



SKETCH SITE PLAN APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.

See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Lindsey Dennington and Kane Helgren				
ADDRESS	1102 Taughannock Boulevard				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	[REDACTED]	EMAIL	[REDACTED]		
OWNER	Same as applicant				
ADDRESS					
CITY		STATE		ZIP	
PHONE		EMAIL			
PRIMARY CONTACT <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	1102 Taughannock Boulevard
PARCEL NO(S)	31.-1-7

PROJECT INFORMATION	
PROJECT NAME	Dennington/Helgren Residence
PROJECT DESCRIPTION	Construct a single-family dwelling, accessory dwelling unit, two sheds, utilities, and a driveway.
VALUATION	\$600,000

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.		
SIGNATURE	Signed by 	DATE 1-19-26
PRINT NAME	Lindsey Dennington	
CITY, STATE	Ithaca, NY	



10 Elm Street
Trumansburg, NY 14886



607.387.5767



www.townofulyssesny.gov

January 19, 2026

Niels Tygesen
Planner
Town of Ulysses
Building, Code, Planning & Zoning Department
10 Elm Street
Trumansburg, NY 14886

RE: Sketch Plan Review
Dennington/Helgren Residence
1102 Taughannock Boulevard

Dear Niels,

I am working with Lindsey Dennington and Kane Helgren and their architect, John Driscoll, on a project to construct a principal dwelling, accessory dwelling unit, and 2 sheds on property they own at 1102 Taughannock Boulevard. We appreciate the initial review comments provided by you and Mark Washburn during our December 30, 2025 pre-application meeting. Attached to this narrative are application materials for Sketch Plan review by the Planning Board.

Project Description

Tax Map No. 31.-1-7, located at 1102 Taughannock Boulevard in the Town of Ulysses, is 1.01 acres in size. The property is wooded with Taughannock Boulevard (NYS Rte 89) along the east property line, and the Black Diamond Trail along the west property line. The south property line lies on the Town line between the Town of Ulysses and the Town of Ithaca. The owners wish to construct a single-family dwelling, an accessory dwelling unit, and two sheds on the property with an emphasis on saving as many mature trees as possible. Site improvements will include a driveway, parking area, and utilities including water, sanitary sewer, electric, and telecommunications.

The property falls in the Town's CZ - Conservation Zone. It also falls within a Tompkins County Unique Natural Area and is in a Slope Overlay Zone due to soil types and slopes over 20%.

Soils on property appear to be silty clays with groundwater close to the surface which render them limited for the installation of septic systems. The property falls within an archeological buffer area, but is not in a 100-year floodplain, and does not contain any wetlands.

The construction of a residence is a permitted use with site plan approval in the CZ Zone. Lot coverage by a building is limited to 5% of the lot size which restricts coverage by buildings to under 2,204 SF. The proposed building coverage is 2,176 SF.

As site disturbance will be less than 1 acre, no permanent stormwater mitigation practices are required, but temporary erosion controls will be installed and maintained during construction.

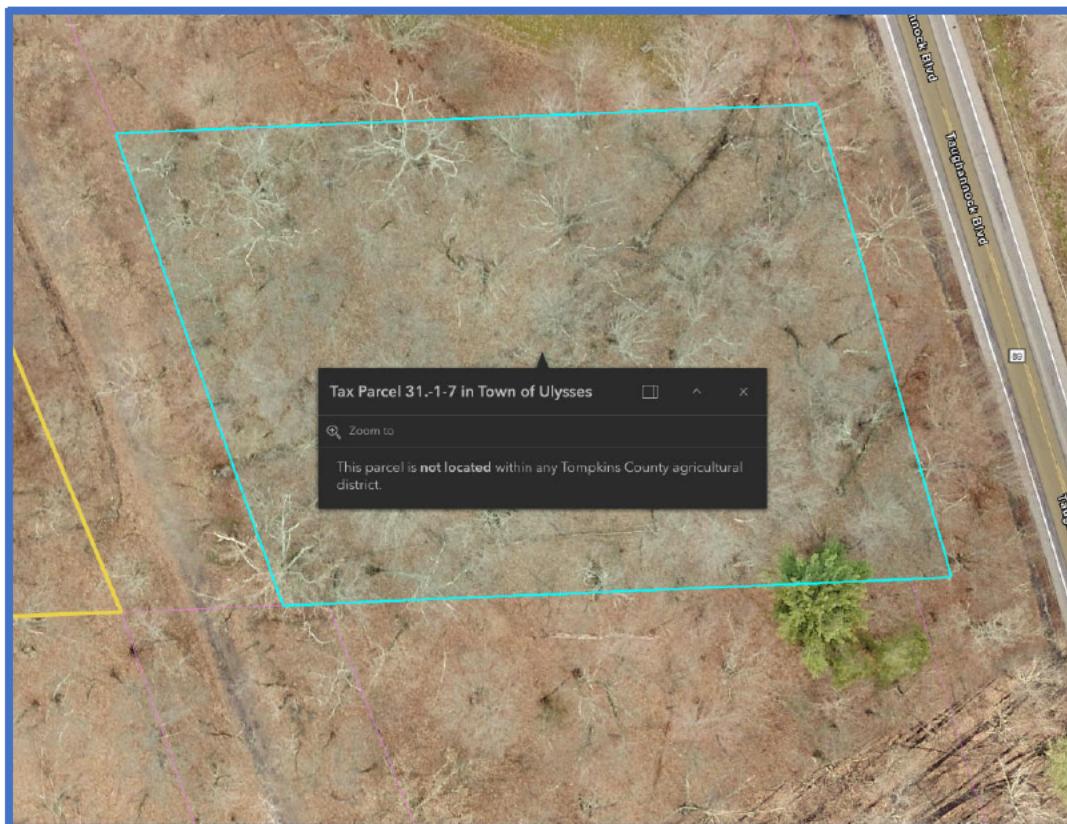
Utilities including Town of Ithaca water and sanitary sewer, electric, and telecommunications are located along the east side of Taughannock Boulevard. The Town of Ithaca has been contacted and has confirmed that an out-of-district connection to the water and sewer mains will be allowed in lieu of installing a well and septic system onsite. Electric, and telecommunications services will be extended to the property.

A permit will be required from the NYSDOT for the driveway and water and sanitary sewers installed in the highway right-of-way (ROW).

Agricultural Data Statement

Certain lands in the Town of Ulysses lie in an area that has been designated as an Agricultural District. Section 283-a of the New York State Town Law requires any application for a Special Permit, Site Plan, Use Variance or Subdivision on property within such a District containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located in such a District to include an Agricultural Data Statement.

1102 Taughannock Boulevard is not in an Agricultural District and is not within 500' of a tax parcel containing a farm operation, so an Agricultural Data Statement is not required. See images below.



TC Agricultural District Online Map
Property Not in Agricultural District



TC Agricultural District Online Map
Property Not in Ag District and
No Properties in District No 2 (Yellow Outlines) Being Farmed within 500' of Property
No Agricultural District Form Required

On behalf of Lindsey and Kane, I look forward to presenting the project to the Planning Board at the February 17, 2026 meeting.

Sincerely,



Andrew J. Sciarabba, P.E.
Owner/Principal Engineer



TOP

FO

It is a violation of Section 708, Subdivision 2 of the New York State Education Law for any person, unless he or she is working under the direction of a licensed engineer, to alter an item in any way. If an item bearing the seal of an engineer is altered, the altering engineer shall affix to the item his or her seal and the notation "altered by" followed by his or her signature, the date of such alteration, and a specific description of the alteration.

 EXIS

DRIV

CO

DENNINGTON / HELGREEN RESIDENCE

 1102 TAUGHANNOCK BOULEVARD
TOWN OF ULYSSES NY

1102 TAUGHANNOCK BOULEVARD

TOWN OF ULYSSES

REVISION 6	_____
REVISION 5	_____
REVISION 4	_____
REVISION 3	_____
REVISION 2	_____
REVISION 1	_____

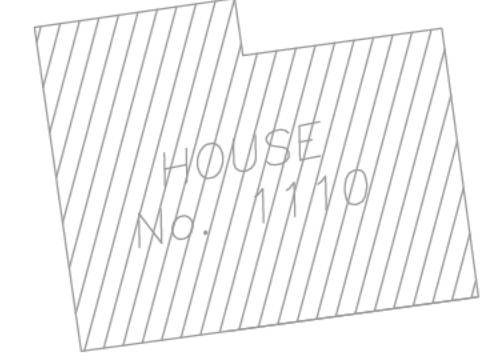
PROJECT NO	25-31
DATE	01-19-2026
SCALE	1"=20'

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

C102

 TOWN OF ULYSSES
TOWN OF ITHACA

 HO. #1110
TEETER (R.O.)
2019-08196
TAX MAP #31-1-6

 SIDE YARD AREA = 6,230 SF
ADU TO OCCUPY 245 SF =
4% OF SIDE YARD
10% IS ALLOWED

 NYS PARKS & REC. (R.O.)
'BLACK DIAMOND TRAIL'
(FORMER L.V.R.R.)

N 83°11'35" W

257.60'

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
<p>Name of Action or Project: Dennington/Helgren Residence</p> <p>Project Location (describe, and attach a location map): 1102 Taughannock Boulevard, Ulysses, NY 14886</p> <p>Brief Description of Proposed Action: Construct a single-family dwelling, accessory dwelling unit, two sheds, utilities, and a driveway.</p>			
<p>Name of Applicant or Sponsor: Lindsey Dennington and Kane Helgren</p> <p>Address: 1102 Taughannock Boulevard</p> <p>City/PO: Ithaca</p>		<p>Telephone: 512-924-7306</p> <p>E-Mail: lindseydennington@gmail.com</p> <p>State: NY Zip Code: 14850</p>	
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p> <p>2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYS DOT - Driveway and Utility Permits Town of Ithaca - Water & Sewer Plumbing Permits</p> <p>3. a. Total acreage of the site of the proposed action? _____ 1.01 acres b. Total acreage to be physically disturbed? _____ 0.40 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.01 acres</p> <p>4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland </p>			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>All building construction will meet energy code requirements.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Project will connect to Town of Ithaca water supply as an out-of-district user.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Project will connect to Town of Ithaca sanitary sewers as an out-of-district user.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

All runoff will be directed to the drainage swale within the west side of NYS Rte 89.

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Lindsey Dennington

Date: 1-19-26

Signature:  Lindsey Dennington
01AB9EBC-94D1-3412

Title: Property Owner