



TOWN OF ULYSSES

PLANNING BOARD

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements
Project File No.: SPR2601-01
Applicant: Lindsey Dennington and Kane Helgren
Project Address: 1102 Taughannock Blvd
Tax Parcel No.: 31.-1-7
Zoning: CZ: Conservation Zone, Glenwood Ravine and Lake Slopes UNA, Slope Overlay HsD3 (Hudson silty clay loam, 12 to 20 percent slopes, eroded)

PROJECT DESCRIPTION

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

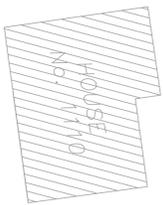
PUBLIC COMMENT PERIOD

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 March 3, 2026.

PUBLIC HEARING

Date & Time: Tuesday March 17, 2026 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/96593175470>
Meeting ID: 965 9317 5470
+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.



HO. #11110
TEETER (R.O.)
2019-08196
TAX MAP #31-1-6

LOT AREA = 44,084 SF
5% BUILDING COVERAGE PROPOSED
1,598 + 480 + 80 + 80 SF = 2,178 SF

TOWN OF ULYSSES
TOWN OF ITHACA

NYS PARKS & REC. (R.O.)
866/251
BLACK DIAMOND TRAIL
(FORMER L.V.R.R.)

NYS PARKS & REC. (R.O.)
500213-001
TAX MAP #21-1-1

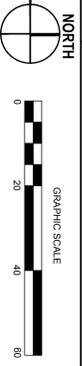
DELUCA TRUST (R.O.)
549688-001
TAX MAP NO. 31-2-29

(VACANT LOT)
TM = MANHOLE
RIM = 506.1'

CONNECT TO
TOWN OF ITHACA
WATER AND
SEWER MAINS



SITE PLAN
SCALE: 1"=20'



DENNINGTON / HELGREN RESIDENCE

1102 TAUGHANNOCK BOULEVARD
TOWN OF ULYSSES NY

REVISION 6	
REVISION 5	
REVISION 4	
REVISION 3	
REVISION 2	
REVISION 1	
PROJECT NO.	25-31
DATE	01-19-2026
SCALE	1"=20'
DRAWING TITLE	SITE PLAN

DRAWING NUMBER
C102

SCIAARABBA
engineering+design

SCIAARABBA ENGINEERING, PLLC
6000 Kingston Road
Troy, New York 12180
www.sciaarabbaeng.com

WARNING:
It is a violation of the laws of the State of New York for any person, unless he or she is working under the direction of a licensed engineer, to alter or amend in any way, if such altering or amending is done with the intent to deceive, the drawing, engineering or design work or any part thereof, after the same has been signed and sealed by the engineer or designer, the date of such alteration, and a specific description of the alteration.