



Board of Zoning Appeals
Zoom Hybrid Meeting
Draft Meeting Minutes
February 18, 2026
Approved: _____

Board Members Present: Chair Stephen Morreale, Jonathan Ferrari, Cheryl Thompson, Andrew Hillman, Karen Meador

Quorum Present

Town Staff Present: Niels Tygesen, Lori Asperschlager

Applicants Present: Katelin Olson and Liz Weatherby, on behalf of the town.

Members of the Public Present:

Members of the Public Present on Zoom: Linda Liddle, Tyler Sherman, Marvin Pritts

Proceedings

Chair Morreale called the meeting to order at 7:01 PM at Town Hall.

Approval of Agenda

No changes were requested.

Approval of Past Minutes

Motion: Meador moved to approve September 17, 2025 minutes; Thompson seconded

Ayes: Chair Morreale, Ferrari, Thompson, Hillman, Meador

Nays: None

Abstain: None

January 21, 2026 minutes

Motion: Thompson moved to approve January 21, 2026 minutes with amendments; Ferrari seconded

Ayes: Chair Morreale, Ferrari, Thompson, Hillman

Nays: None

Abstain: Meador

Morreale would like to speak to committee members before discussing BZA Vice Chair.

OLD BUSINESS ITEM

VAR2512-01 Pritts 2 Lot Minor Subdivision Area Variance

5230 Cold Springs Road, Parcel Number 12.-4-19.2

The applicant, the Town of Ulysses, on behalf of the owners, Marvin and Allison Pritts, applied for a minor subdivision for the subject site to subdivide the existing 16.58 acre lot into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres. Proposed parcel B would be a flag lot with a proposed width of 38 feet for the 'pole' portion of the lot where 50 feet is required per the Code of the Town of Ulysses (CTU) 212-130.A.

Weatherby updated the BZA that on 2/3/26 the Planning Board reviewed variance and unanimously approved the resolution.

Hillman expressed concern that the public hearing sign was not posted properly and requested that the hearing be postponed to March 18 BZA meeting. Olson posted the sign on 2/7 however the sign has since fallen down. Notices were mailed to property owners within 500' of the property in question and a notification was in the newspaper. If postponed the Planning Board would be delayed in reviewing the subdivision until April. Without the subdivision approval no action can be taken to pursue donations, grants, or have a plan developed.

The board discussed the driveway, fencing and vegetative screening. The driveway would be 20' with a 5' sidewalk and a fence right on the property line. The vegetative screening would be on the back side of the park and is not currently planned for the driveway.

Olson said that the terms of the donation agreement require a fence be installed on the adjacent property before any construction began. Hillman asked which side the sidewalk would be on Weatherby answered that the sidewalk is thought to be on the side closest to the fence and neighboring property.

Ferrari said that if there is enough room for all the pieces then the final plan doesn't need to be known now. The board can add stipulations to what needs to be added to the resolution.

The board discussed permeable pavement and referenced a letter from Highway Superintendent Scott Stewart. Hillman has experience with permeable pavement and if done correctly it can last and can be maintained. An example of a poorly done area is the Overlook at Taughannock, which has porous concrete. Permeable pavement is not ideal for turning areas, but the driveway will not have parking or turning, only driving. Weatherby stated the town would like the driveway to be some sort of hardened road and does not want stone for the driveway. Thompson is supportive of using the permeable pavement and would like to see them use it for this driveway.

Hillman expressed concerned that the sign was not up for the length of time required by law and Morreale asked if they postponed the public hearing what would be done in that month's timeframe. Hillman would like to speak to Highway Superintendent Scott Stewart about the pavement options.

Olson spoke about permeable pavement and shared concerns about the financial cost to both install the pavement and the ongoing maintenance and specialized equipment the town doesn't already own. Soil conditions are unknown at this time and the town doesn't want to be hemmed in by specifications before conditions are known. A couple of the planning board members spoke at their February 3 meeting and were not in favor of permeable pavement.

Meador would like the board to consider the draining to the neighboring property and Morreale stated that it is within the boards purview to look at the environmental impacts.

Ferrari spoke about other options for pavement as biological solutions such as bioswale or a berm whereas porous pavement is an engineering solution.

The board discussed approving the variance with conditions since there were no plans to review. Tygesen said the board could add a recommendation to the planning board, once the planning board gets to the point of a site plan review, to send it back to the BZA for comments.

Ferrari asked if the board could put a performance condition on the variance versus a prescriptive condition.

Hillman would like to see an evergreen screen on a berm and then a fence, then the 20' driveway and then the 5' sidewalk.

Morreale opened the public portion of the meeting.

Tyler Sherman would like screening with both fencing and vegetation on two sides of the property (roadside and backside). He would like to see the plans before a decision is made.

Marvin Pritts spoke about the sign and stated it was up for most of the time it was supposed to be and it blew down.

Weatherby confirmed the backside of the property will be evergreens, as part of the donation agreement, and possibly fruit trees. A fence in the back of the neighboring properties was not included in the donation agreement.

Sherman spoke again to clarify that a fence is requested for both the roadside and backside of the property and does not support fruit trees as a vegetative screening along with the evergreens.

Meador recommended a 10-year plan for building up a vegetative screening to be financially responsible. Hillman as a tree committee member understands the importance of a plan and will need to have soil testing so the correct species are planted. There are evergreen trees along the property lines that can stay to help with the vegetative screening. The black walnuts and black locusts may need to be removed.

Ferrari supports the board acting so the process and all parties can do their part in the next steps.

Hillman would like to add a condition to the resolution to have a fence on the neighboring property as requested by Sherman.

Morreale closed the public portion of the meeting.

The board discussed changes to the resolution to include stipulations and conditions.

Thompson moved to approve [Board of Zoning Appeals Resolution No. 2026-003 A Resolution for One Area Variance for the Pritts Two Lot Minor Subdivision Located at 5230 Cold Springs Road, Town of Ulysses, Tax Parcel 12.-4-19.2](#)

Motion: Thompson moved to approve; Ferrari seconded.

Ayes: Chair Morreale, Ferrari, Thompson, Hillman, Meador

Nays: None

Abstain: None

TOWN BOARD LIAISON REPORT

No Report

Tygesen reported that there are no items on the agenda for the March 18 meeting but will have agenda items for the April 15 meeting.

Motion: Hillman motioned to adjourn; Ferrari seconded.

Vote: Thompson, aye; Chair Morreale, aye; Ferrari, aye; Hillman, aye; Meador, aye.

Motion Carried.

ADJOURNED 9:21 PM

Respectfully submitted by Lori Asperschlager, Board of Zoning Appeals Secretary
February 27, 2026