks.

The Board discussed drainage on the site and improvements to the stairs, which are partially in the right-of-way.

#### **Comp Plan draft chapter 3 - Housing Element, Comp Plan draft chapter 4 - Built Environment, & Comp Plan draft chapter 5 - Economic Development**

The Board discussed various subjects in relation to the Comp Plan update. Discussion ensued over housing, density, water infrastructure, school enrollment, and the future of farming.

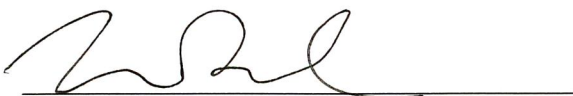
### **Board Member Reports**

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

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

**Motion Carried.**

ADJOURNED 8:30 PM



Mollie Duell  
Planning Board Secretary