



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: August 12, 2025
MEETING DATE: August 19, 2025
SUBJECT: Wilson Tram Sketch Plan Review
PROJECT NUMBER: SPR2507-02

PROJECT ADDRESS: 1587 Taughannock Blvd
PARCEL NUMBER: 18.-1-1.4
ZONING: LS: Lake Shore, Steep Slope Overlay
HsD3 (Hudson silty clay loam, 12% to 20% slopes, eroded) and Ro (Rock outcrop)

INTRODUCTION

The applicant, Shawn Ritchie, on behalf of the owner, Victoria Wilson, proposes to construct a new 85' 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. Associated with the site plan review, the applicant applied for area variances with the Board of Zoning Appeals (BZA) in order to construct the tram in the proposed location. It is anticipated the BZA will review the proposal during their September 17th meeting. 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.