



Planning Board

Zoom Hybrid Meeting

Meeting Minutes

February 6, 2024

Approved: February 20, 2024

Board Members Present: Chair Pete Angie, Mo Klein, Rebecca Schneider, Linda Liddle, Bart Gragg, Karl Klankowski

Absent Board Members:

Board Members Present on Zoom:

Quorum Present

Applicants Present: Chris Gaulke, John-Michael Burruss, Kenneth Kearl

Applicants Present on Zoom: Shawn Ritchie

Town Board Members Present: Michael Boggs

Town Staff Present: Niels Tygesen, Mollie Duell

Members of the Public on Zoom: Charlie Wolff, Bethany Resnick

Proceedings

Chair Pete Angie called the meeting to order at 7:00 PM at Town Hall.

Approval of Agenda

The Planning Board agreed to discuss the Kearl Cottage Site Plan Amendment at the next meeting on February 20.

Chair Angie removed the Bennett 2 Lot Land Division SEQR Determination from the agenda.

Motion: Klein made a motion to approve the amended agenda; Schneider seconded.

Vote: Chair Angie, aye; Schneider, aye; Liddle, aye; Gragg, aye; Klein, aye.

Motion Carried.

Approval of Past Minutes

Motion: Liddle made a motion to approve the January 16 Planning Board meeting minutes as written; Gragg seconded.

Vote: Gragg, aye; Liddle, aye; Chair Angie, aye; Schneider, abstain; Klein, abstain.

Motion Carried.

Privilege of the Floor

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

Old Business Items

A. SPR2306-01: Gaulke Tram, Site Plan Review

The applicant, Shawn Ritchie, on behalf of the owner, Chris Gaulke, proposes to construct a new 100' 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 Ulysses Town Code [\(UTC\) 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.

Chair Angie stated that he had viewed the property from a distance earlier in the day and could see that the tram would not impact any large trees.

Tygesen noted that a neighbor submitted a letter of support for the tram.

Chair Angie asked Gaulke to confirm that he is familiar with the condition of approval, which does not permit a separate staircase to be constructed; Gaulke verified that he is aware of this condition.

Discussion ensued over concerns that the condition could be forgotten in the future. Board members weighed options for keeping track of the condition.

Tygesen suggested recording the condition as a deed restriction prior to the issuance of the Certificate of Occupancy.

Klein noted that adding a restriction to the deed will be straightforward.

Chair Angie advised Gaulke to source the language for the deed restriction from Tygesen.

Shawn Ritchie stated that the installation will be ready as soon as there is warmer weather.

Motion: Liddle moved to approve Planning Board Resolution 2024-004: A Resolution of Final Site Plan Approval of the Gaulke Tram Located at 5 Maplewood Road, Town of Ulysses, Tax Parcel 29.-1-41; Schneider seconded.

Vote: Chair Angie, aye; Schneider, aye; Liddle, aye; Gragg, aye; Klein, aye.

Motion Carried.

B. MNSUB2310-03: Burruss 2 Lot Land Division, Public Hearing

The applicant and property owner, John-Michael Burruss, applied for a minor subdivision for the subject site to subdivide the existing 12.15 acre lot into two lots. The CZ zone requires a minimum lot area of 5 acres, 450 feet of lot depth, and 400 feet of lot width at the front lot line per the Code of the Town of Ulysses ([CTU 212-54](#)). Flag lots are permitted in the CZ zone per [CTU 212-54.K](#), subject to the requirements of [CTU 212-130](#) which requires the pole(s) of the lot(s) to have a minimum width of 50 feet and a minimum depth of 100', and permits a parcel to be subdivided into no more than two flag lots.

Chair Angie reminded the Board that the division line has been adjusted to allow both parcels to meet lot area requirements, so variances are no longer needed. Width has been increased, and a leg of the flag now comes meets Route 89 to meet road frontage requirements.

Burruss stated that there is an easement in the deed allowing properties along the private driveway access.

Chair Angie noted that the existing well will remain on the parcel with Burruss's home.

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

Vote: Chair Angie, aye; Schneider, aye; Liddle, aye; Gragg, aye; Klein, aye.

Motion Carried.

Chair Angie read the conditions of approval to clarify that these conditions are understood.

Tygesen explained that the condition of approval stating that the applicant must submit 2 hard copies of the final subdivision map to the county, which have been signed by Chair Angie, within 180 days of subdivision approval, has been standard practice for all subdivisions. This is now added to the resolution as a condition to clarify the applicant's responsibilities.

Motion: Klein motioned to approve Planning Board Resolution No. 2024-005: A Resolution of Final

Subdivision Approval of the Burruss 2 Lot Land Division Located at 1474 Taughannock Boulevard, Town of Ulysses, Tax Parcel 18.-4-10.32; Schneider seconded.

Vote: Chair Angie, aye; Schneider, aye; Liddle, aye; Gragg, aye; Klein, aye.

Motion Carried.

Board Member Reports

Klein mentioned that the Comprehensive Plan Steering Committee will meet on February 7.

Michael Boggs distributed documents detailing training course possibilities for Planning Board members and recommended the wetlands conference in New York City.

Board members briefly discussed issues with email delivery and clarified correct email addresses.

Chair Angie stated that he would like to discuss inconsistencies with mapping resources at the next Planning Board meeting.

Liddle voiced concerns about building leniencies on parcels in the ag district.

Chair Angie added that in addition to barns, residential structures are also under the purview of Ag and Markets since housing could be for farm workers.

The Board discussed a specific property on Houghton Rd where a large barn is under construction. The barn is being rebuilt from a historic barn that has been relocated. Liddle referenced this barn as an example of concern where there is little oversight from the Town.

Gragg asked if a final decision has been made about the additions to the ag district based on the Planning Board's recommendation; Tygesen responded not yet.

Boggs continued the discussion about the historic barn reconstruction, asking what inspections are required by the town.

Tygesen explained that because the structure is being rebuilt, only plans for the foundation were required for the building permit, and only the foundation has been inspected so far.

Klein agreed that relaxed structural inspection requirements for ag district constructions are a safety concern.

Chair Angie mentioned that a large pole barn was recently built on Route 96 and asked if this is for agricultural use.

Tygesen verified that the pole barn is only to be used for farm equipment and hay storage, and setback and square footage requirements are met.

Tygesen continued to speak about the site of the barn, explaining that there are some issues with the driveway that are currently being resolved. The driveway, which was created before the permits for the barn were obtained, goes through a locally designated wetland. The BZA will review an application for a variance at an upcoming meeting.

Tygesen explained that there is some confusion about the history of the wetland because it does not appear on federal or state wetland databases. The area is only classified as a wetland by Tompkins County, and the County designated the area as a wetland by using aerial imagery. It is possible that the wetland is actually a manmade stormwater retention area.

Schneider expressed concern that if the area is functioning as a wetland habitat, the status of being manmade or not would not clearly change the impact of the driveway.

Tygesen added that it is not yet known if the possible stormwater retention site was adapted from an existing wetland.

Boggs resumed the discussion about the historic barn reconstruction and asked if permits were obtained. Tygesen verified that a permit was issued for the barn reconstruction.

Tygesen stated that a permitting process for driveways and culverts is in development.

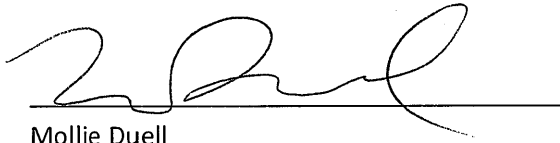
Tygesen suggested having a committee just for zoning code amendments. Klein added that many towns have these committees.

Motion: Klein motioned to adjourn; Schneider seconded.

Vote: Chair Angie, aye; Schneider, aye; Liddle, aye; Gragg, aye; Klein, aye.

Motion Carried.

ADJOURNED 7:51PM

A handwritten signature in black ink, appearing to read 'Mollie Duell', written over a horizontal line.

Mollie Duell

Planning Board Secretary