Planning Board
Zoom Hybrid Meeting
Meeting Minutes
November 19, 2024
Approved: December 3, 2024

Board Members Present: Chair Karl Klankowski, Vice Chair Linda Liddle, Jeff McDonald, Mo Klein, Simon Bernnard
Absent Board Members: Bart Gragg
Quorum Present
Applicants Present: Eran Lex, Gal Lex, Andy Sciarabba, Josh Friedman
Town Staff Present: Mollie Duell
Town Staff Present on Zoom: Niels Tygesen
Town Board Members Present on Zoom: Michael Boggs

Proceedings

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

Motion: Klein motioned to appoint Bernnard as a voting member for the duration of the meeting; Liddle
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye.
Motion Carried.
seconded.

Approval of Agenda

Motion: Klein motioned to modify the order of agenda items; Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Bernnard, aye.
Motion Carried.

Approval of Past Minutes

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

Privilege of the Floor

No members of the public addressed the Board pertaining to items not on the agenda.

Motion: Klein motioned to close privilege of the floor; McDonald seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Bernnard, aye.
Motion Carried.

Old Business Items

SPR2409-01: Lex New Detached Dwelling Unit, Sketch Plan Review

1332 Taughannock Blvd, Parcel Number: 27.-4-2.21

The applicant and property owner, Eran Lex, proposes to construct a new detached dwelling unit and associated infrastructure on the undeveloped parcel noted above. Per the Code of the Town of Ulysses (CTU) 212-51.B, single-family residences are permitted in the CZ zone but require site plan review when within a unique natural area or slope overlay area, pursuant to the provisions listed under CTU 212-19.

Andy Sciarabba presented the site plan with the new information added, showed the relation to black diamond trail, contractor equipment locations, and streams; vegetation will be kept for filtering.

Liddle spoke about the 239 review. McDonald noted he observed non-native species on the site. Lex

acknowledged he did not intend to remove any native species. The Board discussed 2 signs for each side of the parcel.

Motion: Klein motioned to schedule a public hearing for December 3; Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Bernnard, aye.
Motion Carried.

New Business Items

SPR2410-01: Friedman Change of Use, Sketch Plan Review

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

The applicant, Josh Friedman of Friedman Properties LLC, proposes a change of use of an existing building from a residential dwelling unit to retail store for a NYS licensed cannabis dispensary located at the address noted above. Per the Code of the Town of Ulysses (CTU) 212-89.W, retail stores are permitted in the B1 zone but require site plan review pursuant to the provisions listed under CTU 212-19.

Friedman stated that he has acquired a dispensary license and plans to open and operate the business in March 2025. The existing fence will be relocated to the rear of the property to create a shared parking lot with Mama Said Hand Pies.

McDonald asked what kind of traffic is expected. Friedman responded that he did not expect a big rush but anticipates that peak hours will be during afternoon commutes. Friedman mentioned that he would like the business to remain small and he is focusing on supplying regional products.

Discussion ensued over whether a survey would be required for a formal site plan. Tygesen stated surveys are not required by law for site plan review.

Friedman spoke about signage, stating that there will be a sign on the building. Further signage may be pursued after the business opens. Currently, operating hours are planned to be from 10:00 – 8:00, 6 days a week. The exterior lighting would be night sky-friendly and pointed downward. Dim floodlights are being considered.

Board members questioned Friedman on topics such as security and staffing. Friedman spoke about various requirements that must be met as part of the NYS licensing process.

Discussion ensued over the different regulations between medical and recreational dispensaries.

The Board discussed accessibility from the parking lot to the building. McDonald mentioned general accessibility requirements are defined in NYS Building Codes.

Motion: Klein motioned to schedule a public hearing for December 3; Liddle seconded.
Vote: Chair Klankowski, aye; Liddle, aye; Klein, aye; McDonald, aye; Bernnard, aye.
Motion Carried.

Board Member Training, Potential Zoning Code Amendments

The Board discussed forwarding their questions about stream discrepancies to legal to be discussed in a training session.

Board Member Reports

Chair Klankowski noted that the next Comp Plan Steering Committee meeting is December 4.

Motion: Klein motioned to adjourn; Gragg seconded.
Vote: Chair Klankowski, aye; Liddle, aye, aye; McDonald, aye; Klein, aye; Bernnard, aye.
Motion Carried.

ADJOURNED 7:58 PM

Mollie Duell
Planning Board Secretary