



Planning Board

Zoom Hybrid Meeting

Meeting Minutes

December 2, 2025

Approved: January 20, 2026

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

Quorum Present

Applicants Present: William Reilly, Paula Maguire, Craig Modisher, Hayden Brainard, Andy Sciarabba

Applicants Present on Zoom: Maureen Foley

Town Staff Present: Lori Asperschlager, 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; Gragg, aye; Klein, aye.

Motion Carried.

Town Board Member Reports

No Town Board Members in attendance.

Approval of Past Minutes

Motion: Klein motioned to approve the November 4 meeting minutes as written; 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: Liddle motioned to close privilege of the floor; Klein seconded.

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

Motion Carried.

Old Business Items

MNSUB2503-01: Maguire 2 Lot Land Division, Final Plat Review & Public Hearing

319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4

The applicant and property owner, Paula Maguire, applied for a minor subdivision for the subject site to subdivide the existing 3.12 acre lot into two lots, Parcel '1' approximately 1.22 acres and Parcel '2' approximately 1.9 acres.

Motion: Klein motioned to open the public hearing; Liddle seconded.

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

Motion Carried.

No members of the public addressed the Board during the public hearing.

Motion: Klein motioned to close the public hearing; Liddle seconded.

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

Motion Carried.

Hayden Brainard, Maguire's attorney, shared that the BZA gave the variance during their August 20, 2025 meeting to exceed the maximum permitted lot coverage, increasing from 7.5 percent to 25.5 percent, for proposed Parcel 2 as part of the proposed two lot minor subdivision located at 319 Pennsylvania Avenue.

Motion: Gragg motioned to approve [Planning Board Resolution No. 2025-018: A Resolution of Final Subdivision Approval of the Paula Maguire Properties 319 Penn, LLC 2 Lot Land Division Located at 319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4](#); Liddle seconded.

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

Motion Carried.

New Business Items

SPR2510-01: Reilly Detached Garage, Sketch Plan Review

1671 Taughannock Blvd, Parcel Number 16.-1-1

The applicant and owner, William Reilly, proposes to construct a new detached garage/accessory building approximately 30' x 54', with associated grading. Per the Code of the Town of Ulysses ([CTU 212-43.A](#)), Single-family residences and their accessory buildings, are permitted in the LS zone, but require site plan review when within a slope overlay area, pursuant to the provisions listed under [CTU 212-19](#).

Applicant and owner Reilly shared that Niels recommended an updated survey.

Liddle raised concerns about being at the lake shore and in the steep slopes area. A watercourse is present on the property that does not meet the Town of Ulysses zoning definition of an intermittent stream, therefore specific 212-124 setbacks do not apply. To protect the existing watercourse steep bank and minimize erosion sediment going to the lake, PB accepted as adequate the property owner's proposed 30 ft setback with an adequate french drain from the top of the steep bank to the new garage.

Klein raised concerns about the roof and water drainage. Reilly explained the plan for a french drain to collect the water and disperse it to the creek. Andy Sciarabba, from Sciarabba Engineering, a member of the public and familiar with the project, added to the explanation as well.

Planning Board would like applicant to provide an updated survey with a proposed grading with 2' elevation lines. Applicant will submit the updated survey and a public hearing can be scheduled for January 6 (tentatively) and can do a site plan review at that meeting.

SPR2511-01: Browning Single Detached Dwelling Unit Renovation, Sketch Plan Review

33 Maplewood Road, Parcel Number 29.-1-28

The applicant, Craig Modisher, on behalf of property owners, Peter and Ursula Browning, proposes a complete renovation of an existing building into a 2-story home built on the existing foundation and first floor walls and associated site work. Per the Code of the Town of Ulysses ([CTU 212-43.A](#)), Single-family residences are permitted in the LS zone, but require site plan review when within a unique natural area (UNA) and/or slope overlay area, pursuant to the provisions listed under [CTU 212-19](#).

The applicant, Craig Modisher, from Trade Design Build, gave the history of the property. Shared that the property is next to a creek, which is not a DEC recognized creek. During the SEQR process it flagged a nearby archeology site and SHPO sent a letter that there were no issues.

Tompkins Health Department has reviewed plans for a septic tank since it is currently a CMU block pit. The existing retaining wall along the creek is starting to erode and will need to be reinforced will be wrapped in 4" steel.

Concrete block walls of first floor needs some repairs. All equipment will be barged in.

Applicant, Craig Modisher, will send letters from DEC and SHPO. Public hearing and final site review will be scheduled for December 16.

ODA2511-01: Foley Brenner Open Development Area Request

1191 Taughannock Boulevard, Parcel Number 30.-3-9

The applicant and property owners, Maureen Foley and Jason Brenner, [requested the Town Board establish an Open Development Area \(ODA\)](#) for the subject parcel to obtain needed construction permits. The subject parcel does not directly abut Taughannock Boulevard or any other street or highway, nor a street shown on an approved plat. Per the Consolidated Laws of New York ([CLNY](#) [62.16.280-A](#)), the Town may not issue construction permits for 'landlocked' parcels unless the Town Board establishes an ODA.

Andy Sciarabba from Sciarabba Engineering, on behalf of the applicant and property owners Foley and Brenner, spoke about the issues requiring the ODA review. There are several properties that are in the same area that cannot be issued construction permits and a neighbor to Foley/Brenner property will be coming to the Town Board to request an ODA.

Motion: Gragg motioned to approve [Planning Board Resolution No. 2025-019: A Resolution Recommending Approval of the Open Development Area Request Located at 1191 Taughannock Boulevard, Parcel Number 30.-3-9](#); Klein seconded.

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

Motion Carried.

SPR2511-02: Foley Brenner Site Improvements, Sketch Plan Review

1191 Taughannock Boulevard, Parcel Number 30.-3-9

The applicant and property owners, Maureen Foley and Jason Brenner, proposes site improvements including grading, replacement of existing stairs and stormwater infrastructure, and landscaping. Per the Code of the Town of Ulysses ([CTU 212-43.A](#)), Single-family residences and accessory structures are permitted in the LS zone, but require site plan review when within a unique natural area (UNA) and/or slope overlay area, pursuant to the provisions listed under [CTU 212-19](#). Per [CTU 212-48.D.3](#), excavation, grading or filling of more than 10 cubic yards is also subject to site plan approval when within a slope overlay in the LS zone.

Andy Sciarabba from Sciarabba Engineering, on behalf of the applicant and property owners Foley and Brenner, gave the history of the issues with the stairs on the property. The stairs will be replaced with a stair tower and moved from the current location on the property to one that will be more structurally sound. During construction as little of stone and land will be moved as possible to make room for the stair tower. Mesh will be put up to contain the shale if it falls. All equipment will be barged in.

Next steps will depend on the Town Board to get the second ODA for the property next door. Board will also need to wait for the fire department and EMS to check access to the house before proceeding. Likely the site plan review of the project can be done during the January meetings. Also getting letters of no impact letters from DEC, Army Corp and Office for General Services.

Board Member Reports

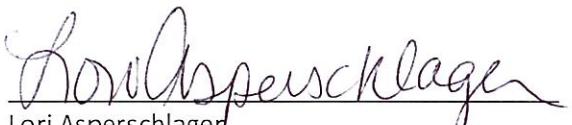
Mo Klein went to a housing conference in Binghamton. He invited a local developer and architect (Claudia Brenner) to come to a Planning Board meeting to talk with members. Mo also met several other attendees at the conference and learned about different communal living developments (i.e. stacked homes with a park-like setting in the center and reuse of car wash building for restaurants/bar). Will bring more information for members to read through.

Motion: Klein motioned to adjourn; Gragg seconded.

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

Motion Carried.

ADJOURNED 8:22 PM



Lori Asperschlager
Planning Board Secretary