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TOWN OF ULYSSES
BOARD OF ZONING APPEALS
PUBLIC HEARING & MEETING
3/18/2003

PRESENT: Chairman George Tselekis, Board Members Ken Christianson, Jim Hickey, Carl Mann, and Joel Warren; Code Enforcement Officer Alex Rachun; Recording Secretary Karin Lanning.

ALSO PRESENT: John Benedict and Kate Sinko, for the Trumansburg Golf Association (TGA).

Chairman Tselekis called the meeting to order at 7:37 pm, opened the public hearing.

No comments were heard from the public. One letter was received from adjacent property owner, Timothy Maguire, expressing concern over the project's impacts on his property.

Chairman Tselekis called on John Benedict to describe the proposed project. Mr. Benedict explained the Trumansburg Golf Association wishes to construct a storage shed to replace the current one, located on the Halsey Street side of their property, which is inadequate in size and the demolition of which would open up much needed additional parking space.

Chairman Tselekis noted the need for a variance arose from the proposed construction site placing the nearest point of the building some 40 feet from Mr. Maguire's property line, instead of the required 100 feet. Mr. Tselekis asked why the Golf Association chose the site, and whether or not it would be possible to move the building. Mr. Benedict explained that the site is accessible from the road and the building will be able to have electricity. Mr. Benedict also noted that, being a golf course, it is important to construct the building where it will not interfere with games of golf. The building cannot be moved significantly away from Mr. Maguire's property because doing so will block the access road.

The Zoning board asked if there was any way the Golf Association could construct the building near road frontage and access on another part of the golf course property. Mr. Benedict came forward and the Zoning Board members stood to look at the map. Board members pointed to sites located near NYS Route 227, Halsey Street in the Village of Trumansburg, and moved slightly from the proposed site. Mr. Benedict noted problems with each site indicated. Most of the frontage along Route 227 was sold off, there is a partial access road, however there is no place on this portion of the course where the building could be constructed without interfering with golf games. The current building on Halsey Street is taking up much needed future parking space-to keep and expand it would be a step backwards for the Golf Association. The site chosen along Pennsylvania Avenue has been determined to be the best. Moving the building further up would make the building very visible to neighbors on the other side of Pennsylvania Avenue frontage and would block the access road.

The Board asked what the Golf Association could do to mitigate the impacts of the project on Mr. Maguire's property.

Mr. Rachun noted that Mr. Maguire asked him to request on his behalf a taller fence and a possible reconfiguration of the building to reduce the impacts on his property.

Mr. Mann noted from the information supplied by the Trumansburg Golf Association that the operation will involve running lawn tractors in the very early morning hours. Mr. Hickey noted this is true, but also noted that the site of the current maintenance and storage building on the golf course property has tractors departing from a more densely populated area at the same early hours.

Mr. Mann noted that he lives across the street from another local business that starts operating in the very early morning, and stated he does not think the project will be quiet. Mr. Mann noted also that, while the current building is located in a more densely populated area, most of the residents of that neighborhood bought or built homes there knowing of the existence of the golf course and the nearby maintenance building; in the case of the proposed building, Mr. Mann stated, the Board needs to consider the fact that Mr. Maguire bought and built his home, most likely, expressly for the peace and quiet of living in a less densely populated area free of commercial enterprise.

Mr. Benedict noted that, though this may be true, Mr. Maguire and several other adjoining property owners along not only Pennsylvania Avenue, but also Route 227 bought their land from the Golf Association when the golf course was already in operation. In fact, the Golf Course already uses the access route from Pennsylvania Avenue now, even without the building being there.

Mr. Rachun noted the Town Zoning Ordinance lists golf courses, and consequently the proposed building for use by a golf course, as a permitted accessory use in residential districts.

Mr. Hickey asked what the Golf Association will do if the variance is denied?

Mr. Benedict stated it would probably mean going back “to the drawing board”, there just does not seem to be any other feasible location for the building.

Mr. Rachun asked what the Golf Association is willing to do to mitigate the buildings impacts?

Mr. Benedict noted all the stipulations set forth in the Planning Board’s Site Plan Review resolution are currently set forth as means of mitigating the impact on Mr. Maguire. Other mitigating factors could include building the taller fence, and, he supposed, starting later in the day if there are complaints.

The Board noted requirements for changes based on the receipt of complaints after construction would not be feasible to enforce.

Mr. Mann asked about the Irrigation Staff, who are listed at showing up about fifteen minutes earlier than the rest of the maintenance staff. Mr. Benedict stated the irrigation staff consists of, he believes, two individuals. They will not make much noise.

Mr. Hickey asked where Mr. Maguire’s residence is in relation to the property line nearest the building. Mr. Benedict and Mr. Rachun believed the house to be about 300 feet from the property line.

Mr. Hickey suggested tabling action to give Mr. Maguire an opportunity to present and discuss his concerns with the Board. The Board agreed.

Mr. Hickey moved to adjourn the meeting to 7:30 pm on Tuesday, March 25th, 2003, and to direct the Zoning Clerk to contact Timothy Maguire advising him of this action and inviting him to attend the re-adjourned meeting. Mr. Christianson seconded.

Mr. Christianson aye

Mr. Hickey aye

Mr. Mann aye

Mr. Tselekis aye
Mr. Warren aye

The meeting adjourned at 8:25 pm.

Respectfully Submitted,

Karin T. Lanning
Ulysses Zoning Clerk

KTL:kl