

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street
Trumansburg, New York 14886

Tuesday, September 20, 2017
7:00 PM

AGENDA

1. **PUBLIC HEARING:** Appeal by Kyle Koskinen for area variances under Section 212-29C Lot Area and Yard Requirements for the A1-Agricultural District of the Town of Ulysses Zoning Law. This is for the purpose of a boundary line change, which is classified as a simple subdivision. The current house lot includes 8.87 acres with 434.69 +/- feet of road frontage. The undeveloped lot east of the house lot includes 4.55 acres with no road frontage. The proposal is to create a flag lot with 50 feet of road frontage and to adjust the property lines. The resulting flag lot would have 9.45 +/- acres and 50 feet of frontage, and the house lot would have 4.22 +/- acres and 384.69 +/- feet of road frontage, which is less than the 400 feet required. The properties are located at 4252 Waterburg Rd, Town of Ulysses, Tax Parcel Numbers 23.-3-12 and 23.-3-11.21.
2. **PUBLIC HEARING:** Appeal by Seven Maplewood, LLC for area variances under Section 212-54F Lot Area and Yard Requirements for the LS-Lakeshore District of the Town of Ulysses Zoning Law. This is for the purpose of constructing an elevator with a 39 +/- square foot footprint and 20 +/- foot height. The elevator would be located 5 +/- feet from the southern property line, where 15 feet is the required side yard setback. The property is located at 7 Maplewood Point, Town of Ulysses, Tax Parcel Number is 29.-1-15.
3. Meeting Minutes Review (8/16/17 and 8/22/17)
4. 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