Planning Board
Zoom Hybrid Meeting
Meeting Minutes
October 21, 2025
Approved: ______________

Board Members Present: Chair Karl Klankowski, Vice Chair Linda Liddle, Jeff McDonald, Bart Gragg, Mo Klein
Quorum Present yes
Applicants Present: Ryan James representing Jonathan Culler and Cynthia Chase
Town Staff Present: Niels Tygesen, Rachel Kennedy

Proceedings

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

Approval of Agenda

Motion: M. Klein motioned to approve the agenda; L. Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

Town Board Member Reports

none

Approval of Past Minutes

Motion: M. Klein motioned to approve the September 16 meeting minutes as written; B. Gragg seconded.
Vote: Chair Klankowski, aye; Liddle, abstain; 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: M. Klein motioned to close privilege of the floor; B. Gragg seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

Old Business Items

SPR2507-01: Culler Chase, Renovation and Addition to Existing Accessory Structure
Final Site 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 non-conforming detached accessory building. The Board previously reviewed the sketch plan proposal on August 5, 2025, and the BZA conducted a public hearing on September 17, 2025 and granted all required area variances.

R. James reported improvements to drainage rate in the proposed rain garden.

Motion: K. Klankowski motioned to discuss draft resolution; L. Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

No objections from board members.

Motion: B. Gragg motioned to approve Planning Board Resolution No. 2025-016: A Resolution of Final Site Plan Approval for the Culler Chase Renovation and Addition to Existing Accessory Structure Located at 123 Maplewood Road, Parcel Number 28.-1-17; Jeff McDonald seconded.
Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

Chair Klankowski will sign resolution Wednesday 10/22.

DD3 Rezone Project and Town Board Intent to Act as Lead Agency
Discussion of Town board to serve as lead agency for SEQR for a potential rezoning of property on Rt. 96. No concerns raised among board members. Following rezoning (pending that decision), the applicant would then apply for to the Planning Board for subdivision and site plan approval.

Niels Tygesen advises that no formal resolution is required.

B. Gragg motioned to approve Town Board to act as lead agency for the DD3 Rezone Project. M. Klein second. **Vote:** Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

Stream Recommendation to Town Board

Discussion of rationale for structure of recommendation.

Linda believes Town Board will find it confusing.

Niels believes the recommendation works best as a memo rather than a resolution.

M. Klein moves to approve the memo, J. McDonald second, **Vote:** Chair Klankowski, aye; Liddle, aye; McDonald, aye; Gragg, aye; Klein, aye. **Motion Carried.**

Drinking Water Resource Protection Plan
L. Liddle shared history/context for this project. A Source Water Protection Committee was convened by the Town and they used a DEC framework (DWSP2 -Drinking Water Source Protection Program) to plan for the protection of local drinking water.

An approved plan may boost the Town's eligibility to secure grants. The plan has been submitted to the NYS DEC for review.

L. Liddle would like the planning board to review the recommendations and suggested regulatory strategies included in the plan. The recommendations are meant to be considered within the comp plan revision and for future zoning ordinance updates.

Discussion followed concerning the methods employed by the committee, the primary contaminants, the probable culprits, and how more information/data could be gathered.

J. MacDonald is concerned about lack of agricultural regulation recommendations in general.

B. Gragg would like to know what it would take to get a geologic survey done.

M. Klein mentioned the concept of monitoring/observation wells and investigating what it would take to initiate that in the Town.

In general, the planning board feels more data would be beneficial.

L. Liddle regards the current slate of recommendations as step one. To register presence with people. The DWSP2 designation may open doors. The current document has items the committee thinks would be good first asks for regulations.

L. Liddle asks the board to familiarize themselves with the current recommendations- consider which recommendations they might prefer to pursue.

New Business Items

Review of Draft Comp Plan Chapters: Land Use and Transportation, and draft SEQR.
K. Klankowski, as a representative of the Comp Plan Steering Committee, urges the planning board to submit any comments ASAP.

Linda has questions about land use district designations. How the text in the land use chapter relates to the land use map.

Discussion ensues around development in Ulysses: how it’s happening now, what is likely to happen given different scenarios, where existing sewer and water are most likely to be able to support development, expansion of public water, how land use may best evolve.

K. Klankowski will share the full draft document with the group. Comments are due ASAP.

2026 Schedule

Tabled/not discussed.

Motion: ________ motioned to approve Planning Board Resolution No. 2025-017: A Resolution Adopting the Regularly Scheduled Meetings for 2026; ________seconded.

Board Member Reports

none

Adjourned 8:41pm

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Rachel Kennedy
Interim Planning Board Secretary