

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street
Trumansburg, New York 14886

Wednesday, July 19, 2017
7:00 PM

AGENDA

1. **CONTINUATION OF SEQR DETERMINATION and PUBLIC HEARING:** Appeal by TFI Landco, LLC for area variances under Section 212-122 Standards for Signs for the B1-Business District of the Town of Ulysses Zoning Law. The property is located at 2030 Gorge Rd, Town of Ulysses, Tax Parcel Numbers are 14.-1-11, 14.-3-18.1, and 14.-3-18.2.

SIGNS – For the purpose of installing new and replacing existing signs on the three parcels of the Inn at Taughannock, the applicant is pursuing the following area variances:

On Tax Parcel Number 14.-1-11 on the north side of Gorge Rd, the proposal includes three (3) business directional signs and two (2) freestanding signs. The zoning law allows for no more than two (2) business directional signs per parcel, and business directional signs are limited to six (6) feet in height and six (6) square feet. Sign #1, a business directional sign on the northern boundary with Taughannock Falls State Park, is proposed to be 14.3 feet tall with a surface area of 35.7 square feet. Sign #4, the second business directional sign to be located on the western Inn entrance on Gorge Rd, would have a height of 7.4 feet and surface area of 20.5 square feet. Sign #5, the third business directional sign to be located at the eastern Inn entrance on Gorge Rd, would have a height of 12.8 feet and surface area of 35.8 square feet.

The zoning law allows for one freestanding sign with a height limit of 15 feet and area of 24 square feet. The applicant is proposing two (2) freestanding signs. Sign #2 would be parallel to Trumansburg Rd with a height of six (6) feet and a surface area of 133.5 square feet. Sign #3 would replace the existing sign at the corner of Taughannock Blvd and Gorge Rd. The sign is proposed to be 14.9 feet tall with a surface area of 104.4 square feet.

On Tax Parcel Number 14.-3-18.2 on the south side of Gorge Rd, eastern parcel, the proposal includes one business directional sign and one freestanding sign. Sign #6, a business directional sign at the driveway entrance for the Lakeview building, would have a height of 9.0 feet and surface area of 24.8 square feet, exceeding both the height and surface area requirements. Sign #10, a freestanding sign to be located along Taughannock Blvd south of Gorge Rd, would have a height of 8.1 feet and surface area of 23.8 square feet and meets the zoning requirements.

3. **CONTINUATION OF PUBLIC HEARING:** Appeal by TFI Landco, LLC for area variances under Section 212-92 D, 212-92 E, 212-92 G, and 212-120 B(3). The property is located at 2030 Gorge Rd, Town of Ulysses, Tax Parcel Numbers are 14.-1-11 in the B1-Business District of the Town of Ulysses.

SETBACKS – For the purpose of constructing a new building between Gorge Rd and the existing main inn building, the proposed building, referred to as the gatehouse and stables, would not meet the required 30 foot front yard setback at the Gorge Rd right of way. The proposed building would be located as close as 1.4 feet to the right of way and 1.7 feet to a side yard that borders New York State Parks parcel at the corner of Taughannock Blvd and Gorge Rd. The required side yard setback

is 15 feet.

HEIGHT – The maximum building height in the B1-Business District is 32 feet, and building height is defined as the distance from the average grade level to the highest point of a building. The proposed building would have a height of 46.1 feet so a variance for the additional 14.1 feet is needed. A cupola is proposed for the top of the existing Inn. This will increase the existing building height by 6.75 feet from 57.8 feet inches to 64.6 feet.

NOISE – The applicant is requesting a variance to the noise standard of zoning code section 212-120 B(3), which states that the sound at a boundary of the property changes at 11:00 p.m. from a permitted limit prior to 11:00 p.m. of 90 dBa to a limit after 11:00 p.m. of 55 dBa. The applicant would like to extend the 90 dBa limit to 1:30 a.m.

4. Meeting Minutes Review (6/21/17)
5. Adjourn

The above applications are open to inspection at the Zoning Office, Town of Ulysses. Persons wishing to appear at such hearing may do so in person or by other representative. Communications in writing in relation thereto may be filed with the Zoning Office at the following address:

Town of Ulysses Zoning Office, 10 Elm St, Trumansburg, NY 14886

Or via Email at Kiley@ulysses.ny.us