



**Board of Zoning Appeals
Zoom Hybrid Meeting
Meeting Minutes
April 15, 2026
Approved: June 17, 2026**

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

Board Members Absent: Jonathan Ferrari

Quorum Present

Town Staff Present: Niels Tygesen, Lori Asperschlager

Applicants Present: Peter Houghton

Members of the Public Present: Lawrence McCann and Cheryl Chalmers

Proceedings

Chair Morreale called the meeting to order at 7:03 PM at Town Hall.

Approval of Agenda

No changes were requested.

Approval of Past Minutes

Motion: Hillman moved to approve the amended February 18, 2026 minutes; Thompson seconded.

Ayes: Chair Morreale, Thompson, Hillman, Meador

Nays: None

Abstain: None

NEW BUSINESS ITEM

VAR2602-01: Houghton Lot Line Adjustment Area Variance, 1349 Taughannock Blvd

The applicant and property owner, Peter Houghton, proposes to transfer approximately .13 acres from the subject property to the adjacent property to the north (1355 Taughannock Blvd). The subject property is currently approximately .816 acres in area where two acres is required per the Code of the Town of Ulysses ([CTU 212-47.B](#)), and the proposal would further reduce the lot area to .689 acres. Per [CTU 212-140.3.C.1](#), lot line alterations (LLA) may not further increase the degree of nonconformity of nonconforming parcels.

Hillman stated that on the Area Variance application the Project Description noted the address incorrectly for the properties “55LF of 1349TB lake frontage is being sold to ~~1349TB~~ 1355TB.”

Applicant Peter Houghton gave a history of the property purchased by parents in 1929 and his interest in the area variance and lot line adjustment. The zoning violation of the neighboring property’s (1355) garage that is in the side setback would be resolved by

this LLA. The violation of the 1935 deed not to allow structures too close to the property line would also be resolved.

Morreale asked if there were any public comments received. Tygesen confirmed there were no public comments received.

Morreale opened the public hearing. No public comments received. Morreale closed the public hearing.

Discussion:

- A subsequent variance would be needed if the owners of 1355 Taughannock wanted to build on property.
- Lot coverage limitations for both 1349 and 1355 Taughannock Blvd if an additional building was to be built on either property.
- Concerns of more erosion if an ADU was built on the property.
- Neighbors were in attendance and stated they have no plans to develop the additional section of property and want to preserve the natural landscape of the woods. They have been concerned about the violations which were problematic during the purchase of the property.

Motion: Hillman moved to approve [Board of Zoning Appeals Resolution No. 2026-004 A Resolution for One Area Variance for the Houghton Lot Line Adjustment Located at 1349 Taughannock Boulevard, Town of Ulysses, Tax Parcel 28.-1-13.2](#); Meador seconded.

Ayes: Chair Morreale, Thompson, Hillman, Meador

Nays: None

Abstain: None

ZCA2603-01: Code Amendment RE Definitions Related to Data Centers

The Town Board is interested in amending the Town's zoning code to include definitions for data and cyber mining centers.

Morreale asked Tygesen what form the Town Board wanted the BZA's response. The committee agreed to have the response captured in the minutes.

After much discussion, the BZA supports the addition of the definitions to the town code but requests the following:

- Metrics included in the definition of Accessory Data Center for limitations on water use, energy use, square footage, noise limit, and heat generation to replace or expand upon the word dominate.
- Clarity on the difference between Accessory Data Center and a principle Data Center.
- Cryptocurrency definition is vague and needs to be fleshed out. Concerned about water usage with cryptocurrency.

OLD BUSINESS ITEM

2026 Vice Chair

Motion: Morreale moved to make a motion to nominate Cheryl Thompson; Meador seconded. Thompson agrees to be 2026 Vice Chair of the Board of Zoning Appeals.

Ayes: Chair Morreale, Thompson, Hillman, Meador

Nays: None

Abstain: None

TOWN BOARD LIAISON REPORT

No town board member in attendance.

Motion: Hillman motioned to adjourn; Meador seconded.

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

Motion Carried.

ADJOURNED 8:54PM

Respectfully submitted by Lori Asperschlager, Board of Zoning Appeals Secretary
April 20, 2026