



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Crossmore Area Variances
Project File No.: VAR2501-01
Applicant: Shawn Ritchie
Project Address: 1125 Taughannock Blvd
Tax Parcel No.: 31.-2-16
Zoning: LS: Lake Shore, Steep Slope Overlay HzE (Hudson and Dunkirk soils, 20% to 45% slopes), Glenwood Ravine and Lake Slopes Unique Natural Area

PROJECT DESCRIPTION

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](#).

PUBLIC COMMENT PERIOD

The application is available for inspection at 10 Elm St., Trumansburg or online at: <https://www.townofulyssesny.gov/boards/board-zoning-appeals/bzameetings/>. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner at 10 Elm St., Trumansburg NY 14886 or via email to planner@townofulyssesny.gov by 3pm on February 19, 2024.

PUBLIC HEARING

Date & Time: Wednesday February 19, 2025 at 7:00 PM.

Location: Town Hall, 10 Elm St., Trumansburg.

Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at:

<https://zoom.us/j/96162758850>

Meeting ID: 961 6275 8850

+1 646 876 9923 US (New York)

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.