



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO:	Planning Board	PROJECT ADDRESS:	1125 Taughannock Blvd
FROM:	Niels Tygesen, Planner	PARCEL NUMBER:	31.-2-16
DATE:	February 10, 2025	ZONING:	LS: Lake Shore, Steep Slope Overlay
MEETING DATE:	February 18, 2025		HzE (Hudson and Dunkirk soils, 20% to 45% slopes), Glenwood Ravine and Lake Slopes UNA
SUBJECT:	Crossmore Tram Sketch Plan Review		
PROJECT NUMBER:	SPR2501-01		

INTRODUCTION

The applicant, Shawn Ritchie, on behalf of the owner, Deena Crossmore, proposes to construct a new 50' tram system from the upper portion of the subject lot down the steep slope to the lower portion of the lot near the shoreline.

PROCESS

Per [UTC 212-43](#), accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone, but require site plan review when within a slope overlay area or unique natural area (UNA). Associated with the site plan review, the applicant applied for two area variances with the Board of Zoning Appeals (BZA) in order to construct the tram in the proposed location: reduction of the 50' minimum required front yard setback under the Code of the Town of Ulysses [\(CTU\) 212-47.E](#) and reduction of the 75' minimum required buffer setback from the lake under [CTU 212-124.B](#). The BZA will be reviewing the proposal during their February 19th meeting and may conduct a public hearing at that time and may issue a decision. During this review, the Board should review the proposal in respect to state and local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure.

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the [applicant's submitted materials](#), create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.