

**TOWN OF ULYSSES
BOARD OF ZONING APPEALS
FINAL MINUTES
SITE VISIT – MORAN RESIDENCE, 1377 TAUGHANNOCK BLVD
Tuesday, October 15, 2019**

Approved: October 30, 2019

Present: Board Chair Bob Howarth, and members Thomas Butler, Andy Hillman, David Tyler, and Cheryl Thompson; Town Planner John Zepko; Town Attorney Khandi Sokoni; property owners Patricia and Richard Moran

Mr. Morreale was excused; Mr. Butler was named a voting member in his absence.

Call to Order: 9 a.m.

Board members began the visit at the site of the addition, located on the north side of the property. The survey pin was located, just north of an existing fence. The fence, according to Mr. Moran, predates when the Morans purchased the house in 1991.

The lakeside corner of the Moran addition – completed two years ago – measures 5.5 feet to the fence; the original house corner – to which the addition was constructed – measures 7.9 feet to the fence. It was stated that the original house corner was nonconforming before the addition.

Next, Board members inspected the tram fence, located at the lakefront and directly on the property line between the Morans and the northern property owner, who issued the initial complaint that the fence was not aesthetically pleasing. The finished side of the fence should face the neighbor's side; instead, it faces the Moran's. It measures 6 feet tall by 8 feet long. The BZA had stipulated a 6-foot tall fence but did not specify length, other than it should shield the cart.

Mr. Howarth said he thought the fence should have covered up at least a small part of the hill. Ms. Thompson, too, stated it would have been nice if the fence covered part of the tram rails. However, as Mr. Zepko noted, the steep cliff edge prevents the fence from being extended too far up the hill. Mr. Hillman did not find the fence to be aesthetically pleasing.

Mr. Hillman MADE the MOTION to adjourn the meeting, and Ms. Thompson SECONDED the MOTION. The motion was unanimously carried.

Meeting adjourned at 9:30 a.m.

Respectfully submitted by Louis Anthony DiPietro II on October 29, 2019.