



**Planning Board
Zoom Hybrid Meeting
Meeting Minutes
November 4, 2025
Approved: December 2, 2025**

Board Members Present: Chair Karl Klankowski, Jeff McDonald, Bart Gragg, Mo Klein
Quorum Present yes
Applicants Present: None
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; J. Macdonald seconded.
Vote: Chair Klankowski, 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 October 21 meeting minutes as written; B. Gragg seconded.
Vote: Chair Klankowski, 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: M. Klein motioned to close privilege of the floor; J. MacDonald seconded.
Vote: Chair Klankowski, aye; McDonald, aye; Gragg, aye; Klein, aye.
Motion Carried.

Old Business Item

Review of Draft Land Use Chapter of the Comp Plan

General agreement that the document is worthwhile and the revision gives the planning board more to work.

Discussion of how the plan can support or discourage certain patterns of development. Discussion of housing density. Suggestion that language be added/developed around "medium density housing"- to guide the planning board.

J. MacDonald appreciates that development can be encouraged where water infrastructure exists, and acknowledges the plan is meant to accommodate different kinds of housing and a variety of

affordability.

Remark that many concepts in the comp plan exist as ideals – and will get fleshed out in a revised zoning code. The comp plan language generally encourages open space and preservation of farm land.

Suggestion that it might be useful for some areas to be flexible for commercial development, or light industrial. Some additional development of this kind could result in fewer miles driven to Ithaca.

Discussion of how lake shore housing should be treated/considered in the plan. Niels comments that a land use map is different from the zoning map-- for the purposes of the zoning map and development regulations a trend is overlay district (eg. residential with conservation overlay.)

Short discussion of ADUs and manufactured homes.

Board Member Reports

none

Motion: M. Klein motioned to adjourn at 8:08pm; J. McDonald seconded.

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

Motion Carried.

Rachel Kennedy

Interim Planning Board Secretary