



Planning Board
Zoom Hybrid Meeting
Draft Meeting Minutes
March 17, 2026
Approved: _____

Board Members Present: Chair Karl Klankowski, Linda Liddle, Jeff McDonald, Mo Klein
Quorum Present
Applicants Present: John Driscoll, Chad Doolittle
Applicants Present on Zoom: Lindsey Dennington, Andy Sciarabba
Public Present on Zoom: Andrew Yale, Steve Yale-Loehr, Brian Richardson
Town Staff Present: Niels Tygesen, Lori Asperschlager

Proceedings

Chair Karl Klankowski called the meeting to order at 7:00 PM at Town Hall.

Approval of Agenda

Klankowski suggested moving the discussion of the moved the ZCA2601-01: Open Development Area Code Amendment to after the Sketch Plat Review.

Motion: Klein motioned to approve the amended agenda; Liddle seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

Board Member Reports

No board members in attendance

Approval of Past Minutes (March 3, 2026)

Motion: Liddle motioned to approve the amended March 3, 2026 minutes; McDonald seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, abstain.

Motion Carried.

Privilege of the Floor

No public spoke

Motion: Klein motioned to close privilege of the floor; McDonald seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

Old Business Items

SPR2601-01: Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements, Final Site Plan Review & Continued Public Hearing

The applicant and property owners, Lindsey Dennington and Kane Helgren, propose to construct a new 'single-family' residence, detached accessory dwelling unit (DADU), and associated site improvements.

Motion: Klein motioned to open the public hearing; McDonald seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

Andrew Yale, neighbor to 1102 Taughannock Blvd, had a question about the zoning compliance (written

comments attached). Klankowski confirmed that the applicants have done everything they can to conform with setbacks. The width and the depth of the property are grandfathered in because the lot size was created before zoning. Yale stated his confusion is coming from the conformance section which says an area variance shouldn't be required by BZA if the lot meets all the setbacks required. Klankowski confirmed they are meeting the setbacks. Yale asked for confirmation about the sheds meeting the setbacks. The board confirmed ([212.167 Item C](#)).

Motion: Klein motioned to close the public hearing; Liddle seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

John Driscoll spoke on behalf of the applicant and had no updates on the project.

Motion: Klankowski motioned to discuss the Planning Board Resolution No. 2026-007; Liddle seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

The board discussed adding a statement to the resolution about the non-conforming lot, but it was agreed the appropriate language was included in the resolution. The board also briefly talked about the logs from trees removed for construction being left onsite.

Motion: Liddle motioned to approve the [Planning Board Resolution No. 2026-007 A Resolution of Final Site Plan Approval of the Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements Located at 1102 Taughanock Boulevard, Town of Ulysses, Tax Parcel 31.-1-7](#); Klein seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

New Business Items

MGSUB2602-01: 2012 Trumansburg Road 4 Lot Major Subdivision, Sketch Plat Review

The applicant and property owner, Chad Doolittle, applied for a major subdivision for the subject site to subdivide the existing 11.60 acre lot into four lots, Parcel '1' approximately 1.259 acres, Parcel '2' approximately 1.127 acres, Parcel '3' approximately 2.76 acres, Parcel '4' approximately 6.446 acres. Proposed Parcels 1-3 are zoned Residential and Proposed Parcel 4 is zoned DD3.

Applicant Chad Doolittle gave some history and updates on the project.

- The Jurisdiction Determination from the DEC on the wetlands came back negative.
- Doolittle provided the board with an updated survey map with the subdivisions mapped out and the FEMA flood area.
- Currently leaving property along Trumansburg Road as Development District 3 and not making any changes to that section.
 - Previously, the Town Board approved a resolution to split the property to allow residential along Halseyville Road.
 - The comprehensive plan update will allow for the DD3 as a Legacy Business District so if any changes need to be made Doolittle will have to come back.

The board will schedule a public hearing for April 7.

TBRES2026-055: Town Board Request for Comments on Environmental Assessment on Draft ODA for 1191 Taughannock Blvd and 1195 Taughannock Blvd

The applicant and property owners of 1191 Taughannock Blvd, Maureen Foley and Jason Brenner, [requested the Town Board establish an Open Development Area \(ODA\)](#) for the subject parcel to obtain needed construction permits.

The Planning Board needs to review the SEQR. Tygesen explained that the Town Board is doing an uncoordinated environmental review for the proposed resolution to designate ODAs for these two properties (1191 and 1195 Taughannock). The Planning Board needs to review the SEQR form and send back any comments to the Town Board.

After discussion the board agreed they have no objections to the SEQR the way it is.

Motion: Klankowski motioned to have Tygesen create a memo to send to the Town Board to approve the SEQR as currently drafted for 1191 and 1195 Taughannock and support the ODAs; Liddle seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

ZCA2601-01: Open Development Area Code Amendment

The board discussed creating an ODA code amendment for existing landlocked properties with existing residential dwelling units. They referenced what the town had created in 2015 and agreed to use most of the same language with two changes.

Addition: This shall only apply to existing landlocked parcels that already have a principal dwelling on the property.

Removal: There shall be no future subdivision on the parcels unless the PB makes a determination that the access is sufficient for any future parcels.

After some discussion they agreed to have Tygesen create an official resolution to discuss at the April 7 meeting.

Board Member Reports

Klankowski spoke about the Future Land Use Map that the Comprehensive Plan Steering Committee changes that were made at the last two meetings of the CPSC. The last meeting scheduled for the committee is March 25 and will discuss sending the plan to the Town Board for their review.

Motion: Klein motioned to adjourn; Liddle seconded.

Vote: Chair Klankowski, aye; Liddle, aye; McDonald, aye; Klein, aye.

Motion Carried.

ADJOURNED at 8:19PM

Respectfully submitted by Lori Asperschlager, Planning Board Secretary

March 20, 2026

3/16/2026

Via email: planner@townofulyssesny.gov

Town of Ulysses Planning Board

Re: Project File SPR2601-01

Project Name: Dennington-Helgren New Single Detached Dwelling

Dear Planning Board Members:

I own 1095 Taughannock Boulevard in the Town of Ithaca, across the street and south of the proposed house at 1102 Taughannock Boulevard.

I have a question about the proposed project's compliance with the Ulysses zoning ordinance.

The property appears to be grandfathered as far as lot size requirements per section 212-2 C :

§ 212-2 Conformance.

C. The above notwithstanding, any lot that is deemed conforming to the lot size requirements of the prior Town of Ulysses Zoning Law, or was created prior to any local zoning ordinance or law but now is deemed nonconforming, shall not require the approval of an area variance by the Board of Zoning Appeals should said lot meet all setback, front and rear yard requirements of this law.

However, the proposal seems to be deficient relative to some setback, front and rear yard requirements as detailed below. (C,D, F, and G)

§ 212-54 Lot area and yard requirements.

A. There shall be no more than one principal building on any lot in the CZ-Conservation Zone.

B. Minimum lot area for one principal building shall be five acres.

C. Minimum lot width at front lot line shall be 400 feet.

D. Minimum lot depth shall be 450 feet.

E. Minimum front yard setback shall be 75 feet.

F. Minimum side yard setback shall be 50 feet.

G. Minimum rear yard setback 50 feet.

Thank you for considering this issue as you evaluate the project.

Andrew Yale

