

TOWN OF ULYSSES BOARD OF ZONING APPEALS

10 Elm Street  
Trumansburg, New York 14886

Wednesday, September 21, 2016  
7:00 PM

**AGENDA**

1. **PUBLIC HEARING:** Appeal by James C. Anderson for area variances under Article V, A1-Agricultural District, Section 212-29 of the Town of Ulysses Zoning Law.  
The existing lot with two single-family residences is 3.29 +/- acres with 570 +/- feet of lot depth, and 242.53 +/- feet of width at the front lot line, which is an existing nonconforming lot width. The applicant would like to subdivide the parcel so that the existing houses would be on separate lots. After subdivision, Parcel A with house number 5130 would have a width at the front lot line of 114.58 +/- ft where 400 feet is required. All other dimensions for Parcel A meet the zoning requirements. Parcel B with house number 5128 would have a width at the front lot line of 127.95 +/- where 400 feet is required, and a lot area of 1.23 +/- acres where 2 acres are required. The side yard setback for the house, 23.7 +/- feet where 30 feet is required, and the side yard setback for the accessory building, 9.8 +/- feet where 24 feet is required, are existing nonconforming setbacks. The property is located at 5128 and 5130 Iradell Rd, Tax Parcel Number 34.-1-28.
2. **PUBLIC HEARING:** Appeal by Joseph and Kathleen Lamarre for area variance(s) under Article V, A1-Agricultural District, Section 212-29 of the Town of Ulysses Zoning Law.  
This is for the purpose of a two-lot subdivision. The parcel was originally subdivided in 2004, under previous zoning, and the two parcels were consolidated in March 2016. By now requesting a resubdivision, one of the lots would have 189.97 +/- feet of width at the front lot line, where 400 feet is required. The property is located at 6056 Brook Rd, Tax Parcel Number 23.-1-8.1.
3. Meeting Minutes Review (8/31/16)

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