



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Culler Chase Area Variances
Project File No.: VAR2507-01
Applicant: Ryan James
Property Owners: Jonathan Culler & Cynthia Chase
Project Address: 123 Maplewood Road
Tax Parcel No.: 28.-1-17
Zoning: LS: Lakeshore Zone, Maplewood Glen and Lake Slopes UNA, Steep Slope HsD3:
Hudson silty clay loam, 12 to 20 percent slopes, eroded

PROJECT DESCRIPTION

The applicant, Ryan James, on behalf of the property owners, Jonathan Culler & Cynthia Chase, proposes a renovation and addition to an existing non-conforming detached accessory building. Per the Code of the Town of Ulysses (CTU) 212-47.E in connection with CTU 212-167.A, the minimum required front setback for the accessory building is 40 feet; it currently is at 21 feet 1 inch with a request to reduce the setback to 20 feet 6 inches for the expansion. The existing height of the structure is 13.56 feet with a request to increase the height to 19.47 feet. Per CTU 212-47.H the maximum permitted lot coverage is 5 percent; the existing lot coverage is 8 percent with a request to increase the lot coverage to 10.45 percent for the expansion. Per CTU 212-156.A, non-conforming buildings may be destroyed and rebuilt but may not be taller or larger than the footprint of the existing building.

PUBLIC COMMENT PERIOD

The application is available for inspection at 10 Elm St., Trumansburg or online at: <https://townofulyssesny.gov/calendar/>. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner at 10 Elm St., Trumansburg NY 14886 or via email to planner@townofulyssesny.gov by 3pm on September 17, 2025.

PUBLIC HEARING

Date & Time: Wednesday September 17, 2025 at 7:00 PM.
Location: Town Hall, 10 Elm St., Trumansburg.
Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at: <https://zoom.us/j/96162758850>
Meeting ID: 961 6275 8850
+1 646 876 9923 US (New York)

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.

PROPOSED SITE PLAN

