TOWN OF ULYSSES
PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: February 10, 2026
MEETING DATE: February 17, 2026
SUBJECT: Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements, Sketch Plan Review

PROJECT NUMBER: SPR2601-01
PROJECT ADDRESS: 1102 Taughannock Blvd
PARCEL NUMBER: 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)

INTRODUCTION

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. Per the Code of the Town of Ulysses (CTU) 212-51.B and 212-52.A.2, single-family residences and DADUs are permitted in the CZ zone, but require site plan review when within a unique natural area (UNA) and/or slope overlay area, pursuant to the provisions listed under CTU 212-19.

PROCESS

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. The project is not subject to SEQR per 6 CRR-NY 617.5.c.11 and 12, and was referred to Tompkins County Planning for 239 review.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the submitted application materials; 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.