



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO:	Board of Zoning Appeals	PROJECT NUMBER:	VAR2512-01
FROM:	Niels Tygesen, Planner	PROJECT ADDRESS:	5230 Cold Springs Road
DATE:	February 10, 2026	PARCEL NUMBER:	12.-4-19.2
MEETING DATE:	February 18, 2026	ZONING:	R: Residential and A/R
SUBJECT:	Pritts 2 Lot Minor Subdivision Area Variance Public Hearing		Agricultural/Rural

INTRODUCTION

The applicant, the Town of Ulysses, on behalf of the owners, Marvin and Allison Pritts, applied for a minor subdivision for the subject site to subdivide the existing 16.58 acre lot into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres. 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 ([CTU](#)) [212-130.A](#).

PROCESS

The BZA met on [January 21, 2026](#) to discuss the proposal, and per the Consolidated Laws of New York ([CLNY](#)) [62.16.277.6](#), requested the Planning Board review the variance and provide a written recommendation to the BZA. The Planning Board met on [February 3, 2026](#) and unanimously approved [Resolution 2026-005](#) recommending the BZA grant the area variance as requested. During this meeting, the Board may conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations. Should the BZA grant the requested variance, the proposal will be required to obtain Final Plat approval from the Planning Board.

REQUEST TO THE BZA

Review the information in this memo, the [applicant's prior submission items](#), the [applicant's recent plat revisions and legal descriptions](#), and the [01.15.2026 memo](#) for the [01.21.2026 meeting](#) as needed.