



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Board of Zoning Appeals
FROM: Niels Tygesen, Planner
DATE: February 28, 2023
MEETING DATE: March 15, 2023

PROJECT NUMBER: VAR2301-002
PROJECT ADDRESS: 4279 Reynold Road
PARCEL NUMBER: 24.-4-9.115
ZONING: A/R: Agricultural/Rural

INTRODUCTION

Proposal of a new detached accessory building within a required side yard setback. Ulysses Town Code [\(UTC\) 212-29.G](#) requires a minimum side yard setback of 30 feet for the A/R zone. [UTC 212-167.A](#) permits accessory buildings to be located within 20 percent a required yard setback, this provision reduces the minimum required side setback to 24 feet for the proposed detached accessory building. The applicant has proposed to construct the garage approximately 10 feet from the east lot line.

PROCESS

Per [6 CRR-NY 617.5](#), the granting of a setback variance is a Type II action which have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review.

Per the Inter-governmental Agreement with Tompkins County Planning Department, the proposal is exempt from the requirements of [CLNY 24.12-C.239-L, M, and N](#).

Per [CLNY 62.16.267-B.3.b](#), the BZA is required to consider the following criteria for an area variance:

1. The benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;
2. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
3. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
4. Whether the requested area variance is substantial;
5. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
6. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Per [CLNY 62.16.267-B.3.c](#), if the BZA grants an area variance, it shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

Per [CLNY 62.16.267-B.4](#), the BZA shall have the authority to impose reasonable conditions and restrictions. The conditions shall be consistent with the spirit and intent of the zoning ordinance, and shall be imposed for the purpose of minimizing any adverse impact the variance may have on the neighborhood or community.

COMMENT LETTERS

Scott Hamula, property owner of the adjacent parcel to the east of the subject lot, submitted a letter in support of the requested varaince.

AERIALS AND MAPS



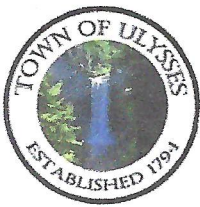
2018 Aerial of Subject Site

Single-family residence on subject lot, Reynolds Road to the north, vacant lot to the east, and agriculture – field crops to the west and south according to County records.



Zoning of Subject Site and Adjacent Properties

A/R: Agricultural/Rural for the subject lot, and adjacent properties to the west, south, and east, and to the north across Reynold Road.



TOWN OF ULYSSES
Board of Zoning Appeals Application

10 Elm Street
Trumansburg, NY 14866
607-387-9778

Tax Map No. 24-H-9.115

Appeal No. _____

1. APPLICANT:

Name Tyler Murray
Address 4279 Reynolds Rd
Telephone 607-279-5317 email: tmurray0890@gmail.com

2. PROPERTY OWNER:

Name Tyler Murray
Address 4279 Reynolds Rd
Telephone 607-279-5317 email: tmurray0890@gmail.com

3. LOCATION:

Number & Street name 4279 Reynolds Rd

4. ACTION DENIED:

Building permit ☒ Use _____ Renewal _____ Subdivision _____ Project/site plan _____
Other _____

5. DENIAL MADE PURSUANT TO CHAPTER & SECTION UTC 212-167A

6. TYPE OF ACTION REQUESTED:

Use variance _____ Area Variance ☒ Permit Renewal _____ Interpretation _____

Flood Variance _____ Other _____

7. ZONING DISTRICT:

A1 _____ A2 _____ R1 _____ R2 _____ LS _____ CD _____

RM _____ MHP _____ H1 _____ H2 _____ B1 _____ MD _____ IL _____ PR _____ DD _____

8. LOT INFORMATION:

Acres: 3.69 SQ.FT. 166,660 Frontage 200 ft Wetlands _____ Flood Plain _____

Within 500ft of a farm operation located in an Agricultural District ☒ across Road

Within 500ft of State/County Highway _____

By submitting this application, the applicant consents to the Town, through its officers or employees, entering upon the subject premises to conduct relevant site inspections in connection with this application.

9. SIGNATURE OF PROPERTY OWNER: _____

Print name: _____

DATE: _____

STAFF USE ONLY

Date of Board Meeting _____

Action Taken _____

Fees Paid _____

Narrative Attachment for Zoning Appeals Application

New two car garage 24ft wide X 26ft deep built parallel with the house allowing vehicle access from the front is proposed. Garage will be 6 ft. from east side of house with a 10 ft – 12 ft property side setback.

An alternative site was evaluated on the west side of the property including a 350ft driveway, new road culvert, appropriate drainage for wet area and an elevated base pad for the garage. Alternative was not affordable and gives very limited practical use for a garage. Site prep and access costs are 1.5 X the actual garage cost.

- Driveway, culvert and permit \$9,650
- Drainage \$1,000
- Garage pad \$4,500

Initial building permit proposed the new garage 24ft X 26ft with an 18ft carport to replace the existing shed and maintain the existing property side setback of 4.7ft.

This zoning appeal application removes the 18 ft carport, turns the garage 90 degrees, moves garage 6ft from east side of house and establishes a 10-12ft side setback. Existing 4.7ft setback issue is eliminated with the relocation of the shed.

The garage will not be detrimental to the vacant side lot owned by Scott Hamula (24.-9.114). Scott has provided a letter of approval for a reduced side setback and has given me first denial right to purchase the vacant lot if Scott decides to sell.

Thank you for your consideration.

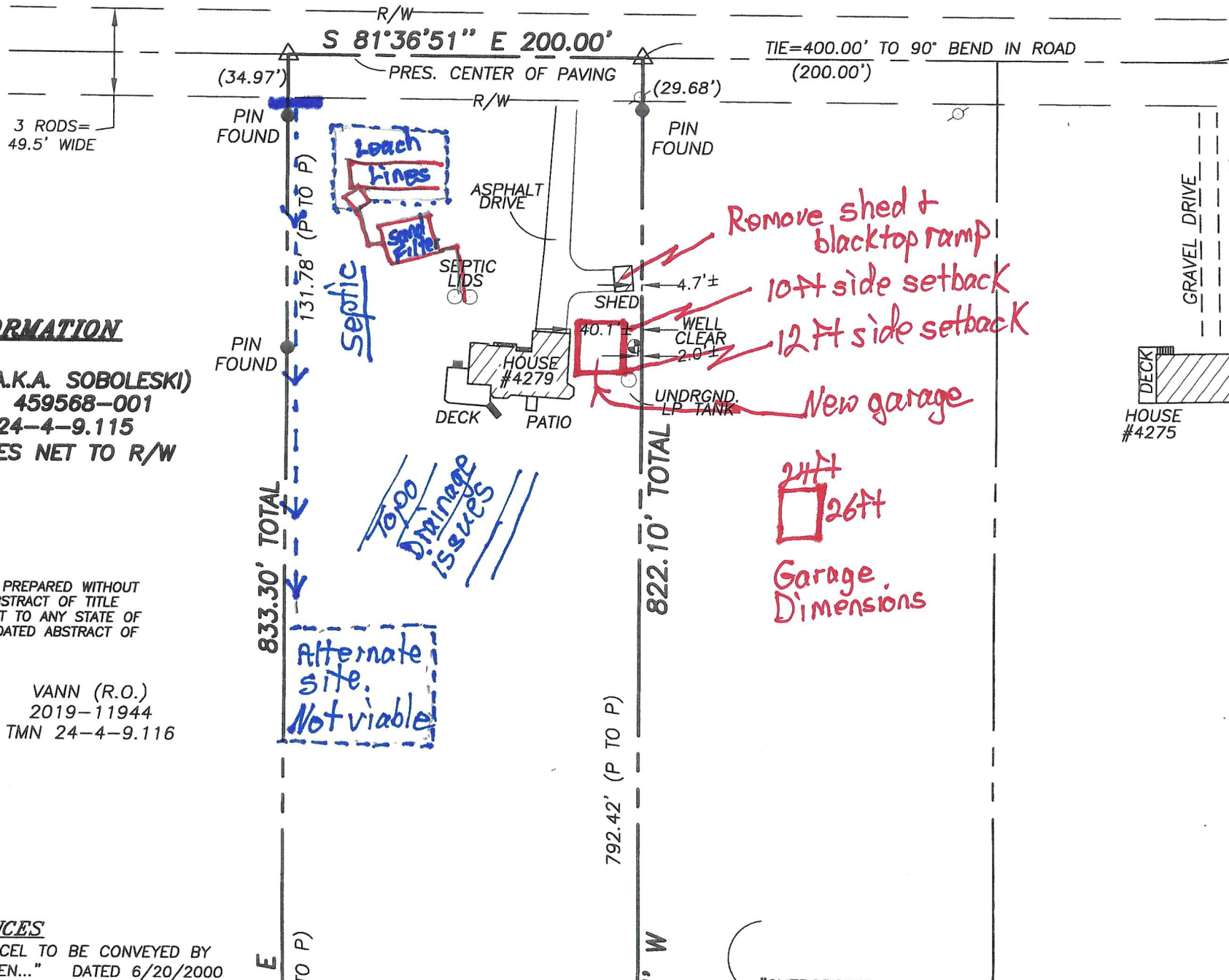
Tyler J. Murray



"DEED TO CENTERLINE ROAD EXCEPT
AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S"

△ DENOTES CALCULATED POINT

REYNOLDS ROAD



TITLE INFORMATION

BRENDA MICHAUD (A.K.A. SOBOLESKI)
INSTRUMENT NO. 459568-001
TAX MAP NO. 24-4-9.115
AREA= 3.687 ACRES NET TO R/W

NOTE:
THIS SURVEY MAP PREPARED WITHOUT
BENEFIT OF AN ABSTRACT OF TITLE
PROVIDED, SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF
TITLE MAY SHOW.

VANN (R.O.)
2019-11944
TMN 24-4-9.116

MAP REFERENCES

1.) "PROPOSED PARCEL TO BE CONVEYED BY
STANLEY R. KOSKINEN..." DATED 6/20/2000
BY T.C. MILLER, P.L.C.

SEWAGE TREATMENT SYSTEM CONSTRUCTION PERMIT
TOMPKINS COUNTY HEALTH DEPARTMENT

401 Harris B. Dates Drive, Ithaca, NY 14850-1386 (607)274-6688 Fax (607)274-6695

Your partner for a healthy community.

For: BRENDA SOBOLESKI

Location: REYNOLDS ROAD Tax Map No.: 9-24-4-8-112

Permit valid for design flow not in excess of 330 gallons per day (3 bedroom house or equivalent).

Valid for inclusion of garbage grinder wastes Yes No ✓ Toilet volume per flush 1.6 gallons.

In accordance with the provisions of the County Sanitary Code, you are hereby granted permission to construct a sewage treatment system at the above location with the sketch and details shown herein or previously provided.

This permit is valid for two years from date of issue. Permit may be renewed for a period of two more years, or transferred to another person, if application is made prior to expiration.

Inspector REYNOLD Date 9-21-04

INSPECTOR'S COMMENTS

Inspection Checklist

Yes No

Proper ST Size

DB Level

Proper Pipe Grades

Trench Depth

Stone and Sand Depth

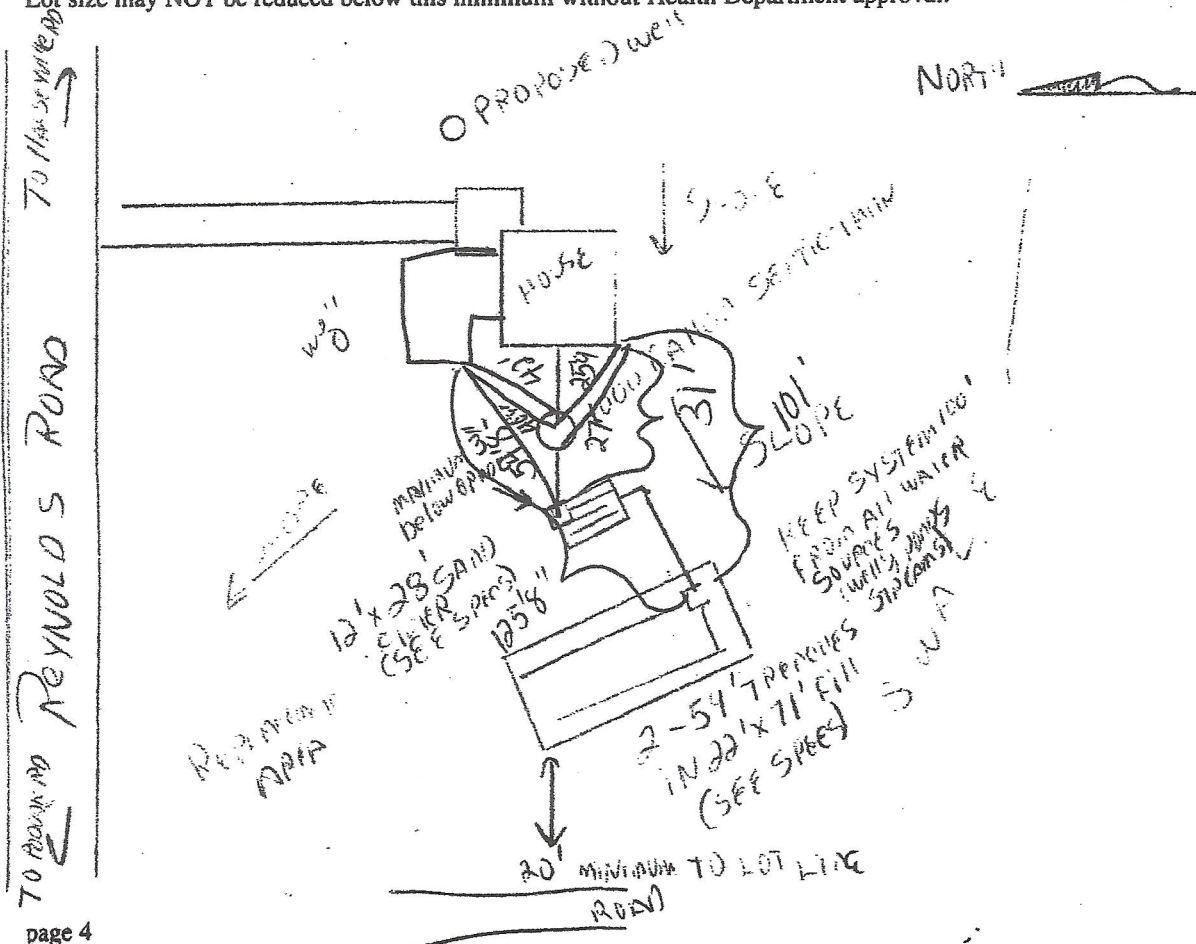
Straw Cover

6-12" Topsoil

Surface Grading

DESIGN FOR SEWAGE TREATMENT SYSTEM

Minimum lot size required for this sewage system is Large usable area which can contain a 150 feet diameter circle.
Lot size may NOT be reduced below this minimum without Health Department approval.



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <u>New garage 24' x 26'</u>																		
Project Location (describe, and attach a location map):																		
Brief Description of Proposed Action: <u>Construct new garage 24' x 26' between house and east property line 6ft from house and 10ft from property line. House was built in 2005 with side setbacks of house 40 ft, well 2 ft, shed 5 ft and buried LP tank 5 ft. Septic and utilities limit the garage construction to the proposed site. The garage will allow vehicle access, is not detrimental to the vacant side lot owned by Scott Hamula (24-9.114) and allows for the 10' x 14' shed with 5' setback to be relocated.</u>																		
Name of Applicant or Sponsor: <u>Tyler Murray</u>		Telephone: <u>607-279-5317</u> E-Mail: <u>tmurray0890@gmail.com</u>																
Address: <u>4279 Reynolds Rd</u>																		
City/PO: <u>Trumansburg</u>		State: <u>NY</u>	Zip Code: <u>14886</u>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="height: 40px;"></td><td style="height: 40px;"></td></tr></table>	NO	YES													
NO	YES																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="height: 40px;"></td><td style="height: 40px;"></td></tr></table>	NO	YES													
NO	YES																	
3.a. Total acreage of the site of the proposed action?		<u>0.08</u> acres																
b. Total acreage to be physically disturbed?		<u>0.02</u> acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>3.69</u> acres																
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td>☐ Urban</td><td>☐ Rural (non-agriculture)</td><td>☐ Industrial</td><td>☐ Commercial</td><td>☐ Residential (suburban)</td></tr><tr><td>☐ Forest</td><td>☒ Agriculture</td><td>☐ Aquatic</td><td colspan="2">☐ Other (specify): <u>Rural</u></td></tr><tr><td>☐ Parkland</td><td colspan="4"></td></tr></table>				☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)	☐ Forest	☒ Agriculture	☐ Aquatic	☐ Other (specify): <u>Rural</u>		☐ Parkland				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)														
☐ Forest	☒ Agriculture	☐ Aquatic	☐ Other (specify): <u>Rural</u>															
☐ Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	X
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	NA
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	NO	YES	X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	X
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	X
16. Is the project site located in the 100 year flood plain?	NO	YES	X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	X

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tyler Murray</u>		Date: <u>1/25/23</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

Town of Ulysses
10 Elm Street
Trumansburg, NY 14886

AGRICULTURAL DATA STATEMENT

Section 283-a of the New York State Town Law requires that application for a special use permit, site plan approval, use variance, or subdivision approval on property containing a farm operation within an agricultural district or on a property with boundaries within 500 feet of a farm operation located in an agricultural district, include an Agricultural Data Statement. *The Town of Ulysses will use the information in this statement to assist in evaluating the impacts of proposed development projects on farm operations in Agricultural District #2 of Tompkins County.*

A farm operation is defined as "...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise...." (Section 301, Article 25-AA of the Agriculture and Markets Law).

1. Name of Applicant: Tyler Murray
Mailing address: 4279 Reynolds Rd
Trumansburg NY 14886
2. Project Name/Location: New two car garage on east side of house allowing vehicle access
3. Description of proposed project: Construction of a garage located 200 ft across the road from farm operations including crops for the Bergen Farms Realty
4. Tax Parcel Number(s): 24-4-9.115
5. Number of total acres involved with project: 0.014 A
6. Number of total acres presently in Tax Parcel: 3.69 A
7. How much of the site is currently farmed? 0 Acres
8. Please identify who is farming the site: NA

9. Names and mailing addresses of all owners of land located within five hundred (500) feet of the project property within an agricultural district and containing farm operations:

	Landowner Name	Address	Tax parcel number	Type of farm
1	Bergen Farm	Reynolds Rd	24-1-7	Crops
2				
3				
4				
5				

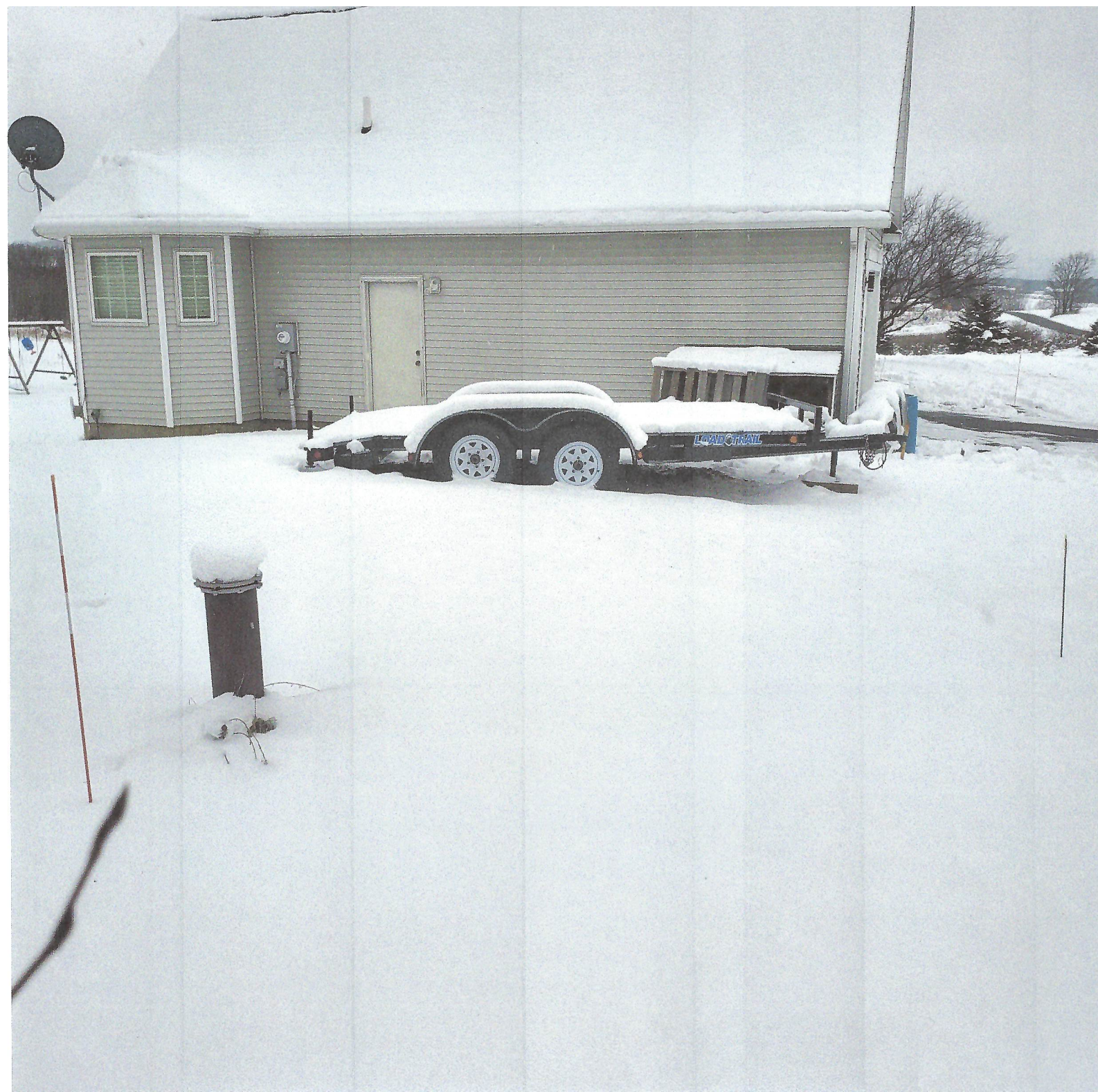
(Use separate sheet if needed)

10. Attach a copy of the current tax map showing the site of the project relative to the location of farm operations identified in #9 above.

Signature of Applicant:



Date: 1/25/23











Tompkins County Clerk Recording Page

Return To

CFCU COMMUNITY CREDIT UNION
1030-50 CRAFT ROAD
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 20-262276

Grantor (Party 1)

MICHAUD, BRENDA

Grantee (Party 2)

MURRAY, TYLER

Fees

Recording Fee	\$20.00
Pages Fee	\$15.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
State Transfer Tax	\$1,200.00
County Transfer Tax	\$600.00
Deed Notice Fee	\$10.00
Total Fees Paid:	\$1,995.00

Transfer Amt: \$300,000.00

Instrument #: 2020-03824

Transfer Tax #: 001561

Property located in **Ulysses**

State of New York
County of Tompkins

Recorded on April 27th, 2020 at 4:40:13 PM
with a total page count of 3.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

THIS INDENTURE, Made the 3 day of April, Two Thousand Twenty,

Between

BRENDA MICHAUD (f/k/a Brenda Soboleski), of 29 Glen Ellyn Way, Rochester, NY 14618,

party of the first part, and

TYLER MURRAY AND ABIGAIL MURRAY, husband and wife, both of 132 Hillcrest Road, Ithaca, NY, as tenants by the entirety

parties of the second part,

Witnesseth that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part does hereby grant and release unto the parties of the second part, his or her survivor, and his or her heirs or distributees, executors, personal representatives, successors and assigns forever,

SEE SCHEDULE "A", attached hereto and made a part hereof,

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, his or her survivor, and his or her heirs or distributees, executors, personal representatives, successors and assigns forever, and assigns forever.

And said party of the first part covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises;

Second, That said party of the first part will forever Warrant the title to said premises

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Brenda Michaud L.S.
BRENDA MICHAUD
(f/k/a Brenda Soboleski)

STATE OF New York,
COUNTY OF Monroe) ss.

NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN MONROE COUNTY
MY COMMISSION EXPIRES Oct. 8, 2022

On the 29 day of April, 2020, before me, the undersigned, personally appeared BRENDA MICHAUD (f/k/a Brenda Soboleski), personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Yvonne J. Green
016R6081704

SCHEDULE A

ALL THAT TRACT OR PARCEL of land situate in the Town of Ulysses, County of Tompkins, State of New York, being a part of Military Lot 20 in the Town, more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Reynolds Road which point marks the northwest corner of land now or formerly of Hamula (CD2506/3728);

THENCE South 08 degrees 10 minutes 00 seconds West, passing through a point marked by an iron pin at 29.68 feet, a total distance of 822.10 feet to a point marked by an iron pin;

THENCE North 84 degrees 49 minutes 12 seconds West a distance of 200.27 feet to a point marked by an iron pin;

THENCE North 08 degrees 10 minutes 00 seconds East, passing through points marked by iron pins at 666.55 feet and at 798.33 feet, a total distance of 833.30 feet to a point in the centerline of Reynolds Road;

THENCE South 81 degrees 36 minutes 51 seconds East, along the centerline of Reynolds Road, a distance of 200.00 feet to the point or place of beginning; CONTAINING 3.687 +/- acres of land, net to right of way.

REFERENCE is hereby made to a survey entitled "SURVEY MAP NO. 4279 REYNOLDS ROAD – TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK" prepared by T.G. Miller, P.C., dated February 6, 2020, a copy of which is attached hereto, to be incorporated herein and is intended to be recorded concurrently herewith.

SUBJECT TO an easement and right of way to New York State Electric & Gas Corporation and Trumansburg Home Telephone Company, by instrument dated November 9, 2004 and recorded on January 17, 2005 in the Tompkins County Clerk's Office as Instrument NO. 467101-008.

SUBJECT TO all covenants, easements and restrictions of record, if any, affecting the premises.

BEING a part of the same premises conveyed to Brenda Michaud (f/k/a Brenda Soboleski) by deed dated August 4, 2004 and recorded on August 20, 2004 in the Tompkins County Clerk's Office as Instrument No. 459568-001.

Board of Zoning Appeals

Town of Ulysses

10 Elm St.

Trumansburg, NY 14886

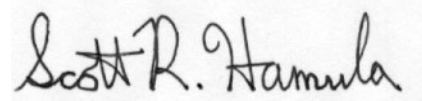
January 15, 2023

Dear Board of Zoning Appeals,

As the owner of the adjacent property, 24.-9.114, I am submitting this letter of support for the Board of Zoning Appeals Application submitted by Tyler Murray which seeks a setback variance to replace an existing shed with a newly constructed garage.

While the application does not appear to specifically state the proposed setback, I am assuming the setback will be as least five (5) feet from the property line since, on page 14 of the application, the line drawn for the back of the new garage overlays the same line as the back of the existing shed and, on page 3 of the application, it states the shed setback is five (5) feet from the property line. I have not verified these measurements.

Respectfully,

A handwritten signature in black ink that reads "Scott R. Hamula". The signature is written in a cursive, flowing style.

Scott R. Hamula