Board of Zoning Appeals
Zoom Hybrid Meeting
Meeting Minutes
June 17, 2026
Approved: November 18, 2026

Board Members Present: Vice Chair Cheryl Thompson, Andrew Hillman, Karen Meador, Jonathan Ferrari (arrived at 7:05)
Board Members Absent: Chair Stephen Morreale
Quorum Present
Town Staff Present: Niels Tygesen, Lori Asperschlager
Applicants Present: Olga (Terri) Husted
Members of the Public Present: Jack Radzik

Proceedings

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

Approval of Agenda

Motion: Thompson moved to approve the agenda; Meador seconded.
Ayes: Vice Chair Thompson, Hillman, Meador
Nays: None
Abstain: None

Approval of Past Minutes

Motion: Hillman moved to approve the amended April 15, 2026 minutes; Meador seconded.
Ayes: Vice Chair Thompson, Hillman, Meador
Nays: None
Abstain: Ferrari

NEW BUSINESS ITEM

VAR2605-01: Husted Single Detached Dwelling Unit Addition Area Variance & Public Hearing

The applicant, Gleason Contracting, on behalf of property owner, Olga (Terri) Husted, proposes to construct an addition, approximately 150 square feet in area, to an existing single detached dwelling unit 15 feet from the west side lot line. Per the Code of the Town of Ulysses (CTU) 212-29.G, the minimum side yard setback for the A/R zone is 30 feet.

Homeowner Husted gave the history of the project. She originally planned to put in a tiny home near the road that was out of the wetland, but the cost was prohibitive. Now she is coming to the board with an addition on the back of the house which does not extend any farther than the current footprint of the house and takes the place of the current patio. Most of the property is swamp/wetland which restricts building, in addition to the septic being between the house and the wetland.

Board members were supportive of the project and the plan.

Ferrari asked how the contractor will build the roof to match the current garage roof. Husted stated that there will be a valley and a gutter will be attached.

Thomspon noticed a discrepancy in the proposal and what was presented to the board. Husted confirmed the square footage of the addition is 14x24 but only the new portion beyond what is already existing is approximately 150 (15x10) square feet in area.

Tygesen spoke about the approximate calculation of the 150 sqft area from the plans and the 15' setback. Lot coverage is not an issue for this project.

Ferrari asked if a future owner could use the 15' setback along their side property line. Tygesen said no, the house and garage are legal non-conforming structures and current zoning would require a future owner to come back to the BZA for review.

Thompson asked about the hallway that is being added as part of the plan. Husted answered questions and explained the plan for the hallway and two doorways.

Motion: Meador moved to open the public hearing; Hillman seconded.
Ayes: Vice Chair Thompson, Hillman, Meador, Ferrari
Nays: None
Abstain: None

Neighbor Jack Radizk is in support of the addition.

Motion: Ferrari moved to close the public hearing; Meador seconded.
Ayes: Vice Chair Thompson, Hillman, Meador, Ferrari
Nays: None
Abstain: None

Motion: Thompson moved 2026-005 Resolution for discussion; Meador seconded.
Ayes: Vice Chair Thompson, Hillman, Meador, Ferrari
Nays: None
Abstain: None

Board discussed the resolution and finalized the text

Motion: Meador motioned to approve as amended Board of Zoning Appeals Resolution No. 2026-005 A Resolution for One Area Variance for the Husted Single Detached Dwelling Unit Addition Located at 6018 Podunk Road, Town of Ulysses, Tax Parcel 21.-1-12.5; Ferrari seconded.
Ayes: Vice Chair Thompson, Hillman, Meador, Ferrari
Nays: None

Abstain: None

TOWN BOARD LIAISON REPORT
No town board member in attendance.

Motion: Thomspon motioned to adjourn; Meador seconded.
Vote: Vice Chair Thompson, aye; Hillman, aye; Meador, aye.
Motion Carried.

ADJOURNED 7:46PM

Respectfully submitted by Lori Asperschlager, Board of Zoning Appeals Secretary
July 8, 2026