



**AREA VARIANCE APPLICATION
PLANNING AND ZONING DEPARTMENT**

10 Elm St, Trumansburg NY 14886

607-387-5767 • permits@townofulyssesny.gov

INSTRUCTIONS: Complete form, sign, and date. See applicable application packet for all required checklist items.

OFFICE USE ONLY: PERMIT #:	FEE:	CHECK #:
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CONTACT INFORMATION

APPLICANT	Gleason Contracting				
ADDRESS	6132 Update RD				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	[REDACTED]	EMAIL	[REDACTED]		

OWNER	OLGA (TERRI) HUSTED				
ADDRESS	6018 PODUNK RD				
CITY	TRUMANSBURG	STATE	NY	ZIP	14886
PHONE	[REDACTED]	EMAIL	[REDACTED]		

PRIMARY CONTACT: APPLICANT OWNER OTHER, PLEASE SPECIFY BELOW

NAME	Rick Gleason				
PHONE	[REDACTED]	EMAIL	[REDACTED]		

PROJECT SITE INFORMATION

ADDRESS	6018 PODUNK RD TRUMANSBURG, NY 14886				
PARCEL NO(S)	21-1-12.5				

PROJECT INFORMATION

PROJECT NAME	HUSTED- SMALL ELDERLY BEDROOM AND BATHROOM				
PROJECT DESCRIPTION	NEED TO BUILD BEHIND THE EXISTING GARAGE A SMALL BEDROOM AND SMALL BATHROOM SO OWNER CAN REMAIN IN HER HOME WITH HER DAUGHTER AS SHE AGES.				
VALUATION					

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE	Olga T. Husted	DATE	5/10/2026
PRINT NAME	OLGA T. HUSTED		
CITY, STATE	TRUMANSBURG, NY 14886		



AREA VARIANCE NARRATIVE

PLANNING AND ZONING DEPARTMENT

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Address each of the following items below to the fullest extent feasible, attach extra sheets if needed.

1. Describe how the proposal will not create an undesirable change in the character of the neighborhood or create a detriment to nearby properties if the area variance(s) were to be granted.

1. The proposed construction of a small elderly bedroom and bathroom will not change the character of the neighborhood as it will be constructed behind the existing garage. It does not change the distance from the property line that the garage already has grandfathered in since this property was built in the 1800's. The construction will be attached to the existing home and on the other side faces Radzick fields. It does not change any of the configuration of the current area by Radzick's fields.

2. Describe how the proposal cannot be achieved by a feasible alternate method other than the area variance(s)

2. Due to the limited width of the front of our property, there is NO feasible way to construct a small bedroom and small bathroom on the property. The other side of our house is where the septic tank is. The back of the house contains the septic field. To construct a structure separate from the home makes it harder for the elderly owner to be near her daughter.

3. Describe how the requested area variance(s) is/are not substantial.

3. The requested variance does not create a substantial issue in that the construction is behind the garage and does not go beyond the width of the garage. An existing patio which has cement floor and roof and an additional small space will be converted into the bathroom and the small bedroom. While the new regulations state the distance to the property should be 30', creating this structure does not interfere with any change to the Radzick fields next to my property. It will be the exact distance to the property line as it exists now because the garage is 15' from the survey pin.

4. Describe how the proposed variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

4. This construction will not have any adverse effect or impact. We've been approved for adding a bathroom to our existing septic (we had original plans to build a small house up front), so we have maps showing where the wetlands are. This structure is far from the wetlands which are on the other side of the house. See maps.

5. Describe how the difficulty for the proposal to comply with code regulation(s) is not self-created.

5. The proposal cannot comply with new code regulations since the home was one of the first homes built in the Ulysses area. Being that the house was built in the 1800's we are unable find another way to build a small bedroom and bathroom attached to the property. The garage was built before the new regulations and the structure will be just behind it.

6. Describe how the granting of the area variance(s) will not create a detriment to the health, safety, and welfare of the neighborhood or community.

6. There is no way that this small structure will create a detriment to the health, safety and welfare of the community. It is just a small bedroom and bathroom, This construction will allow the owner who is 76 and still an active member of the Tompkins County Community to remain in her home. She is dedicated retired teacher who still works part-time helping students and teachers.

RADZICK

NEW

50'
wetland

Total length: 50.13 ft

$$\frac{50'}{2.6\text{cm}} = \frac{50'}{26\text{mm}}$$

$$\frac{1.02'}{1\text{mm}} \Rightarrow \frac{6'}{5\text{mm}}$$

$$\frac{18'}{15\text{mm}} \Rightarrow \frac{36'}{30\text{mm}}$$

50'

14' x 12'



RADZICK'S
FIELD

* Proposed
Small bedroom and
Small bathroom

BARN

METAL
SHED

N 19° 33' E
290.73

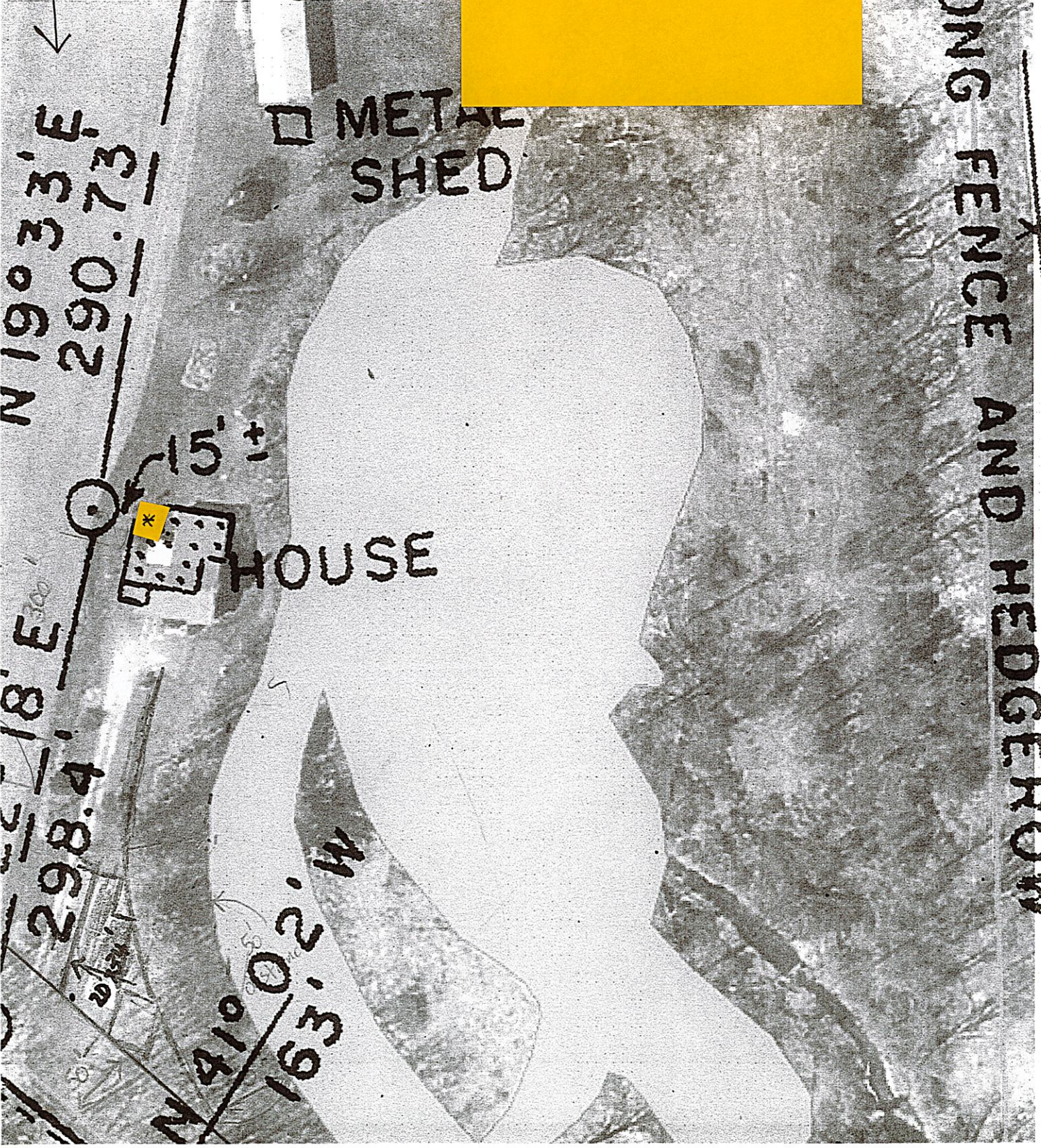
N 18° E
298.4



HOUSE

N 41° 02' W
163.02

ALONG FENCE AND HEDGE ROW



See Survey
 300' ft from road to pin near existing house
 150' half point
 50' = $\frac{1}{3}$ of 150'
 18' x 32' house fits

Calculations

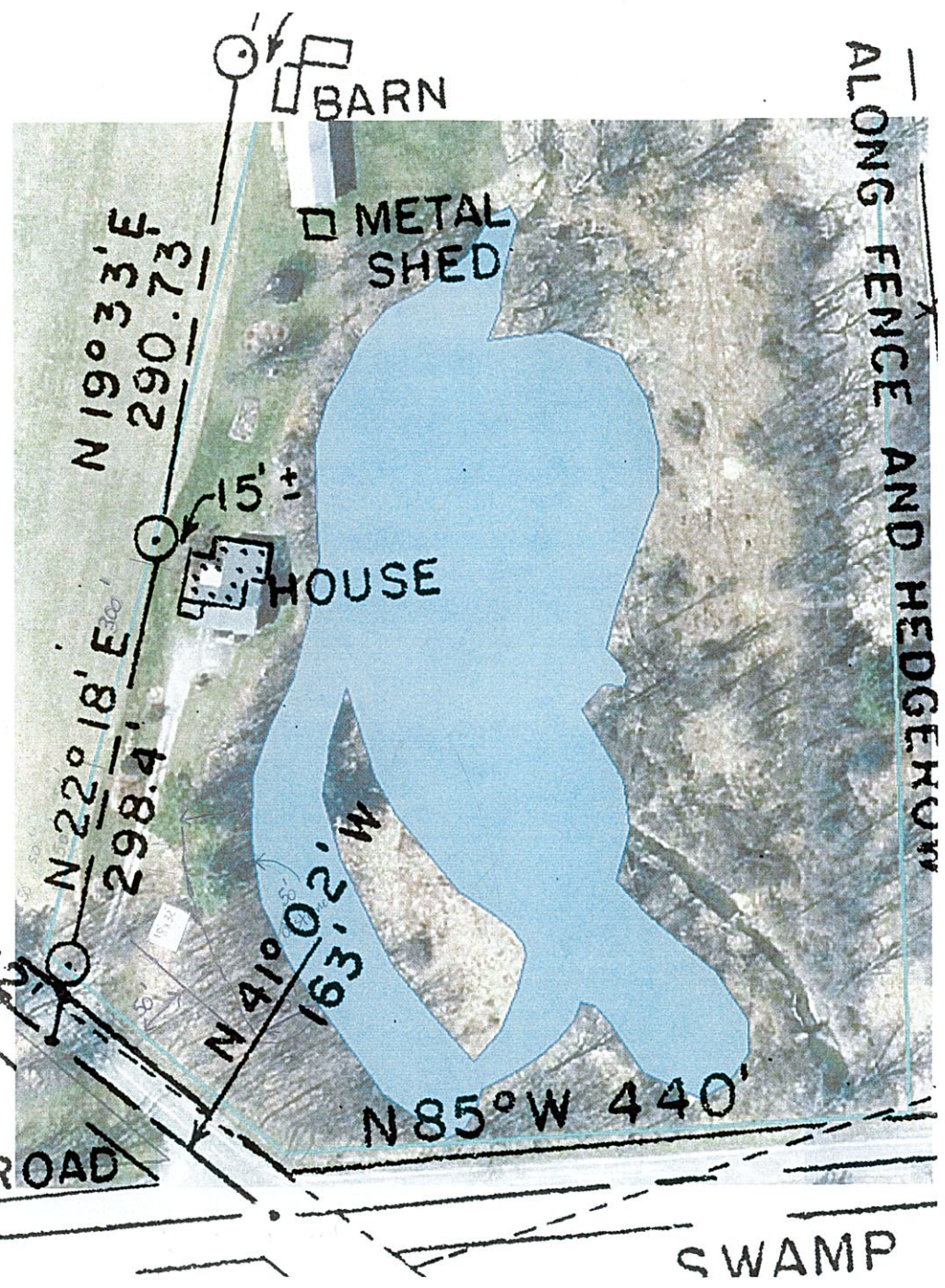
50' = 1 mm
 32 = 2 mm
 18 = 1 mm

to scale

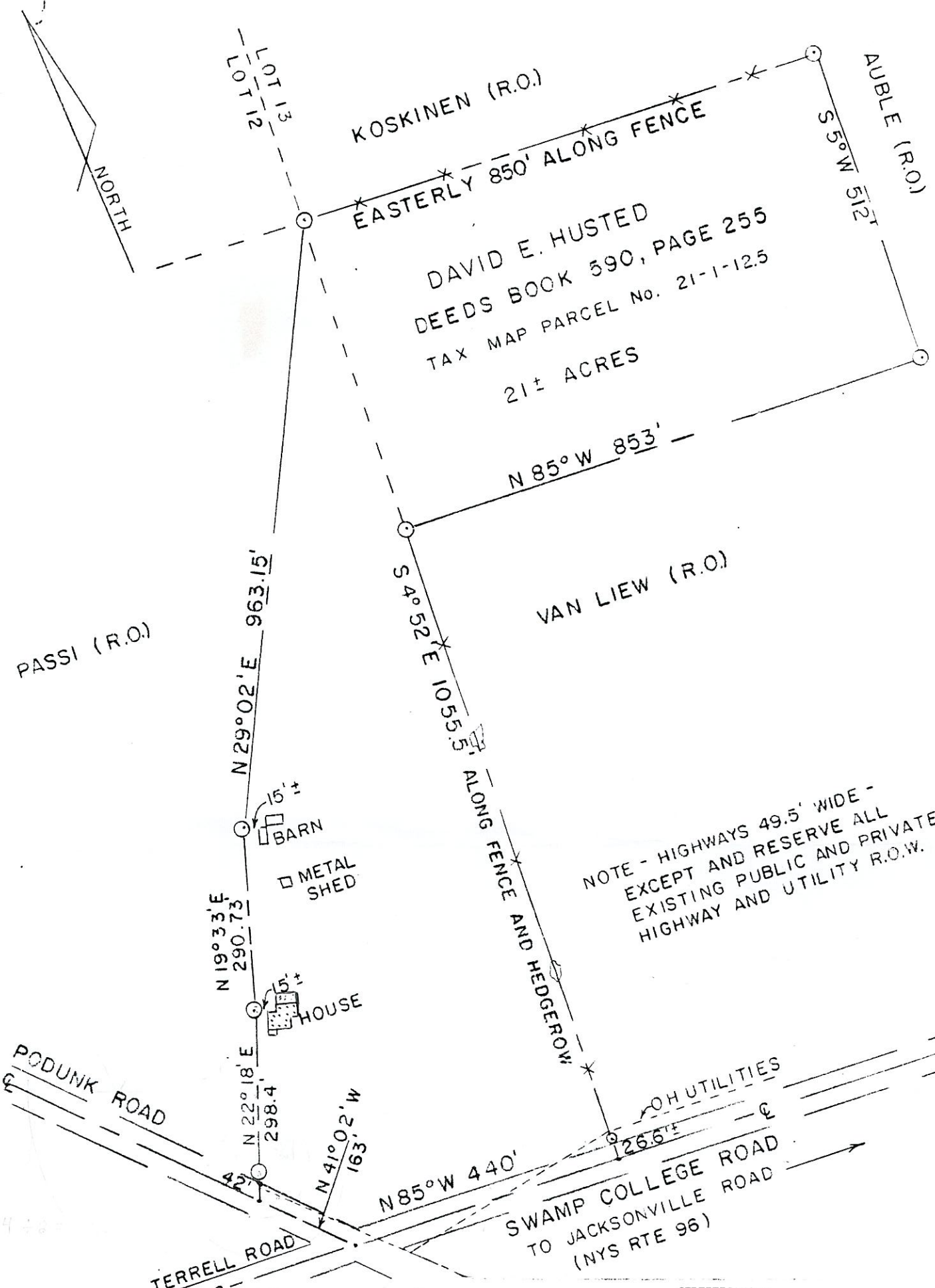
to scale

$$\frac{14}{50} = \frac{x}{18} \times 5 \text{ mm}$$

$$\frac{14}{50} = \frac{x}{18} \times 9 \text{ mm}$$



ALONG FENCE AND HEDGE ROW



DAVID E. HUSTED
 DEEDS BOOK 590, PAGE 255
 TAX MAP PARCEL No. 21-1-125
 21± ACRES

NOTE - HIGHWAYS 49.5' WIDE -
 EXCEPT AND RESERVE ALL
 EXISTING PUBLIC AND PRIVATE
 HIGHWAY AND UTILITY R.O.W.

CERTIFICATION

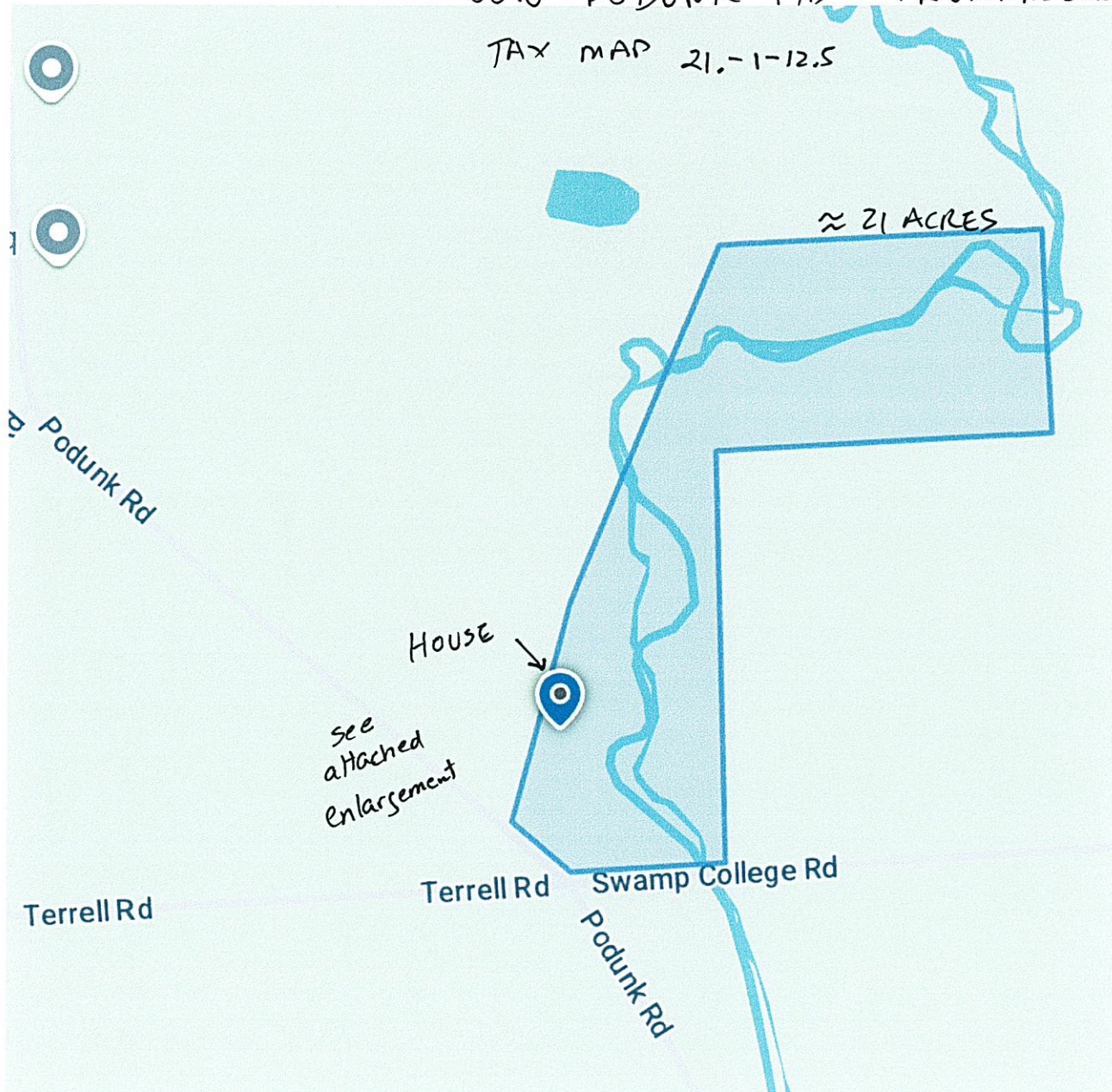
I hereby certify to THE TOMPKINS COUNTY TRUST COMPANY, that I am a New York State licensed Land Surveyor, Registration No. 38194, and this map correctly delineates an actual survey on the ground made by me, and I found no encroachments either way, except as shown hereon.

SIGNED: Clarence W. Brashear DATED: MAY 30 1985

RESURVEY MAP
 No. 619 PODUNK ROAD
 LOTS 12 & 13, TOWN OF ULYSSES
 TOMPKINS COUNTY, NEW YORK
 SCALE 1" = 200' MAY 30, 1985
 © IRON STAKE



6018 PODUNK RD TRUMANSBURG, NY
TAX MAP 21.-1-12.5 14886



House
see attached
enlargement

≈ 21 ACRES

Podunk Rd

Terrell Rd

Terrell Rd

Swamp College Rd

Podunk Rd



AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

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Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

“Farming operations” are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as “... the land used in agricultural production, farm buildings, equipment and farm residential buildings.”

A. Name of Applicant: Coleman Contracting

B. Address: 6018 PODUNK RD TRUMANSBURG, NY 14886

C. Description of Project:

SMALL BEDROOM AND BATHROOM FOR CURRENT ELDERLY OWNER TO REMAIN LIVING IN HER HOME WITH DAUGHTER.

D. Location of Proposed Project (tax map number): 21.-1-12.5

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

Name	Address	TRUMANSBURG, NY Tax Map #
1. <u>John (Jack) Radzick</u>	<u>6050 PODUNK RD</u>	<u>21.-1-12.3</u>
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.

see attached

Proposed Building of Small Bedroom and Small Bathroom

Purpose: To I can remain living with my daughter as I get older and don't have to climb stairs.

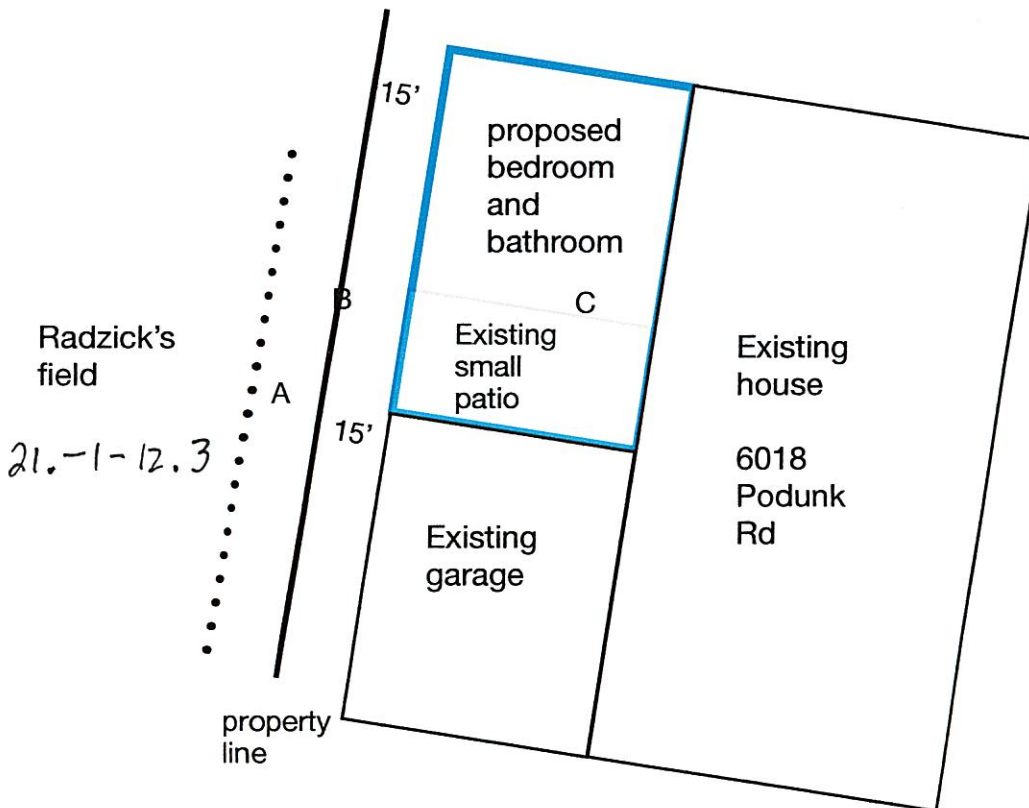
Please note: The existing garage is 15 feet from the property line and has been there since the house was built approximately in the late 1800's. **This new structure does not go beyond where the garage is.**

Also, please note that we have had permission to mow 15-20 feet beyond the property line on Jack Radzick's property since my late husband bought this house in the early 80's.

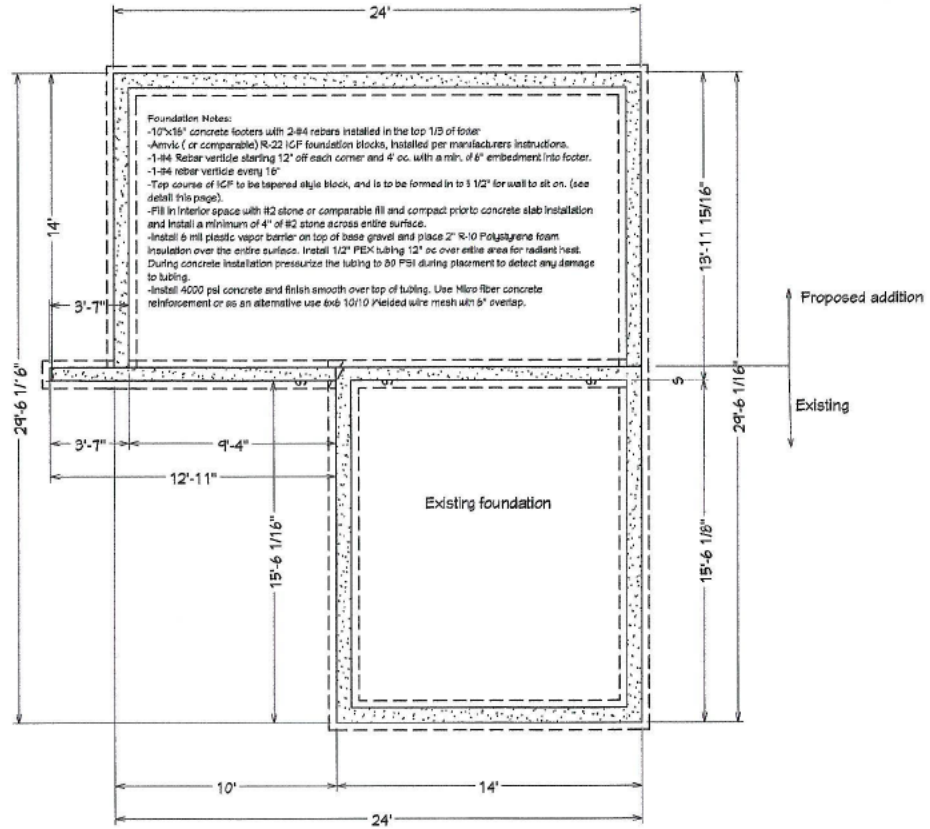
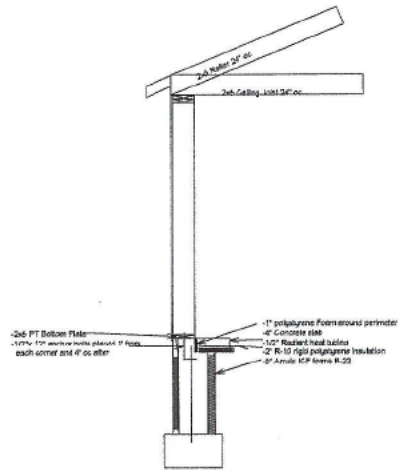
A - Area we've mowed and cared for the past 40+ years.

B - Survey pin

C- Proposed bedroom and bathroom will cover existing small patio and side of the house



Please see additional map attached to verify that this structure is more than 50' away from what is considered wetlands.



Foundation

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Foundation Plan

PROJECT DESCRIPTION:
Terri Husted Addition
6018 Podunk RD.
Trumansburg, NY 14886

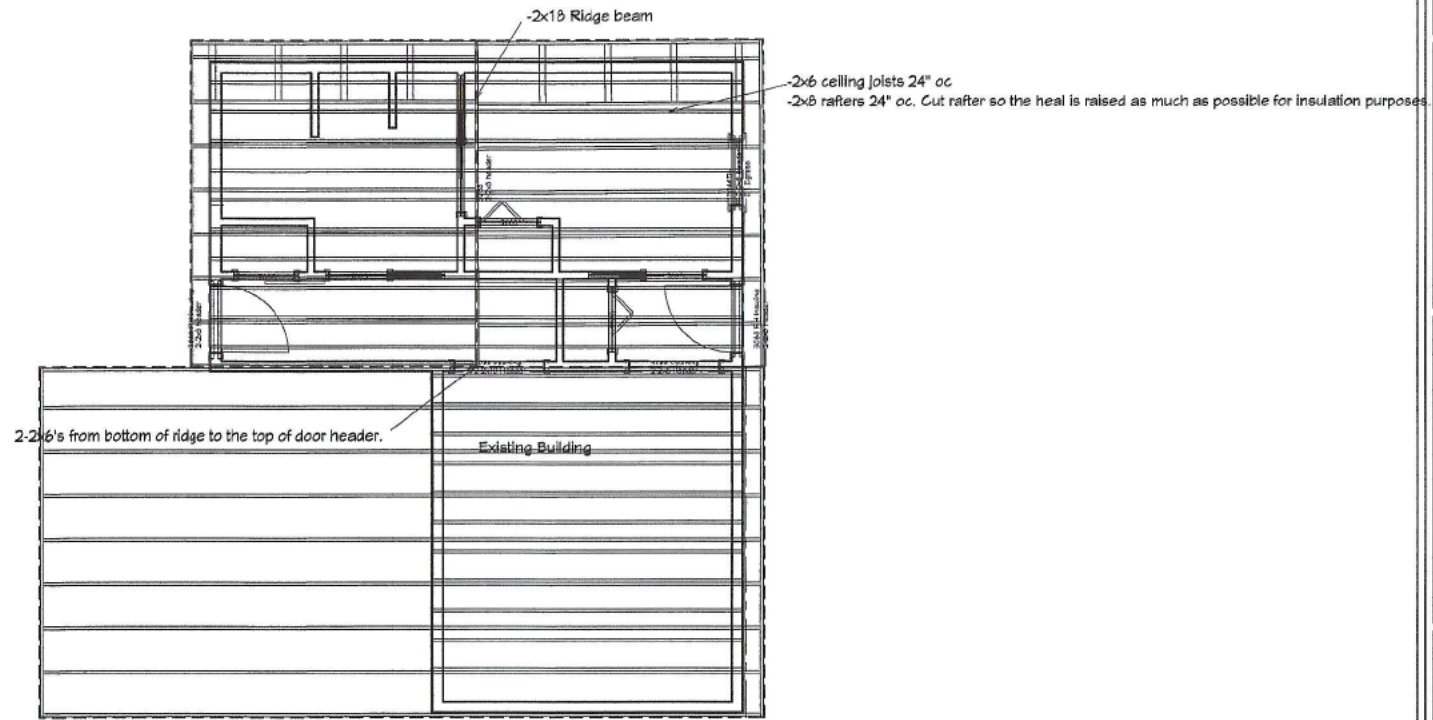
DRAWINGS PROVIDED BY:
J. Shice

DATE:

SCALE:

SHEET:

A-1



1st Floor

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Framing Detail Plan

PROJECT DESCRIPTION:
 Terri Husted Addition
 6018 Podunk RD.
 Trumansburg, NY 14886

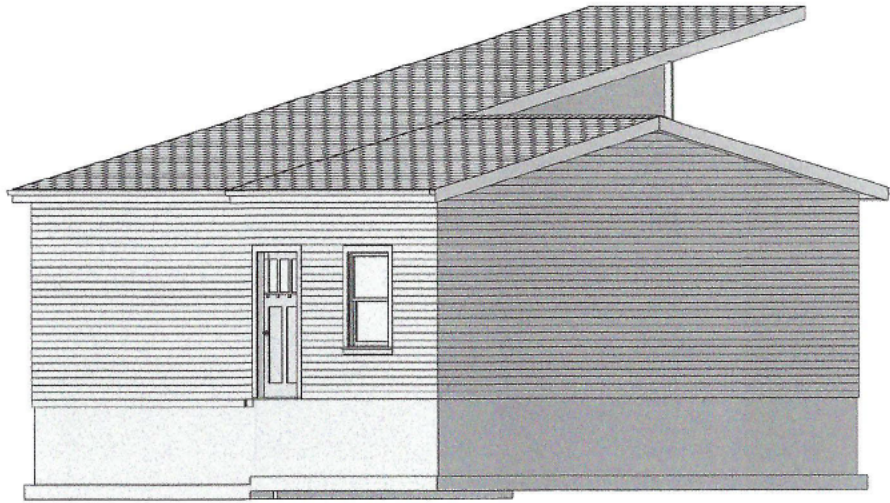
DRAWINGS PROVIDED BY:
 J. Shipe

DATE:

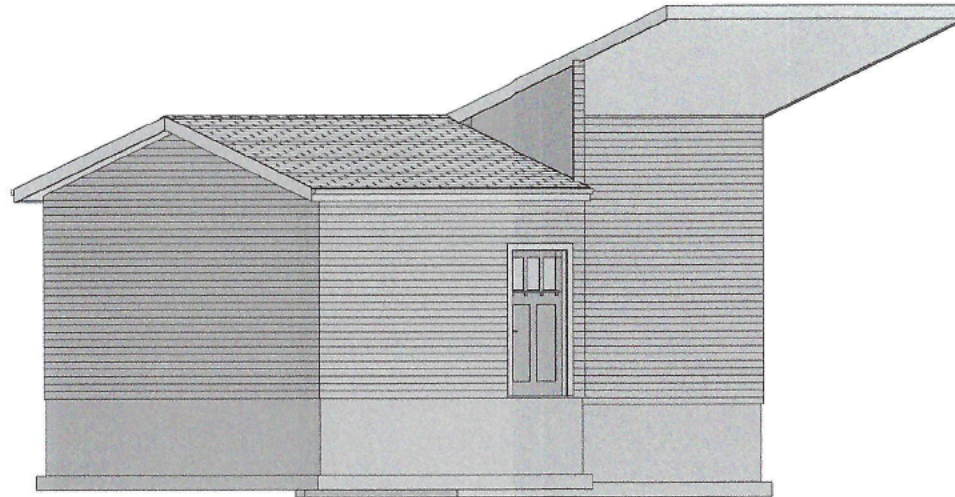
SCALE:

SHEET:

A-4



Elevation 2



Elevation 3

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Elevation Plans

PROJECT DESCRIPTION:
Terri Husted Addition
6018 Podunk RD.
Trumansburg, NY 14886

DRAWINGS PROVIDED BY:
J. Shipe

DATE:

SCALE:

SHEET:

A-5