SKETCH PLAN APPLICATION
TOWN OF ULYSSES PLANNING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	SHAWN RITCHIE / FLX TRAM				
ADDRESS	2052 O'NEIL Rd				
CITY	MACEDON	STATE	NY	ZIP	14502
PHONE	(315) 986-1937	EMAIL	SRITCHIE@ANKOM.COM		
OWNER	VICTORIA WILSON				
ADDRESS	1587 TAUGHANNOCK BLVD				
CITY	ITHACA	STATE	NY	ZIP	14541
PHONE		EMAIL	VWILSON917@HOTMAIL.COM		
PRIMARY CONTACT: ☒ APPLICANT ☐ OWNER ☐ OTHER, PLEASE SPECIFY BELOW					
NAME	SHAWN RITCHIE / FLX TRAM				
PHONE	(315) 986-1937	EMAIL	SRITCHIE@ANKOM.COM		

PROJECT SITE INFORMATION	
ADDRESS	1587 TAUGHANNOCK BLVD
PARCEL NO(S)	18.1-1-1.4

PROJECT INFORMATION	
PROJECT NAME	WILSON TRAM
PROJECT DESCRIPTION	INSTALL APPROXIMATLEY 85' AT 45 DEGREE OF FLX TRAM SYSTEM THAT WILL ALLOW 1-4 PASSENGERS TO TRAVEL FROM AN UPPER STATION TO A LOWER BEACH AREA.
VALUATION	

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE	Shawn Ritchie	DATE	9/23/23
PRINT NAME	Shawn Ritchie		
CITY, STATE	Macedon, NY		

FLX TRAM

2052 O'Neil Rd.
Macedon, NY 14502
(315) 986-1937

July 18, 2025

To: Ulysses Planning Board
10 Elm St.
Trumansburg, NY 14886

RE: Sketch Plan Narrative Statement

Hello,

On behalf of Victoria Wilson, FLX Tram proposes to replace an existing tram with an FLX Tram System 85' at 45 degrees that will allow 1-4 passengers to safely travel from an upper station to a lower beach area.

The Tram system support structure consists of a hoist frame, upper and lower stations and two vertical support pilings every 12' of track. The system includes aluminum I-Beam track, carriage, cabin and electrical controls.

Please call with any questions or clarifications. Have a great day!

Rob Bills

Rob Bills
FLX Tram
rbills@flxtram.com
315-986-1937 (office)
585-317-5292 (cell)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

VICTORIA WILSON

Name of Action or Project:
WILSON TRAM

Project Location (describe, and attach a location map):
1587 TAUGHANNOCK BLVD, ITHACA, NY 14541

Brief Description of Proposed Action:
REPLACE EXISTING TRAM WITH FLX TRAM SYSTEM OF APPROXIMATLEY 85' AT 45 DEGREES THAT WILL ALLOW 1-4 PASSENGERS TO TRAVEL FROM AN UPPER STATION TO A LOWER BEACH AREA

Name of Applicant or Sponsor:	Telephone: (315) 986-1937
SHAWN RITCHIE	E-Mail:

Address:
2052 O'NEIL Rd

City/PO:	State:	Zip Code:
MACEDON	NY	14502

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.25 acres
   b. Total acreage to be physically disturbed? <0.1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☑ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

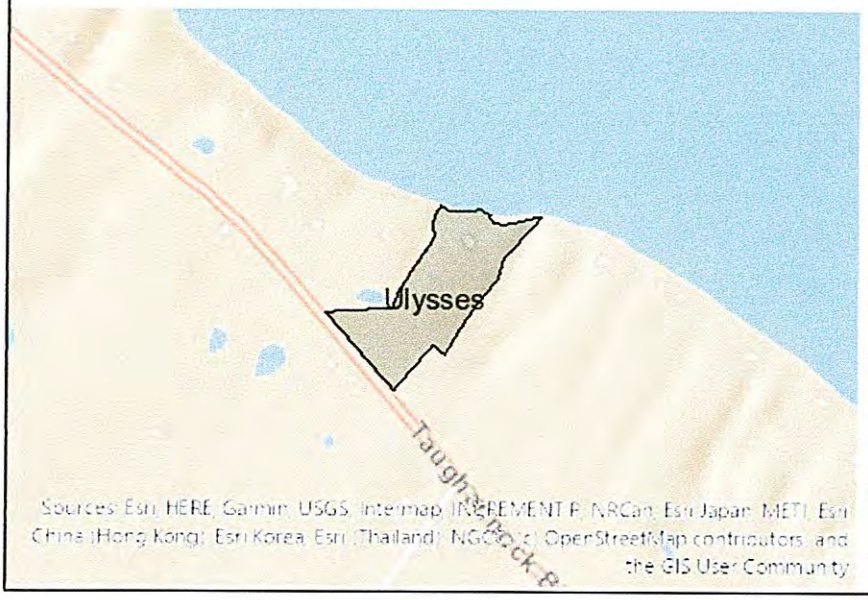
Applicant/sponsor/name: SHAWN RITCHIE Date: 7-18-25

Signature: Shawn Ritchie Title: President, PIX Train

PRINT FORM

EAF Mapper Summary Report

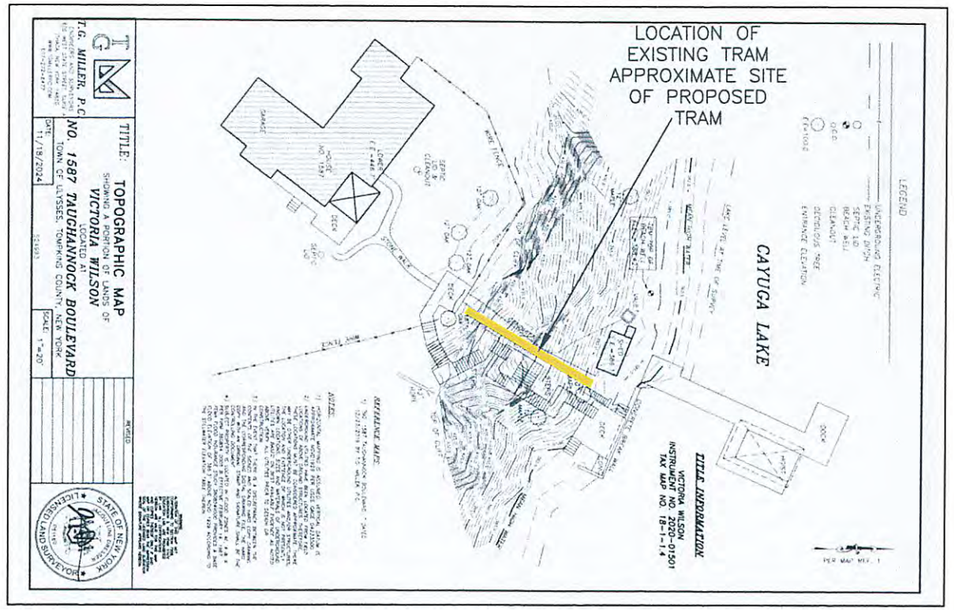
Friday, July 18, 2025 11:10 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

WILSON SITE LOCATION

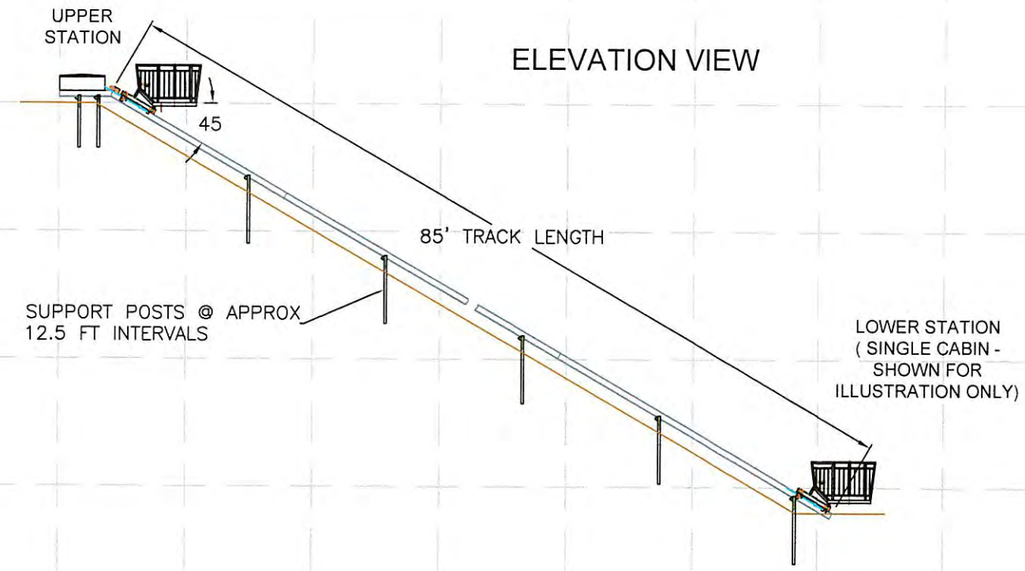


LOCATION OF
EXISTING TRAM
APPROXIMATE SITE
OF PROPOSED
TRAM

C) PLAN NOTES

1. OWNER: VICTORIA WILSON
   1587 TAUGHANNOCK BLVD.,
   ITHACA NY, 14541
   TAX ID: #18.–1–1.4
2. TRAM DESIGNER AND INSTALLER:
   FINGER LAKES TRAM, 2052 O'NEIL RD.
   MACEDON, NY
3. TRACK DESIGN:
   APPROXIMATELY 85', 45 DEGREES
   FROM HORIZONTAL
4. TRACK CONSTRUCTION:
   PILING FOUNDATION DESIGN—2"D SCH
   40 AL PIPE DRIVEN TO REFUSAL.
   TOTAL PILINGS 30–40
5. SOIL:
   TYPE—STRATIFIED SHALE AND ROCK,
   MOST SUITABLE FOR DRIVEN
   SUPPORT POSTS
6. TRAM DESIGN DETAILS:
   REFER TO GENERAL ARRANGEMENT
   DRAWING GA001– CANTILEVER

ELEVATION VIEW



A) CONSTRUCTION & EROSION CONTROL SEQUENCE

1. MINIMAL EXCAVATION REQUIRED ON SITE (LESS THAN 1 CY)
2. TREE AND VEGETATIVE BRUSH REMOVAL AS REQUIRED
3. INSTALL TRAM PILINGS (35–40) DRIVEN TO 42' DEPTH – REFUSAL
4. INSTALL CROSS PIPE
5. INSTALL 25' TRACK SECTION(S) AND SECURE TO CROSS PIPE
6. INSTALL HOIST STATION, CARRIAGE AND CABIN
7. SEED ANY EXPOSED SOIL
8. MODIFY/INSTALL UPPER AND LOWER LANDING STATIONS IF REQ'D
9. INSTALL & FINALIZE CONTROLS
10. INSTALL SAFETY EGRESS STAIRS (SITE/CUSTOMER DEPENDANT)
11. CONSTRUCTION WILL TAKE APPROXIMATELY 2 WEEKS

B) CONSTRUCTION NOTES

1. EROSION CONTROL AND SOIL STABILIZATION—THE FIRST STEP IN THE CONSTRUCTION SEQUENCE IS TO INSTALL SILT FENCE ACROSS ANY AREAS WHERE THE SOIL WILL BE DISTURBED.
2. FOUNDATION NOTES—THE PILING DESIGN APPROACH ELIMINATES THE NEED TO EXCAVATE VIRGIN SOIL AND THE POURING OF CONCRETE. THE NATURE OF THE PILINGS WILL NOT ONLY SUPPORT THE TRAM RAILS BUT ADD INCREASED SUPPORT TO THE SOIL ON THE SLOPE.
3. LANDINGS—UPPER, AND LOWER LANDINGS TO BE MODIFIED/INSTALLED TO ALLOW FOR SAFE INGRESS AND EGRESS FROM TRAM. CONSTRUCTION TO ADHERE TO LOCAL AND NYS BUILDING CODE.
4. SAFETY EGRESS STAIRS– INSTALLED AT REQUEST OF CUSTOMER TOO ALLOW FOR SAFE EGRESS OF TRAM IN CASE OF EMERGENCY
5. RESTORATION AND LANDSCAPING – CONTRACTOR SHALL INSTALL THE TRAM TO LIMIT THE REMOVAL OF VEGETATION, RESTORE/RELOCATED ANY ON–SITE VEGETATION WHICH HAS BEEN DISTURBED.

WILSON - SITE PLAN

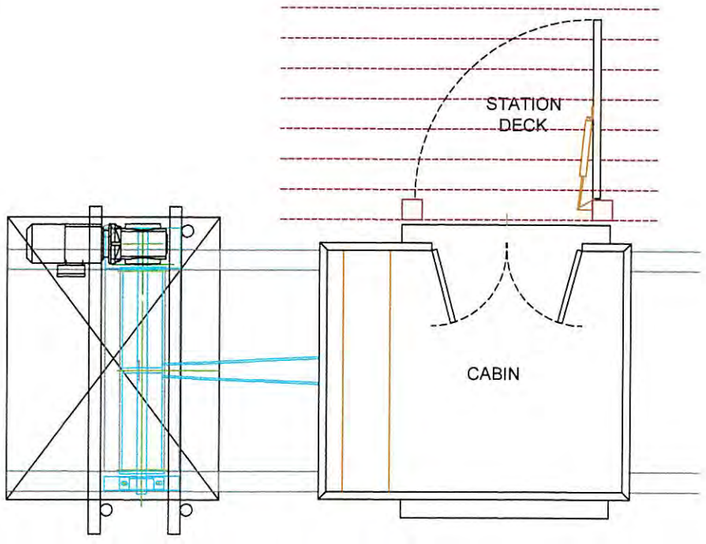
FLX TRAM

MACEDON, NY

SIZE	FSCM NO.	DWG NO.	REV
SCALE NONE	7/18/24	SHEET 1 OF 3	

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

PLAN VIEW



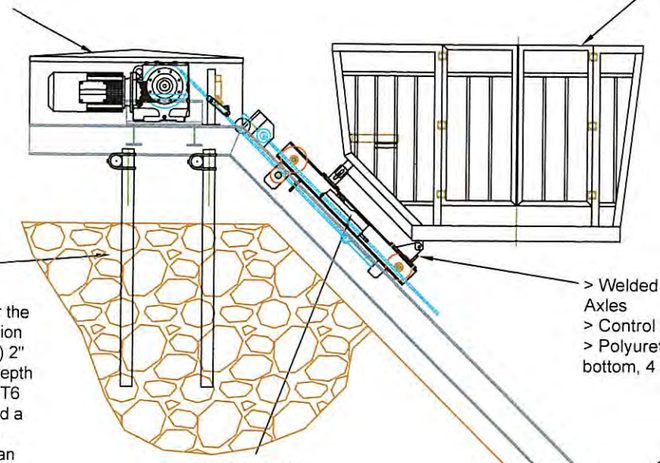
CONTROLS

> Soft Start/Stop
> Reverse Acting Brake
> Failsafe Mechanical Brake
> Cable Slack Detection
> Interlocked Station Gates Top and Bottom

HOIST STATION

> 3 HP SEW Eurodrive GearMotor VFD
> Run Speed 80 fpm
> 230 V Single Phase Service
> 3/8" Galvanized Steel Cable (17:9) (Safety and Pull Cables)
> Single or Dual Pull Cable Design (Slope Dependent) 10x / 20x Safety Factor

ELEVATION VIEW



CABIN

> Welded 6061-T6 Aluminum Construction
> Wireless Controlled Start/Stop/Reverse
> Overweight Limit Protection
> Powder Coat FInish
> Self Leveling (if required)

CARRIAGE

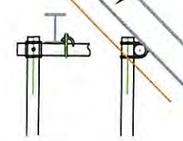
> Welded 6061-T6 Aluminum Frame and Axles
> Control Stop Deceleration < .2g
> Polyurethane Wheels 95A (4 top, 2 bottom, 4 side)

TRACK

> 4"x6" I-Beam, Extruded 6061-T6 Grade Aluminum - Anodized
> Track I-Beam installed in 25ft lengths. Sections joined using 0.375" thick 6061-T6 Aluminum side and bottom plates connected by (10) 3/8" stainless steel bolts.
> Vertical and horizontal support posts installed at approximately 12.5 ft intervals and connected to each other using a Kee Safety, Type 17-9 Clamp-on Crossover, 2".
> Horizontal support post to I-Beam connection made using a malliable iron clamp with steel hardware providing an estimated holding force of 1750 lbs per clamp.

BRAKE SYSTEM

> Independent Safety Cable
> Emergency Brake Automatically Actuated
> Overspeed Governor / Maintenance Free
> Sky Lock TM Overspeed Braking System

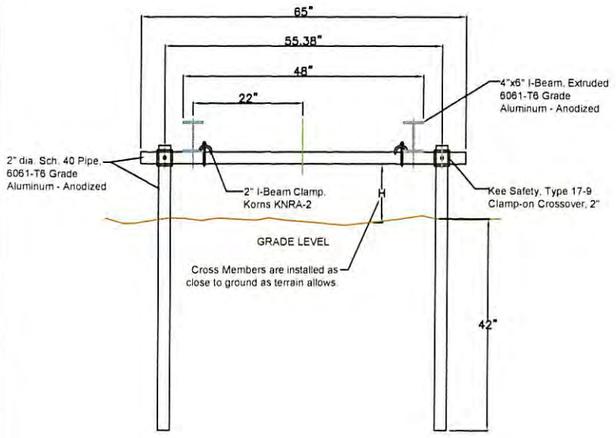


UPHILL VIEW

A pillar Foundation design has been developed for the hoist station which eliminates the need for excavation and pouring of concrete. The design consists of (4) 2" dia. Sch. 40 Foundation pilings driven to a target depth of 42" or refusal. The pilings are made from 6061-T6 aluminum which has an ultimate stress of 45ksi and a yield strength of 40ksi. With a projection of 12" the horizontal load strength of each piling is greater than 1880 lbs. In shale and gravel type soil conditions the pilings provide sufficient bearing area on the soil to stay within acceptable design limits.

In cases where the Foundation pilings cannot be driven into the ground or the refusal depth is less than 30", an alternate anchoring method will be employed. A 2' length of #4 (0.5" dia.) rebar is cemented into a 1" diameter drilled hole 12" deep. The piling is then inserted over the rebar and cemented in place using CGM Super Por-Rok Exterior Anchoring Cement (or equivalent). The working bond strength is approximately 3800 lbs.

The hoist frame is secured to the entire track system and becomes one integrated unit. A typical 100' long track system with hoist is secured by a total of 20 pilings. This produces a combined foundation load strength of 37,600 bs. This Foundation design provides a 37 times safety factor of the design load of the tram. This approach eliminates excavation of virgin soil and the pouring of concrete. The pilings also support the soil on the hillside and help prevent erosion.



UPHILL VIEW OF TRACK SYSTEM

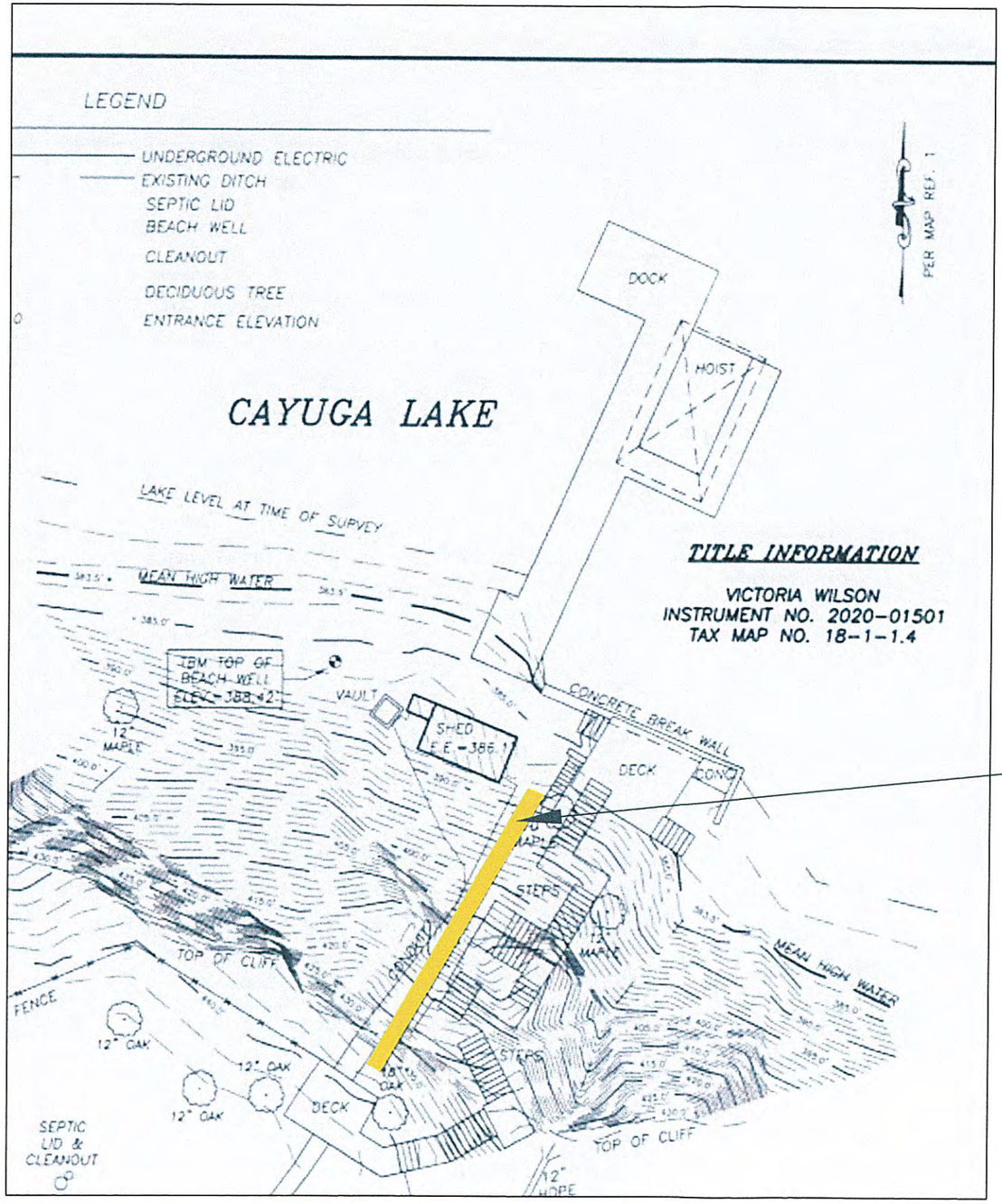
GENERAL ARRANGEMENT DRAWING
WILSON

FLX TRAM

MACEDON, NY

SIZE	FSCM NO.	DWG NO.	REV
B		GA 001 Cantilever	A
SCALE NONE	DATE 7/18/24	SHEET 2 OF 3	

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



LOCATION OF EXISTING TRAM APPROXIMATE SITE OF PROPOSED TRAM

SITE LOCATION - WILSON

FLX TRAM

MACEDON, NY

SIZE	FSCM NO.	DWG NO.	REV
B			

SCALE	NONE	DATE	7/18/24	SHEET	3 OF 3

LEGEND

- E — UNDERGROUND ELECTRIC
- EXISTING DITCH
- SEPTIC LID
- BEACH WELL
- ⊙ C.O. — CLEANOUT
- DECIDUOUS TREE
- E.E=100.0 — ENTRANCE ELEVATION

PER MAP REF. 1

CAYUGA LAKE

LAKE LEVEL AT TIME OF SURVEY
MEAN HIGH WATER
383.5'
385.0'
390.0'
395.0'
400.0'
405.0'
410.0'
415.0'
420.0'
425.0'
430.0'
435.0'
440.0'
TBM TOP OF BEACH WELL ELEV.=388.42'
VAULT
SHED E.E.=386.1'
DOCK
HOIST
CONCRETE BREAK WALL
DECK
CONC.
10" MAPLE
12" MAPLE
STEPS
TRAM RAILS
CONDUIT
TOP OF CLIFF
WIRE FENCE
12" OAK
18" OAK
SEPTIC LID & CLEANOUT
STONE WALK
12" HDPE
LOWER E.E.=446.7'
HOUSE NO. 1587
GARAGE
SEPTIC LID

TITLE INFORMATION

VICTORIA WILSON
INSTRUMENT NO. 2020-01501
TAX MAP NO. 18-1-1.4

REFERENCE MAPS:

1) "NO. 1587 TAUGHANNOCK BOULEVARD..." DATED 12/23/2019 BY T.G. MILLER, P.C.

NOTES:

1) HORIZONTAL MAPPING IS ASSUMED. VERTICAL DATUM IS APPROXIMATE NGVD1929 PER USGS GAGE 04233500.
2) UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD LOCATIONS OF ABOVE GROUND STRUCTURES. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATIONS, SIZES AND MATERIALS OF UNDERGROUND UTILITIES ARE BASED ON BEST AVAILABLE EVIDENCE AS NOTED ABOVE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.
3.) IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARD COPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARD COPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT.
4.) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES AE, A & X PER FIRM 360854 0005 B EFFECTIVE FEBRUARY 19, 1987. FEMA FLOOD INSURANCE STUDY 360854V000 PROVIDES A BASE FLOOD ELEVATION OF 386.3' ABOVE NGVD 1929 ACCORDING TO THE STILLWATER ELEVATION TABLE THEREIN.

WARNING
ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE: **TOPOGRAPHIC MAP**
SHOWING A PORTION OF LANDS OF
VICTORIA WILSON
LOCATED AT
NO. 1587 TAUGHANNOCK BOULEVARD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 11/18/2024
S24993
SCALE: 1"=20'

REVISED

STATE OF NEW YORK
JACQUELINE DRESSER
051180
LICENSED LAND SURVEYOR

"DEED TO CENTERLINE ROAD, EXCEPT AND RESERVE ALL EXISTING PUBLIC HIGHWAY AND UTILITY RIGHTS OF WAY"

TAUGHANNOCK BOULEVARD – NYS ROUTE 89

REFERENCE MAPS

1.) "SURVEY MAP SHOWING LANDS OF MILTON L. AND DOROTHY M. SCOTT..." DATED JULY 6, 1976 AND LAST REVISED JANUARY 29, 1992 BY T.G. MILLER P.C.
2.) "SURVEY FOR MRS. G.N. LAUMAN ON CAYUGA LAKE..." DATED SEPTEMBER 24, 1963 BY CARL GRANDALL.
SAID MAPS ARE ON FILE AT THE TOMPKINS COUNTY CLERKS OFFICE.

MERIDIAN OF MAP REFERENCE #1

R/W

R/W

47.39' PIPE FOUND

S 83°33'31" E 342.07' TOTAL FROM ℄ ROAD

300.69' (P TO P)

N 31°14'00" W 500.68' ALONG ℄ ROAD

PRES. CENTER OF PAVING

0.8' culvert

NYSDOT DRAINAGE EASMT.
SEE 584758-005
0.014 Acres
DOTMAP # 96 PAR.18

HOLTKAMP (R.O.)
606/134

MEAS. 512'± ALONG CENTER OF RAVINE TO HIGH WATER

CENTER OF SMALL RAVINE

CH=N 40°18'03" E 368.59'

CH=N 19°26'04" E 136.54'

APPROXIMATE TOP OF STEEP BANK

PIPE FOUND

DANIEL P. HUTTENLOCHER
INSTR. #474915-001
TAX MAP PARCEL No. 18-1-1.4
AREA=6.86 ACRES NET TO ROAD R/W

HOUSE #1587

deck

115.6'±

HO

entr.

gar.

deck

steps

BLOCK BUILDING

DOCK

CONCRETE WALL

ELEVATOR

MEAS. 254'± ALONG APPARENT HIGH WATER

CH=S 67°09'44" E 248.28'

CAYUGA LAKE

"EXCLUDE RIPARIAN RIGHTS"

MEAS. S 81°55'46" E 216.00' ALONG APPARENT HIGH WATER

GRAVEL DRIVE

culvert

161.0'±

parcel I

parcel II

OVERHEAD WIRES SEE 472/87

NYSDOT DRAINAGE EASMT.
SEE 584758-006
0.026 Acres
DOTMAP # 96 PAR.17

culvert

R/W

PIPE FOUND

N 40°28'29" W 70.10'

PIPE FOUND

S 40°33'17" W 175.33'

PIPE FOUND

S 44°58'12" W 94.30'

PIPE FOUND

S 48°35'35" W 152.84'

PIPE FOUND

S 26°18'09" W 92.90'

PIPE FOUND

206.92'

PIPE FOUND

33.79

PIPE FOUND

S 51°39'11" W 240.71' TOTAL FROM HIGH WATER

R/W RESERVED FOR FOOT PATH ALONG NLY SIDE OF "DRY GORGE" SEE 447/1014

APPROXIMATE CENTER OF RAVINE

FINGERLAKES LAND TRUST (R.O.)
755/156

33.24'

271.40' (P TO P)

PIPE FOUND

S 50°45'00" W 304.64' TOTAL TO ℄ ROAD

MEAS. 494.3'± ALONG CENTERLINE TO CENTERLINE INT. ACARD ROAD

50' WIDE R/W SEE 447/1014

R/W

HESSON (R.O.)
755/159

OLD LANE

Bank of America, N.A. ISAOA ATIMA
Stewart Title Insurance Company
Victoria Wilson
Daniel P. Huttenlocher
Cooper, Pautz, Weiermiller & Daubner, LLP
Schlather, Stumbar, Parks & Salk, LLP
Barney, Grossman, Dubow & Troy, LLP

CERTIFICATION

I hereby certify to that I am a licensed land surveyor, New York State License No.050096, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: _____ DATED: _____

WARNING
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T. C. MILLER P.C.
ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL (607)272-6477

TITLE:

SURVEY MAP

NO. 1587 TAUGHANNOCK BOULEVARD

TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 12/23/2019

S191069

SCALE: 1"=80'

REVISED

AREA VARIANCE NARRATIVE

PLANNING AND ZONING DEPARTMENT

Address each of the following items below to the fullest extent feasible, attach extra sheets if needed.

1. Describe how the proposal will not create an undesirable change in the character of the neighborhood or create a detriment to nearby properties if the area variance(s) were to be granted.

   The proposed tram system, designed and installed by FLX Tram, has been designed to with numerous attributes intended to minimize environmental as well as visual impact to the site and surrounding neighborhood. The track is installed as close to the ground as possible,. All the components,(track, cabin, carriage, hoist cover) are all painted a dark brown/bronze so that it blends into the hillside as much as possible. The tram system is all electric and quiet. Finally, the pilings that support the system impact less than 2 square feet of ground

2. Describe how the proposal cannot be achieved by a feasible alternate method other than the area variance(s).

   The only other feasible method to transport homeowners from the driveway to the house would be a vertical elevator. An elevator shaft, along with the extended walkway to reach the elevator from the driveway, would be an order of magnitude more expensive and have a much higher environmental and visual footprint

3. Describe how the requested area variance(s) is/are not substantial.

   The requested area variance is not substantial in that the tram system will have no negative impact to the hillside, lot, or lake. No excavation is required, no drainage altered, and no trenching is required to install the tram.

4. Describe how the proposed variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The tram system is supported by approximately 18 2" aluminum pilings, driven vertically into the soil to a depth or approximately 42". Drainage or runoff will not be affected. The total land disturbed is less than 2 square feet and will have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. Describe how the difficulty for the proposal to comply with code regulation(s) is not self-created.

The tram system is the safest way to transport the homeowners from the driveway to the house and to the lower level of the house. Because we are replacing an existing track / tram system, we believe the difficulty for the proposal to comply with code regulations is not self-created.

6. Describe how the granting of the area variance(s) will not create a detriment to the health, safety, and welfare of the neighborhood or community.

The tram system, installed in the location proposed, will not create a detriment to the health, safety and welfare of the neighborhood or community. It is designed to be minimally intrusive from a visual standpoint and is almost silent in operation. For any passengers, it will actually increase their safety as trams are safer than stairs.

Mr. Shawn Ritchie
ANKOM Development/FLX Tram
2052 O'Neil Rd.
Macedon, NY 14502

Sent by Email
July 21,2025

Re: 1587 Taughannock Blvd.
Trumansburg, NY 14886

This confirms that the below- signed Victoria Wilson, property owner of 1587 Taughannock Blvd., Trumansburg, NY authorizes Shawn Ritchie and FLX Tram to sign and submit building permit and variance requests relating to a tram on my behalf to the Town of Ulysses.

Best Regards,

Victoria Wilson

1587 Taughannock Blvd.
Trumansburg, NY 14886