



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 21, 2025	ZONING:	LS: Lake Shore, Steep Slope Overlay
MEETING DATE:	March 4, 2025		HxE (Hudson and Dunkirk soils, 20% to 45% slopes), Glenwood Ravine and Lake Slopes UNA
SUBJECT:	Crossmore Tram Final Site 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. Per the Code of the Town of Ulysses [\(UTC\) 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). 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 and reduction of the 75' minimum required buffer setback from the lake under [CTU 212-124.B](#)

PROCESS

The Board previously discussed the proposal and conducted sketch plan review on [February 18, 2025](#), requested additional information on the site plan, and scheduled final site plan review pending decision from the BZA. The BZA held a public hearing for the requested area variances on [February 19, 2025](#) and issued Resolution 2025-001 approving both variances. The proposal was not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#), and per [New York Codes, Rules, and Regulations Title 6, Part 617 \(SEQR\), Section 5.c.12](#), the proposed work is considered a Type II action (determined not to have a significant impact on the environment or otherwise precluded from environmental review under [Environmental Conservation Law \(CLNY 43-B.8\)](#) and requires no further review or determination. During this meeting, the Board will conduct final site plan review, receive public comment, and review the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo and the applicant's amended materials, and re-review the [02.10.2025 memo](#) for the February 18th meeting as needed.