



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO:	Board of Zoning Appeals	PROJECT ADDRESS:	1125 Taughannock Blvd
FROM:	Niels Tygesen, Planner	PARCEL NUMBER:	31.-2-16
DATE:	February 4, 2025	ZONING:	LS: Lake Shore, Steep Slope
MEETING DATE:	February 19, 2025		Overlay HzE (Hudson and Dunkirk
SUBJECT:	Crossmore Area Variances		soils, 20% to 45% slopes),
PROJECT NUMBER:	VAR2501-01		Glenwood Ravine and Lake Slopes
			UNA

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. Two area variances are requested from the Board of Zoning Appeals (BZA) as part of overall site plan review with the Planning Board: 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](#).

PROCESS

The Planning Board will be briefed on the proposal during their February 18th meeting for Sketch Plan Review. Per [New York Codes, Rules, and Regulations Title 6, Part 617 \(SEQR\), Section 5.c.16](#), the requested variances are considered a Type II action and require no further review. The proposal was referred to Tompkins County Planning Department per the requirements of the Consolidated Laws of New York ([CLNY 24.12-C.239-L, M, and N](#)). Per [CLNY Chapter 62.16.267-B.3.b](#), the BZA is required to consider the listed criteria for each area variance. Per [CLNY 62.16.267-B.3.c](#), if the BZA grants an area variance, it shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community. Per [CLNY 62.16.267-B.4](#), the BZA shall have the authority to impose reasonable conditions and restrictions. The conditions shall be consistent with the spirit and intent of the zoning ordinance, and shall be imposed for the purpose of minimizing any adverse impact the variance may have on the neighborhood or community. During this meeting, the Board may conduct a public hearing, receive public comment, and review the proposal in respect to state and local laws and regulations. Should the BZA grant the requested variances, the proposal will be required to obtain Final Site Plan approval from the Planning Board.

REQUEST TO THE BZA

Review the information in this memo and the [applicant's submission items](#).