

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street
Trumansburg, New York 14886

Wednesday, May 16, 2018
7:00 PM

AGENDA

1. Privilege of the floor
2. **CONTINUATION of 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.
3. **PUBLIC HEARING:** Appeal by Lady 515 LLC (Maynard and Megan Fahs) for area variances under Section 212-61 Lot Area and Yard Requirements of the Town of Ulysses Zoning Law. This is for the purpose of constructing a single family residence. The proposed side yard setback on the southern boundary would be 20 feet where 50 feet is the required side yard setback, and the proposed rear yard setback would be 30 feet where 50 feet is the required rear yard setback. The property is located in the Conservation District across from 1371 Taughannock Blvd, Town of Ulysses, Tax Parcel Number 18.-3-9.
4. ~~**CANCELLED - PUBLIC HEARING:** Appeal by Glen Miller for area variances under Section 212-40 F Lot Area and Yard Requirements of the Town of Ulysses Zoning Law. This is for the purpose of constructing a 12 ft by 10 ft storage shed north of the driveway, which would be located approximately two (2) feet from the side property line and 12 feet is the required side yard setback in the R1-Rural Residence District. The property is located at 8087 Falls Rd, Town of Ulysses, Tax Parcel Number is 13.-5-15.126.~~
5. **PUBLIC HEARING:** Appeal by Susan Sheerer for area variances under Section 212-47 G Lot Area and Yard Requirements of the Town of Ulysses Zoning Law. This is for the purpose of constructing an 18 ft by 24 ft addition behind (to the west) of the existing garage, which would be located approximately 11 feet from the side property line and 15 feet is the required setback in the R2-Moderate Density Residence District. The addition follows the line of the garage but the property boundary is at an angle. The addition will be approximately 16 feet at the farthest location. The project also requires a lot coverage variance. The maximum lot coverage allowed is 7.5%, the existing lot coverage is approximately 9.3%, and with the proposed addition, the lot coverage would be 11.1%. The property is located at 4200 South St Ext, Town of Ulysses, Tax Parcel Number is 12.-2-9.1.
6. **PUBLIC HEARING:** Appeal by Richard and Patricia Moran 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 a tram that would be located 1 +/- foot at the closest point

from the northern property line, where 12 feet is the required side yard setback for an accessory structure. The property is located at 1377B Taughannock Blvd, Town of Ulysses, Tax Parcel Number is 28.-1-4.1.

7. Meeting Minutes Review (4/18/18)
8. 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