



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Planning Board  
**FROM:** Niels Tygesen, Planner  
**DATE:** June 10, 2026  
**MEETING DATE:** June 16, 2026  
**SUBJECT:** Kennedy Sketch Plan Review  
Continued

**PROJECT NUMBER:** SPR2405-01  
**PROJECT ADDRESS:** 1457 Taughannock Blvd  
**PARCEL NUMBER:** 17.-1-22  
**ZONING:** LS: Lake Shore Zone, Slope Overlay  
Ro (Rock Outcrop)

### INTRODUCTION

The applicant, Jack Litzenberger, on behalf of the owners, Sean and Jeanine Kennedy, proposes to construct a new detached dwelling unit with a 1,837 square-foot(sf) footprint and a detached garage with a 1,456 sf footprint, with associated grading and removal of some existing vegetation.

### PROCESS

The Board previously conducted sketch plan reviews on [June 4, 2024](#) and on [June 3, 2025](#). During this sketch plan review, the Board should review the proposal in respect to [state law pertaining to site plan review](#), local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure.

### REQUEST TO THE PLANNING BOARD

Review the information in this memo; recent submittal materials ([06.09.2026 plan set](#) for the detached garage, [03.31.2026 plan set](#) for the detached dwelling unit, [10.15.2025 wetland report](#)); [submission materials for the 06.04.2024 meeting](#) and [materials for the 06.03.2025 meeting](#); re-review the [05.29.2024 memo](#) for the [June 4, 2024 meeting](#) and the [05.29.2025 memo](#) for the [June 3, 2025 meeting](#) as needed; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations; determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.