



**Planning Board  
Zoom Hybrid Meeting  
Meeting Minutes  
August 19, 2025  
Approved: September 16, 2025**

**Board Members Present:** Chair Karl Klankowski, Vice Chair Linda Liddle, Jeff McDonald, Mo Klein  
**Quorum Present**  
**Board Members Present on Zoom:** Simon Bernard  
**Absent Board Members:** Bart Gragg  
**Applicants Present:** Victoria Wilson, Shawn Ritchie, Josh Friedman  
**Town Staff Present:** Mollie Duell, 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; McDonald seconded.  
**Vote:** Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.  
**Motion Carried.**

**Approval of Past Minutes**

**Motion:** Klein motioned to approve the August 5 meeting minutes as written; McDonald seconded.  
**Vote:** Chair Klankowski, aye; Liddle, aye; McDonald, 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; Klein, aye.  
**Motion Carried.**

**New Business Items**

**MNSUB2507-01: Reynolds Sketch Plat Review  
4131 Reynolds Rd, Parcel Number 24.-4-10.1**

The applicant and property owner, Robert Reynolds, applied for a minor subdivision for the subject site to subdivide the existing 21.5 acre lot into two lots, the new lot to the northwest would be approximately 12.10 acres and the remaining lot to the east and south would be approximately 9.18. The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per the Code of the Town of Ulysses (CTU) 212-29.

The applicant did not attend the meeting. Tygesen explained the proposed subdivision cannot be approved without a variance because one of the proposed lots does not have 400 feet of road frontage, and the existing buildings cannot be in the 'pole' portion of a flag lot.

**Motion:** Klankowski motioned to table the discussion; Liddle seconded.  
**Vote:** Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.  
**Motion Carried.**

**SPR2507-02: Wilson Tram Sketch Plan Review**

**1587 Taughannock Blvd, Parcel Number 18.-1-1.4**

The applicant, Shawn Ritchie, on behalf of the owner, Victoria Wilson, proposes to construct a new 85' tram system from the upper portion of the subject lot down the steep slope to the lower portion of the lot near the shoreline. Per UTC 212-43, accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone, but require site plan review when within a slope overlay area.

Ritchie spoke about the existing tram which no longer functions due to its age. The replacement tram will be in the same place and tree removal will not be required. A variance is needed for the setback on the lakefront.

**Motion:** Klein motioned to schedule final site plan review for September 16. 7:19

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

**Motion Carried.**

**SPR2508-01, Friedman Site Plan Amendment Sketch Plan Review**

**1708 Trumansburg Rd, Parcel Number 34.-1-9**

The applicant, Josh Friedman of Friedman Properties LLC, proposes new signage for a recently approved retail store of a NYS licensed cannabis dispensary located at the address noted above. Per the Code of the Town of Ulysses (CTU) 212-90, signs are permitted in the B1 zone but require site plan review pursuant to the provisions listed under CTU 212-19.

The Board reviewed existing signage for the neighboring restaurant and the currently installed temporary signs for The Corner House. Tygesen spoke about the definition of a shopping center in the zoning code and regulations for freestanding signs. Friedman stated he is willing to revise the signs to be stacked.

**Motion:** Chair Klankowski motioned to approve Planning Board Resolution No. 2025-014: A Resolution of Site Plan Approval for Signage Located at 1708 Trumansburg Road, Town of Ulysses, Tax Parcel 34.-1-9, Liddle seconded. 7:48

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

**Motion Carried.**

**Comp Plan draft chapter 6 - Environment and Natural Resources Element**

Liddle spoke about the water committee's progress and the plan which is expected to be approved by DEC soon.

**Comp Plan draft chapter 7 - Climate Change and Resiliency Element**

McDonald mentioned including language about costs the town will need to cover when roads sustain damage from increased stormwater. Discussion ensued over current culvert replacement projects.

**Stream Recommendation to Town Board**

The Board discussed how to proceed with clarifying the review process of projects near non-USGS streams. Chair Klankowski asked the Board to keep thinking about developing a recommendation for the Town Board to be finalized in the upcoming months.

**Board Member Reports**

Simon Bernnard will be leaving the Board due to other obligations.

Tygesen stated the Comp Plan second open house is scheduled for Monday October 6 from 4:00pm to 7:00 pm at the Racker Center.

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

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

**Motion Carried.**

ADJOURNED 8:33 PM

Mollie Duell

Planning Board Secretary