

TOWN OF ULYSSES

Board of Zoning Appeals Application

10 Elm Street
Trumansburg, NY 14866
607-387-9778

Tax Map No. 24-4-9.115

Appeal No. _____

1. APPLICANT:

Name Tyler Murray

Address 4279 Reynolds Rd

Telephone 607-279-5317 email: tmurray0890@gmail.com

2. PROPERTY OWNER:

Name Tyler Murray

Address 4279 Reynolds Rd

Telephone 607-279-5317 email: tmurray0890@gmail.com

3. LOCATION:

Number & Street name 4279 Reynolds Rd

4. ACTION DENIED:

Building permit Use Renewal Subdivision Project/site plan
Other

5. DENIAL MADE PURSUANT TO CHAPTER & SECTION UTC 212-167A

6. TYPE OF ACTION REQUESTED:

Use variance Area Variance Permit Renewal Interpretation

Flood Variance Other

7. ZONING DISTRICT:

A1 A2 R1 R2 LS CD

RM MHP H1 H2 B1 MD IL PR DD

8. LOT INFORMATION:


Acres: 3.69 SQ.FT. 166,660 Frontage 200ft Wetlands Flood Plain

Within 500ft of a farm operation located in an Agricultural District across Rd

Within 500ft of State/County Highway _____

By submitting this application, the applicant consents to the Town, through its officers or employees, entering upon the subject premises to conduct relevant site inspections in connection with this application.

9. SIGNATURE OF PROPERTY OWNER:


Print name: Tyler Murray DATE: 12/13/22

STAFF USE ONLY


Date of Board Meeting _____ Action Taken _____

Fees Paid _____

Narrative Attachment for Zoning Appeals Application

Lot purchased and house built 2005. New garage is proposed to use the existing side setback as the current 1 bay shed. Hardship with changing the side setback to UTC 212-29G and UTC 212-167A requirement, there will not be room for vehicle to enter the garage from the driveway. The garage will not be detrimental to the vacant side lot owned by Scott Hamula (24.-9.114). The well and buried LP tank are approximately on the same side setbacks. Utilities to the house don't allow for an alternate location for the garage.

Thank you for your consideration.



Tyler J. Murray

617.20
Appendix B
Short Environmental Assessment Form

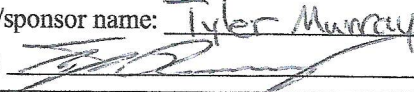
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>New garage construction replacing existing 15'x90' shed</i>							
Project Location (describe, and attach a location map): <i>4279 Reynolds Rd</i>							
Brief Description of Proposed Action: <i>Construct new garage 24'x24' with 18' carport. Garage will replace existing shed. House was built in 2005 with side setbacks of house 40ft, well, 2ft, shed 5ft and buried LP tank 5ft. Original construction and utilities serving the house make it necessary to build the garage 5-7ft from the side rural property line of the vacant building lot owned by Scott Hanula (24-9-114)</i>							
Name of Applicant or Sponsor: <i>Tyler Murray</i>		Telephone: <i>607-279-5317</i> E-Mail: <i>tmurray0890@gmail.com</i>					
Address: <i>4279 Reynolds Rd</i>							
City/PO: <i>Trumansburg</i>		State: <i>NY</i>	Zip Code: <i>14886</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<i>0.03</i> acres					
b. Total acreage to be physically disturbed?		<i>0.03</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>3.69</i> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): <u><i>Rural</i></u> <input type="checkbox"/> Parkland							

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			X
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			X
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			NA
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?			X
b. Is the proposed action located in an archeological sensitive area?			X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			X
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			X
16. Is the project site located in the 100 year flood plain?			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tyler Murray</u>	Date: <u>12/13/22</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Town of Ulysses
10 Elm Street
Trumansburg, NY 14886

AGRICULTURAL DATA STATEMENT

Section 283-a of the New York State Town Law requires that application for a special use permit, site plan approval, use variance, or subdivision approval on property containing a farm operation within an agricultural district or on a property with boundaries within 500 feet of a farm operation located in an agricultural district, include an Agricultural Data Statement. *The Town of Ulysses will use the information in this statement to assist in evaluating the impacts of proposed development projects on farm operations in Agricultural District #2 of Tompkins County.*

A farm operation is defined as "...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise...." (Section 301, Article 25-AA of the Agriculture and Markets Law).


1. Name of Applicant: Tyler Murray
Mailing address: 4279 Reynolds Rd
Trumansburg NY 14886
2. Project Name/Location: New two car garage replacing a shed in the same location
3. Description of proposed project: Construction of a garage located 200 ft across the road from farm operations including crops for Bergen Farms Realty LLC
4. Tax Parcel Number(s): 24-4-9.115
5. Number of total acres involved with project: garage 0.006 A
6. Number of total acres presently in Tax Parcel: 3.69 A
7. How much of the site is currently farmed? 0 Acres
8. Please identify who is farming the site: NA

9. Names and mailing addresses of all owners of land located within five hundred (500) feet of the project property within an agricultural district and containing farm operations:

	Landowner Name	Address	Tax parcel number	Type of farm
1	Bergen Farm	Reynolds Rd	24-1-7	Crops
2				
3				
4				
5				

(Use separate sheet if needed)

10. Attach a copy of the current tax map showing the site of the project relative to the location of farm operations identified in #9 above.

Signature of Applicant:  _____ Date: 12/13/22







Tompkins County Clerk Recording Page

Return To

CFCU COMMUNITY CREDIT UNION
1030-50 CRAFT ROAD
ITHACA, NY 14850

Maureen Reynolds, County Clerk
Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 20-262276

Grantor (Party 1)
MICHAUD, BRENDA

Grantee (Party 2)
MURRAY, TYLER

Fees	
Recording Fee	\$20.00
Pages Fee	\$15.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$1,200.00
County Transfer Tax	\$600.00
Deed Notice Fee	\$10.00
Total Fees Paid:	\$1,995.00

Transfer Amt: \$300,000.00

Instrument #: 2020-03824
Transfer Tax #: 001561

Property located in **Ulysses**

State of New York
County of Tompkins

Recorded on April 27th, 2020 at 4:40:13 PM
with a total page count of 3.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

THIS INDENTURE, Made the 3 day of April, Two Thousand Twenty,

Between **BRENDA MICHAUD (f/w/a Brenda Soboleski)**, of 29 Glen Ellyn Way, Rochester, NY 14618,

party of the first part, and

TYLER MURRAY AND ABIGAIL MURRAY, husband and wife, both of 132 Hillcrest Road, Ithaca, NY, as tenants by the entirety

parties of the second part,

Witnesseth that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part does hereby grant and release unto the parties of the second part, his or her survivor, and his or her heirs or distributees, executors, personal representatives, successors and assigns forever,

SEE SCHEDULE "A", attached hereto and made a part hereof,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, his or her survivor, and his or her heirs or distributees, executors, personal representatives, successors and assigns forever, and assigns forever.

And said party of the first part covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has herunto set her hand and seal the day and year first above written.

In Presence of

Brenda Michaud L.S.
BRENDA MICHAUD
(f/w/a Brenda Soboleski)

STATE OF New York)
COUNTY OF Monroe)ss.

NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN MONROE COUNTY
MY COMMISSION EXPIRES Oct. 8, 2022

On the 3 day of April, 2020, before me, the undersigned, personally appeared BRENDA MICHAUD (f/w/a Brenda Soboleski), personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Coughlin & Gerhart, LLP
799 Cassadilla St., Suite A
Ithaca, NY 14850
(607) 278-6700

Lynda Johnson
01GR6081704

SCHEDULE A

ALL THAT TRACT OR PARCEL of land situate in the Town of Ulysses, County of Tompkins, State of New York, being a part of Military Lot 20 in the Town, more particularly bounded end described as follows:

BEGINNING at a point in the centerline of Reynolds Road which point marks the northwest corner of land now or formerly of Hamula (CD2506/3728);

THENCE South 08 degrees 10 minutes 00 seconds West, passing through a point marked by an iron pin at 29.68 feet, a total distance of 822.10 feet to a point marked by an iron pin;

THENCE North 84 degrees 49 minutes 12 seconds West a distance of 200.27 feet to a point marked by an iron pin;

THENCE North 08 degrees 10 minutes 00 seconds East, passing through points marked by iron pins at 666.55 feet and at 798.33 feet, a total distance of 833.30 feet to a point in the centerline of Reynolds Road;

THENCE South 81 degrees 36 minutes 51 seconds East, along the centerline of Reynolds Road, a distance of 200.00 feet to the point or place of beginning; CONTAINING 3.687 +/- acres of land, net to right of way.

REFERENCE is hereby made to a survey entitled "SURVEY MAP NO. 4279 REYNOLDS ROAD – TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK" prepared by T.G. Miller, P.C., dated February 6, 2020, a copy of which is attached hereto, to be incorporated herein and is intended to be recorded concurrently herewith.

SUBJECT TO an easement and right of way to New York State Electric & Gas Corporation and Trumansburg Home Telephone Company, by instrument dated November 9, 2004 and recorded on January 17, 2005 in the Tompkins County Clerk's Office as instrument NO. 467101-008.

SUBJECT TO all covenants, easements and restrictions of record, if any, affecting the premises.

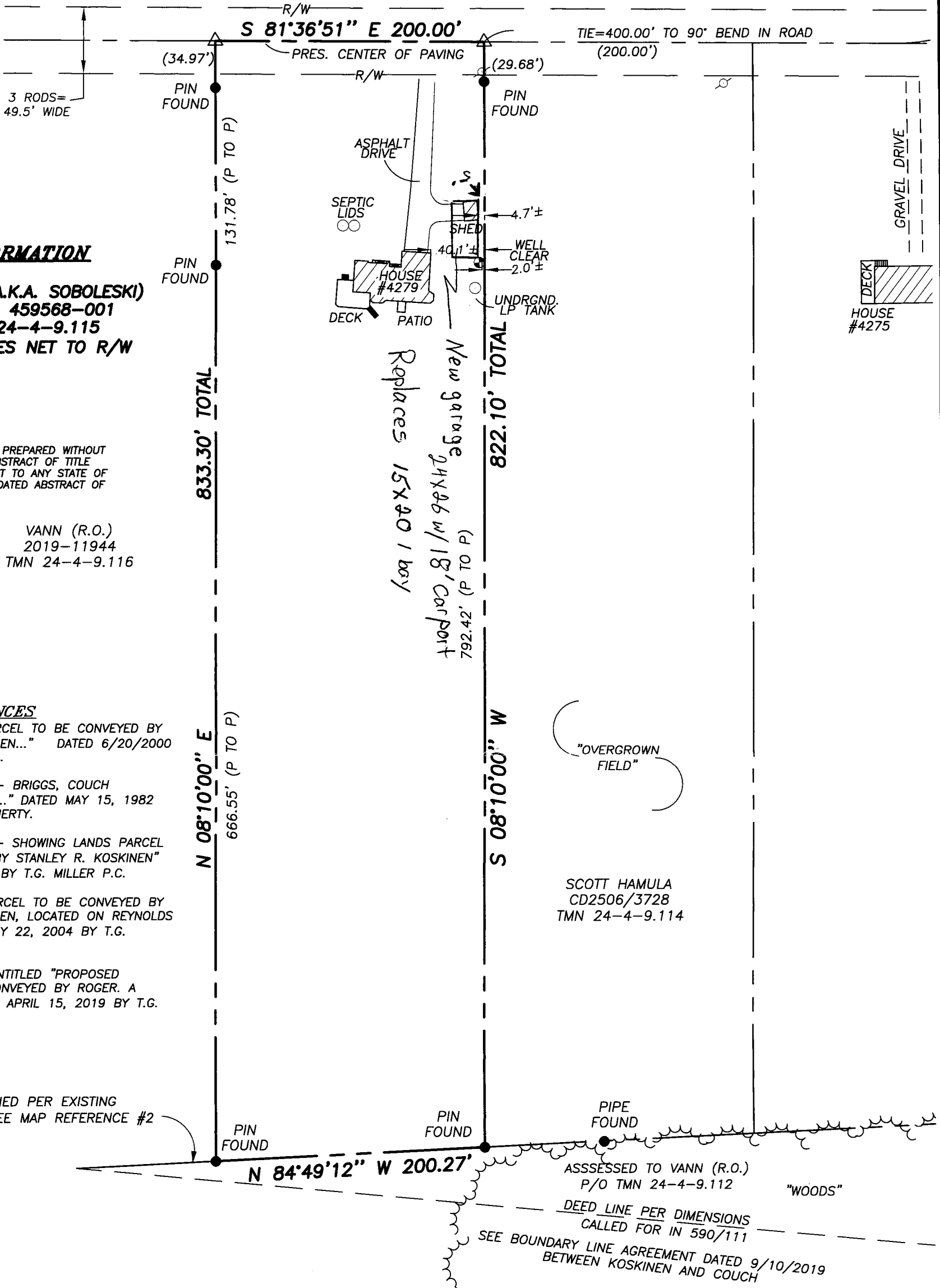
BEING a part of the same premises conveyed to Brenda Michaud (f/k/a Brenda Soboleski) by deed dated August 4, 2004 and recorded on August 20, 2004 in the Tompkins County Clerk's Office as Instrument No. 459568-001.

△ DENOTES CALCULATED POINT

REYNOLDS ROAD

"DEED TO CENTERLINE ROAD EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY R.O.W'S"

MAGNETIC 1982



TITLE INFORMATION

BRENDA MICHAUD (A.K.A. SOBOLESKI)
INSTRUMENT NO. 459568-001
TAX MAP NO. 24-4-9.115
AREA= 3.687 ACRES NET TO R/W

NOTE:
 THIS SURVEY MAP PREPARED WITHOUT
 BENEFIT OF AN ABSTRACT OF TITLE
 PROVIDED, SUBJECT TO ANY STATE OF
 FACT THAT AN UPDATED ABSTRACT OF
 TITLE MAY SHOW.

VANN (R.O.)
 2019-11944
 TMN 24-4-9.116

MAP REFERENCES

- 1.) "PROPOSED PARCEL TO BE CONVEYED BY STANLEY R. KOSKINEN..." DATED 6/20/2000 BY T.G. MILLER P.C.
- 2.) "SURVEY MAP - BRIGGS, COUCH PROPERTY, LOT 20..." DATED MAY 15, 1982 BY JOHN A. DOUGHERTY.
- 3.) "SURVEY MAP - SHOWING LANDS PARCEL TO BE CONVEYED BY STANLEY R. KOSKINEN" DATED 4/11/2002 BY T.G. MILLER P.C.
- 4.) "PROPOSED PARCEL TO BE CONVEYED BY STANLEY R. KOSKINEN, LOCATED ON REYNOLDS ROAD..." DATED JULY 22, 2004 BY T.G. MILLER, P.C.
- 5.) SURVEY MAP ENTITLED "PROPOSED PARCELS TO BE CONVEYED BY ROGER. A KOSKINEN..." DATED APRIL 15, 2019 BY T.G. MILLER, P.C.

LINE ESTABLISHED PER EXISTING MONUMENTATION. SEE MAP REFERENCE #2

SCOTT HAMULA
 CD2506/3728
 TMN 24-4-9.114

ASSSESSED TO VANN (R.O.)
 P/O TMN 24-4-9.112

DEED LINE PER DIMENSIONS
 CALLED FOR IN 590/111

SEE BOUNDARY LINE AGREEMENT DATED 9/10/2019
 BETWEEN KOSKINEN AND COUCH

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No. 050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision; and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Lee Dresser* DATED: 2/6/2020

HOLDSWORTH LAW OFFICE
 TYLER J. MURRAY
 ABIGAIL MURRAY
 CFCU COMMUNITY CREDIT UNION, ITS PRINCIPALS, SUCCESSORS AND/OR ASSIGNS

COUCH (R.O.)
 486/887
 TMN 24-4-9.12

WARNING
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREDON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREDON.



T. G. MILLER P.C.
 ENGINEERS AND SURVEYORS
 605 WEST STATE STREET
 ITHACA, NEW YORK 14850
 TEL.(607)272-8477

TITLE:
SURVEY MAP
NO. 4279 REYNOLDS ROAD
 TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 2/6/2020

SCALE: 1"=80'

S20058

REVISED

