



TOWN OF ULYSSES

BOARD OF ZONING APPEALS

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Wilson Area Variances
Project File No.: VAR2507-02
Applicant: Shawn Ritchie
Project Address: 1587 Taughannock Blvd
Tax Parcel No.: 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)

PROJECT DESCRIPTION

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. Per the Code of the Town of Ulysses (CTU) 212-47.E in connection with CTU 212-167.A, the minimum required front setback is 40 feet, the request is to reduce the setback to 5 feet. Per CTU 212-124.4, the minimum required buffer from the lake is 75 feet, the request is to reduce the setback to 5 feet.

PUBLIC COMMENT PERIOD

The application is available for inspection at 10 Elm St., Trumansburg or online at: <https://townofulyssesny.gov/calendar/>. 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 September 17, 2025.

PUBLIC HEARING

Date & Time: Wednesday September 17, 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:

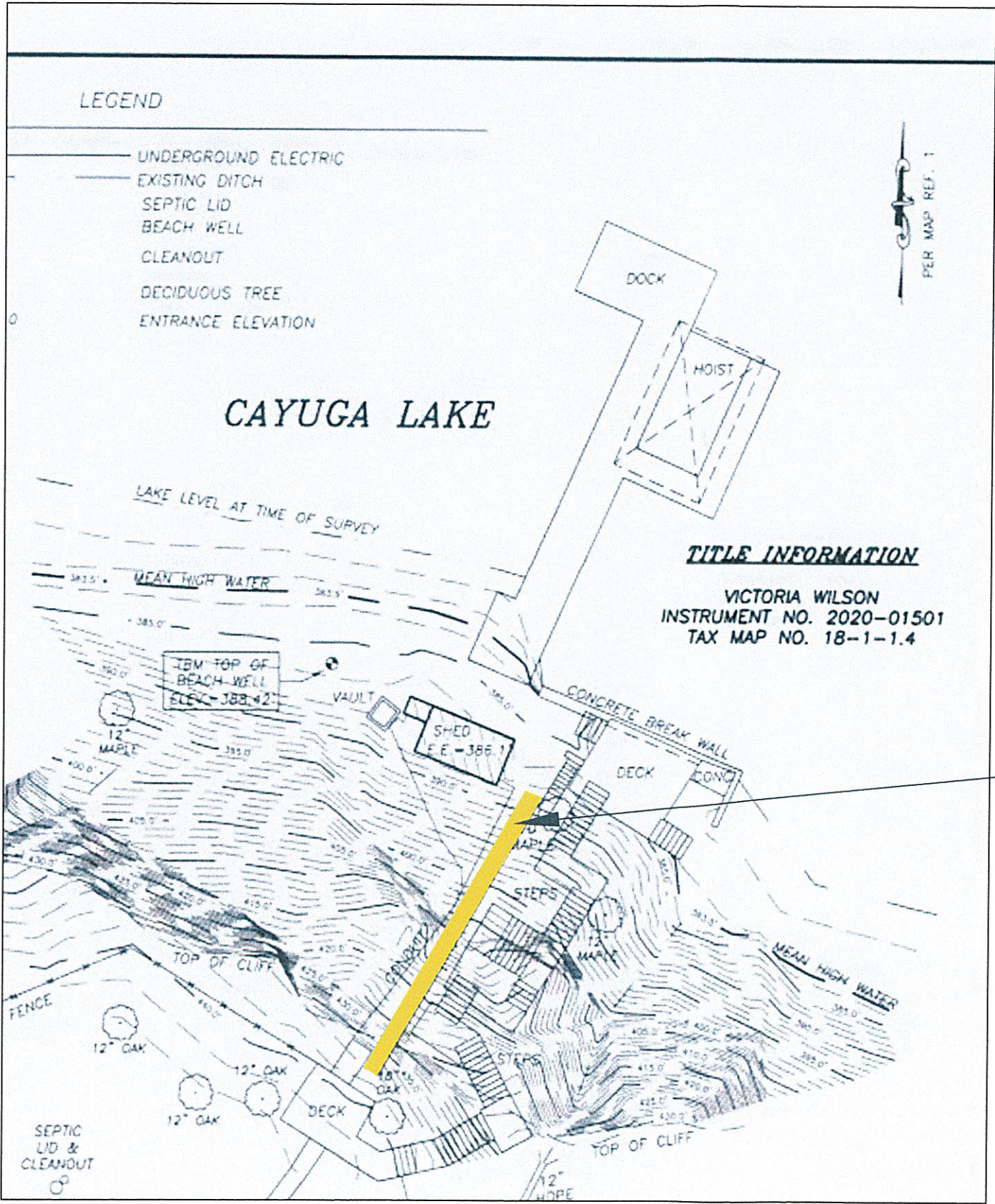
<https://zoom.us/j/96162758850>

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.

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



LOCATION OF
EXISTING TRAM
APPROXIMATE SITE
OF PROPOSED
TRAM

SITE LOCATION - WILSON				
<i>FLX TRAM</i> MACEDON, NY				
SIZE B	FSCM NO.	DWG NO.	REV	
SCALE	NONE	DATE	7/18/24	SHEET 3 OF 3