



# TOWN OF ULYSSES

## PLANNING BOARD

## Planning Board Resolution No. 2026-005

### A Resolution Recommending the Board of Zoning Appeals Grant an Area Variance for the Pritts 2 Lot Minor Subdivision

WHEREAS, the Planning Board finds the following:

1. The Town of Ulysses submitted an application to the Board of Zoning Appeals 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; and
5. The Board of Zoning Appeals did meet on January 21, 2026 to consider the request and did pass Resolution 2026-001 requesting the Planning Board review the application for the area variance at the next available meeting and provide written recommendation on the area variance in a timely fashion; and
6. The Planning Board did meet on February 3, 2026 to conduct sketch plat review of the proposal and reviewed the area variance application and the request of the Board of Zoning Appeals;

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

1. The Planning Board recommends the Board of Zoning Appeals grant the area variance as requested by the applicant.

Karl Klankowski  
Planning Board Chair

3 FEBRUARY 2026  
Date

**Ayes:** Klankowski, Klein, Liddle, McDonald

**Nays:** None

**Absent:** None

**Abstain:** None