



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Board of Zoning Appeals Resolution No. 2026-001

A Resolution Requesting the Town of Ulysses Planning Board Provide a Written Recommendation on the Pritts 2 Lot Minor Subdivision Area Variance

WHEREAS, the Board of Zoning Appeals finds the following:

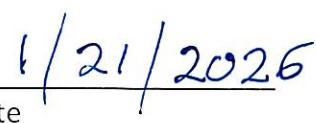
1. The Board of Zoning Appeals received an application for an area variance entitled 'Area Variance Related to Minor Subdivision of Land', located at 5230 Cold Springs Road parcel 12.-4-19.2; and
2. The intent of the applicant is to subdivide the existing 16.58 acre lot into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres; and
3. 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 212-130.A; and
4. Per the Consolidated Laws of New York Chapter 62 Article 16 Section 277.6, the Board of Zoning Appeals as part of the review of the area variance application must make a request to the Planning Board to provide a written recommendation concerning the proposed variance;

NOW, THEREFORE, THE BOARD OF ZONING APPEALS RESOLVES THE FOLLOWING:

1. The Board of Zoning Appeals hereby requests the Planning Board review the application for the area variance at their next available meeting and provide written recommendation on the area variance in a timely fashion.



Board of Zoning Appeals Chair



Date

Ayes: Ferrrari, Morreale, Thompson

Nays: None

Absent: Hillman, Meador

Abstain: None