



TOWN OF ULYSSES

PLANNING BOARD

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 Taughannock Boulevard, Town of Ulysses, Tax Parcel 31.-1-7

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of an application for final site plan review submitted by property owners, Lindsey Dennington and Kane Helgren, for property located 1102 Taughannock Boulevard, Town of Ulysses, Tax Parcel 31.-1-7; and
2. The subject lot is zoned CZ: Conservation Zone and located within the Glenwood Ravine and Lake Slopes Unique Natural Area, and the HsD3 (Hudson silty clay loam, 12 to 20 percent slopes, eroded) Slope Overlay; and
3. The proposal is to construct a new 'single-family' detached dwelling unit, detached accessory dwelling unit, and associated site improvements; and
4. The action is a Type II action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR), Section 5.c.11 "construction or expansion of a single-family residence" and Section 5.c.12 "construction of minor accessory/appurtenant residential structures" and requires no further review; and
5. The action required 239 review, and Tompkins County's Department of Planning & Sustainability determined in their comment letter dated February 26, 2026, the proposal will not have a significant county-wide or inter-community impact, and provided the following comment for the Board to consider: "While it is clear that the landowner understands that the entire parcel is in a Unique Natural Area (UNA-91, Glenwood Ravine and Lake Slopes), we suggest the Town continue to emphasize the need to minimize disruption to this parcel to help preserve and protect the distinct properties of the UNA, namely: the high quality of plant community, rare or scarce plants, scenic/aesthetic value, and old-growth forest."; and
6. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, was posted on the subject property, and was mailed to property owners within a 500-foot radius of the subject property; and

7. The Planning Board on March 3, 2026, has reviewed and accepted as adequate a site plan map entitled "Dennington/Helgren Residence, Site Plan", prepared by Sciarabba Engineering and Design, dated January 19, 2026, and other application materials; and
8. The Planning Board considered the review criteria listed in The Code of the Town of Ulysses, Chapter 212 Zoning, Section 19.E.2 against the proposed site plan as applicable; and
9. The Planning Board has determined that the applicant is in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
10. The project is sited and designed so as to be harmonious with the surrounding area and not interfere with the development, use, and enjoyment of adjacent property; and
11. The project will ensure safe and efficient access for all site users, including pedestrians, cyclists, transit passengers, the mobility impaired, and motor vehicles, as applicable; and
12. The project will provide for the adequate protection of significant natural, cultural, heritage, and scenic assets on or near the site.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Site Plan Approval for the proposed site plan as described above, and as shown on the site plan noted above subject to the following conditions:

Conditions of Approval:

1. There shall be minimal disruption to the natural topography and existing vegetation on-site other than what is required for construction to the maximum extent feasible.
2. Logs of all trees removed for construction shall be left on-site. Snags of any dead and/or hazardous trees in proximity to the proposed dwelling units shall be retained to the maximum extent feasible.
3. An assessment and recommendation from a certified arborist, registered landscape architect, or professional forester shall be submitted as part of the construction permit that documents all proposed tree removal and provides a replanting schedule for replacement trees. Prior to final inspection and certificate of occupancy, a letter by the arborist, registered landscape architect, or professional forester shall be submitted that documents the replanting plan was completed.
4. The Town Engineer shall review drainage, erosion, and sediment control plans as part of the construction permit review process and shall provide written comments to the Building Official. All correction items and recommendations shall be addressed by the applicant to the satisfaction of the Town Engineer prior to construction permit issuance.

5. The applicant shall coordinate with NYS DEC on a site assessment of the possibility of a bald eagle nest in proximity to the project site. The applicant shall submit a copy of NYS DEC's assessment letter including any recommendations as applicable on construction dates and best practices. Recommendations from NYS DEC shall be incorporated as conditions of approval on the construction permit.
6. Temporary erosion and sedimentation control measures for construction activity must be operational prior to commencement of any work.

Planning Board Chair

Date

Ayes:

Nays:

Absent:

Abstain:

Information for Applicant

1. This approval shall expire within 18 months from the date of this decision unless a building permit has been obtained by the applicant, or if the applicant fails to comply with the conditions of this approval.