

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street
Trumansburg, New York 14886

Wednesday, August 17, 2016
7:00 PM

AGENDA

1. **PUBLIC HEARING:** Appeal by Jean Houghton and Peter & Doris Houghton for area variances under Article IX Section 212-54 of the Town of Ulysses Zoning Law. The properties are located at 1349 and 1333 Taughannock Blvd, Tax Parcel Numbers 28.-1-13 and 28.-1-14.
This is for the purpose of a boundary line realignment, or simple subdivision, between two existing nonconforming lots. The realignment would move the property line to the north approximately 25 feet along the lot frontage and approximately 44 feet along the lakeshore for a total of 0.06 acres. The two existing lots are located in the LS-Lakeshore District and currently do not meet a number of lot area and yard requirements. The property at 1349 Taughannock Blvd would lose 0.06 acres of land and would require the following variances: lot area (0.80 acres where 2 acres is required) and lot depth (95 feet where 250 feet is required). The setbacks from the lakeshore and road are not changing but are less than the required 50 feet. While the property at 1333 Taughannock Blvd would gain acreage and width, the following variances are needed for the new dimensions: lot area (0.284 acres where 2 acres is required); lot depth (82.2 +/- feet where 250 feet is required); lot width at the road (140 +/- feet where 250 feet is required); lakeshore frontage (144 +/- feet where 250 feet is required); lot coverage (12.6 +/- percent where 5 percent is required). The setbacks from the lakeshore and road are not changing but are less than the required 50 feet.
2. **PUBLIC HEARING:** Appeal by Edward and LaVerne Gatch for area variances under Article VII Section 212-40 of the Town of Ulysses Zoning Law. This is for the purpose of a two-lot subdivision. The existing lot is 2.43 +/- acres with 470 +/- feet of width at the front lot line, and 225 +/- feet of lot depth, which is an existing nonconforming lot depth. After subdivision, the resulting two lots would each have 1.214 +/- acres, 235 +/- feet of width at the front lot line, and 225 +/- feet of lot depth. The requirements of the R1-Rural residence district are 2 acres, 250 feet of width at the front lot line, and 250 feet of lot depth, therefore area variances are needed for these three lot requirements in order to receive subdivision approval. The property is located on Jacksonville Rd between house numbers 4256 and 4128, Tax Parcel Number 26.-3-13.21.
3. Meeting Minutes Review (7/20/16)

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