

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street  
Trumansburg, New York 14886

Wednesday, April 18, 2018  
7:00 PM

**AGENDA**

1. Privilege of the floor
2. **CONTINUATION of PUBLIC HEARING:** Appeal by Amy and Edward Abelson 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 two-lot subdivision, where a vacant lot (Parcel B) would have 356.00 +/- feet of road frontage, which is less than the 400 feet required. This lot would be 5.053 acres with a lot depth of 645 +/- ft. The other lot, on which the Lakshmi Institute is located (Parcel A), would include 18.015 acres with a lot width of 489.77 +/- ft and lot depth of 645 +/- ft. The property is located at 1966 Trumansburg Rd, Town of Ulysses, Tax Parcel Number 20.-3-9.21.
3. **PUBLIC HEARING:** Appeal by Jerry Randall Myrick for area variances under Section 212-54 F Lot Area and Yard Requirements of the Town of Ulysses Zoning Law.  
This is for the purpose of constructing a second floor addition on the south side of the existing house, which would be located approximately 13 feet from the side property line and 15 feet is the required setback in the LS-Lakeshore District. The second floor addition would line up with the existing house footprint, which is 13 feet from the side property line. The property is located at 1575 Taughannock Blvd, Town of Ulysses, Tax Parcel Number 18.-1-3.
4. **PUBLIC HEARING:** Appeal by Rodney Davis for area variances under Section 212-135A Standards for roadside stands and 212-122E Standards for signs of the Town of Ulysses Zoning Law.  
This is for the purpose of utilizing a 400 square foot tent to sell products not produced on site, where 240 square feet is the maximum area allowed. The purpose is also to install a sign that is 20 square feet, where 12 square feet in the maximum allowed. The property is located at 5272 Dubois Rd, Town of Ulysses, Tax Parcel Number 18.-4-26.2.
5. **PUBLIC HEARING:** Appeal Robert Brown, Sr. for area variances under Section 212-29 C Lot Area and Yard Requirements of the Town of Ulysses Zoning Law.  
This is for the purpose of subdividing a parcel with the width of approximately 175.6 feet at the right of way, where 400 feet is required. The lot includes an existing single family residence. The remaining land is a development district (DD-9 Flo-Tech), for which the district boundaries were recently revised by the Town Board. The property is located at 7323 and 7325 Halseyville Rd, Town of Ulysses, Tax Parcel Number 12.-4-15.23.
6. Meeting Minutes Review (3/21/18)
7. Discussion on draft zoning

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](mailto:Kiley@ulysses.ny.us)