



Planning Board

Zoom Hybrid Meeting

Meeting Minutes

April 02, 2024

Approved: April 16, 2024

Board Members Present: Mo Klein, Linda Liddle, Bart Gragg, Karl Klankowski

Board Members Present on Zoom: Rebecca Schneider

Board Members Absent: Chair Pete Angie

Quorum Present

Applicants Present on Zoom: Scott Howard, Tina Nieuwendyk

Town Staff Present: Niels Tygesen, Mollie Duell

Town Board Present: Michael Boggs

Proceedings

Vice Chair Linda Liddle called the meeting to order at 7:01 PM at Town Hall.

Approval of Agenda

Motion: Klein motioned to appoint Klankowski as a voting member for the duration of the meeting; Gragg seconded.

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

Motion Carried.

Approval of Past Minutes

Approval of the March 19 meeting minutes was postponed.

Privilege of the Floor

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

New Business Items

SPR2403-01: Nieuwendyk Accessory Structure Sketch Plan Review

The applicant, Lee Dresser, on behalf of the owners, Tina and Joe Nieuwendyk, proposes to construct a new detached accessory building approximately 576sf with a covered 8' deep patio. Per the Code of the Town of Ulysses UTC 212-44.A.1, accessory buildings are permitted in the LS zone subject to the provisions of CTU 212-167, but require site plan review when within a slope overlay area, pursuant to the provisions listed under CTU 212-19.

Tina Nieuwendyk stated that the purpose of the building was to store lawn and gardening tools and there will be a porch area, but the building has been designed to not look too much like a garage.

Gragg asked if the new structure could store vehicles in the future; Nieuwendyk responded no, there is already a garage for vehicles.

Schneider noted the design includes windows and asked if there were any plans for a sewer line, lights, or other utilities; Nieuwendyk responded no.

Liddle asked about plans for stormwater drainage.

Nieuwendyk explained that there is a drainage system already in place for the home and other existing structures, and the new structure will be incorporated into this. Gragg asked what the tie in will be like;

Nieuwendyk stated that there would not need to be additional disturbance since there is an existing drainage system that was installed years ago.

Klein suggested the existing drainage system needs to have more details on the map.

Schneider asked if the added stormwater would be significant enough that a rain garden or something else to intercept runoff would be warranted.

Discussion ensued over the dimensions of the proposed building, which would be 24x32 feet, and the runoff that may come from a building this size. Gragg noted that dimensions need to be clarified on the map.

Nieuwendyk stated that a more detailed drawing could be submitted later this week, and they could provide pictures of the existing catch basin.

Gragg noted that there is always concern over how much water will be gathered and where it will end up. Liddle added that they would like slow down the water if possible, and a catch basin or a rain garden would be helpful.

Due to connectivity issues the Board discussed sending a letter summarizing what they would like to see.

Gragg suggested what is existing and what needs to be proposed needs to be broken out.

Schneider stated they need to clarify if the existing infiltration basin can handle the additional volume.

Liddle agreed that the board would send a list of what is required, and questions are answered for now.

Tygesen asked if the next meeting would be a final site plan review. Klein stated he would like to have the meeting be in person.

Discussion ensued over visiting the site. Klein asked if they could go on private property without permission. The Board discussed the most courteous way to approach site visits. Schneider suggested that it is beneficial to schedule meetings while owners are home to discuss applications in person and get to know the residents.

Board Member Reports

Klein described the status of the comp plan update, noting that interviews with possible consultants will be scheduled later in April.

Schneider spoke about the water quality postcard survey and the details of responses received from residents. Some issues include smells in water such as sulfur. The survey asked several questions, including how much people would pay for municipal water. There was a sufficient response rate. Wells will be tested.

Motion: Klein motioned to adjourn; Gragg seconded.

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

Motion Carried.

ADJOURNED 7:32 PM



Mollie Duell

Planning Board Secretary