



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: February 26, 2026
MEETING DATE: March 3, 2026
SUBJECT: Dennington-Helgren New Single Detached Dwelling Unit, Detached Accessory Dwelling Unit, and Site Improvements, Public Hearing & Final Site 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.

PROCESS

The Planning Board previously reviewed the sketch plan proposal on [February 17, 2025](#), requested additional information, and scheduled final site plan review and public hearing for March 3, 2026. During this meeting, the Board will review the project, conduct a public hearing to receive public comment, and review the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted application materials](#) and [additional information, Tompkins County Review Letter](#), and re-review the [02.10.2026 memo](#) for the [February 17th meeting](#) as needed.