



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Board of Zoning Appeals
FROM: Niels Tygesen, Planner
DATE: February 28, 2023
MEETING DATE: March 15, 2023

PROJECT NUMBER: VAR2301-001
PROJECT ADDRESS: 1375 Taughannock Blvd
PARCEL NUMBER: 28.-1-5
ZONING: LS: Lake Shore

INTRODUCTION

Proposal of a new detached accessory structure (tram system) within required setbacks. Ulysses Town Code [\(UTC\) 212-47.E](#) along with [UTC 212-124.B](#) require a minimum setback of 50 feet from the mean high-water elevation of Cayuga Lake, and [UTC 212-47.I](#) along with [UTC 212-124.B](#) require a 75 foot setback from the intermittent stream along the north property line. The applicant has proposed to construct the tram approximately 33 feet from the intermittent stream and approximately 8 feet from the mean high-water elevation of Cayuga Lake.

PROCESS

The Board previously met on February 15th to review the proposal, requested additional information be provided by the applicant, and postponed the hearing. For more information, [please see the original staff report](#).