



MINOR SUBDIVISION PERMIT APPLICATION

TOWN OF ULYSSES PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.

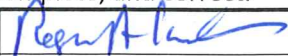
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Roger A. Koskinen				
ADDRESS	6256 Podunk Road				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	607-592-0594	EMAIL	towbiz9@yahoo.com		
OWNER	S R Koskinen Irr Family Trust (Roger Koskinen, Trustee)				
ADDRESS	6256 Podunk Road				
CITY	Trumansburg	STATE	NY	ZIP	14886
PHONE	607-592-0594	EMAIL	towbiz9@yahoo.com		
PRIMARY CONTACT: <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME	Roger Koskinen				
PHONE	607-592-0594	EMAIL	towbiz9@yahoo.com		

PROJECT SITE INFORMATION	
ADDRESS	4248 Waterburg Road, Trumansburg, NY 14886
PARCEL NO(S)	23.-3-11.22

PROJECT INFORMATION	
PROJECT NAME	4248 Waterburg Road Minor Sub-division
PROJECT DESCRIPTION	Minor sub-division of tax parcel 23.-3-11.22 into two separate tax parcels. Tax parcel 23.-3-11.22 lot size to be approximately 6.43 acres with the required 400' of road frontage for the agricultural district. New parcel to be approximately 31.9 acres with approximately 381' of road frontage. Updated survey to be completed.
VALUATION	

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		DATE	11/25/24
PRINT NAME	Roger A. Koskinen		
CITY, STATE	Trumansburg, NY		



10 Elm Street
Trumansburg, NY 14886

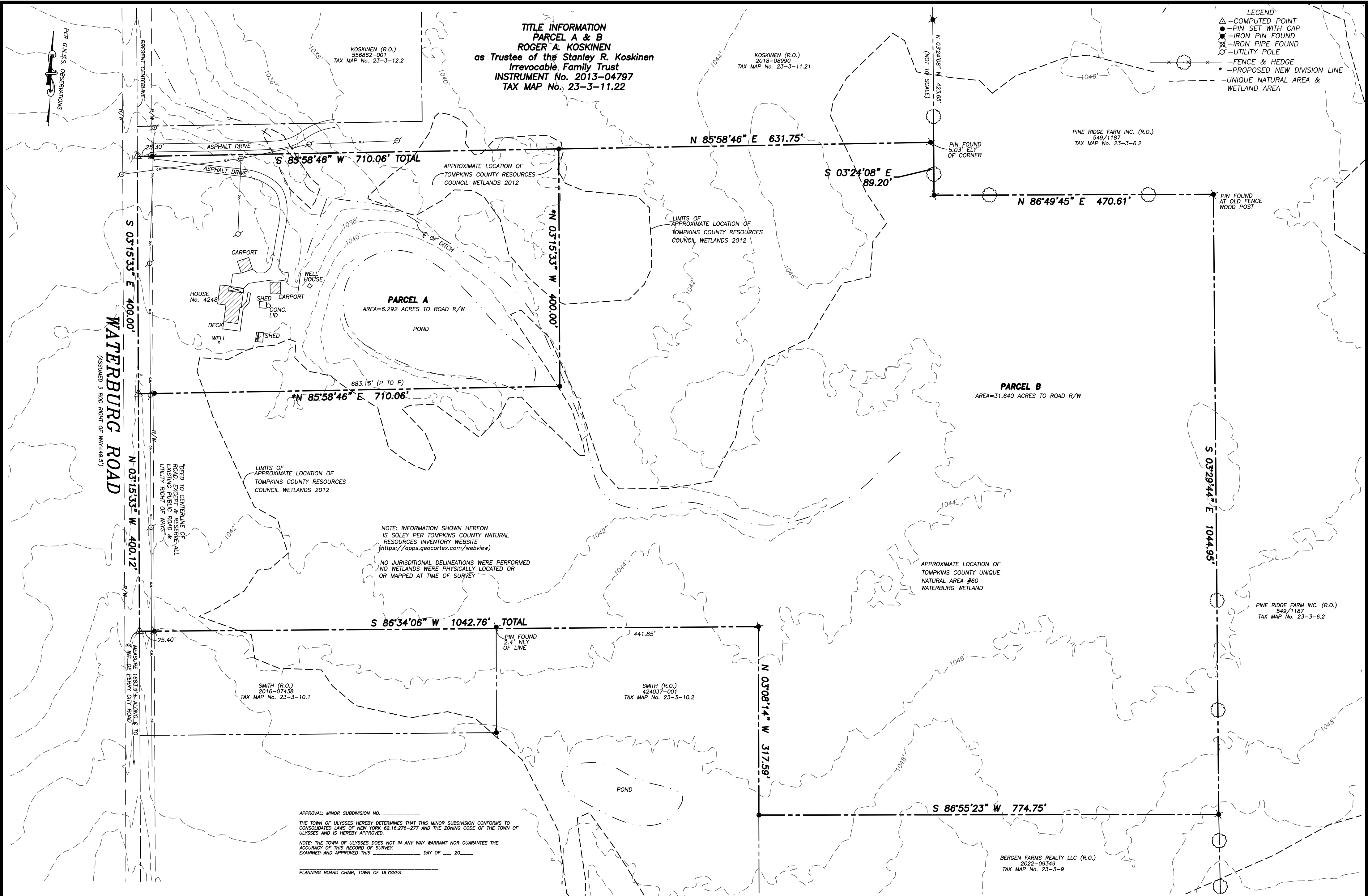


607.387.5767



planner@townofulyssesny.gov
www.ulysses.ny.us

UPDATED 2022



CERTIFICATION

I hereby certify to KYLE KOSKINEN
that I am a licensed land surveyor, New York State License
No.050096, and that this map correctly delineates an
actual survey on the ground made by me or under my direct
supervision and that I found no visible encroachments either
way across property lines except as shown hereon.

SIGNED: Lee Dresser DATED: 12/24/2024

NOTES:
1. THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN
ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF
FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.
2. LIDAR NOTE: EXISTING LIDAR INFORMATION IS BASED ON
MAPPING PROVIDED BY THE TOMPKINS COUNTY GIS DIVISION.
THE END USER OF THIS MAPPING AGREES TO ACCEPT THE
DATA "AS IS" WITH FULL KNOWLEDGE THAT ERRORS AND
OMISSIONS MAY EXIST AND TO HOLD THE COUNTY AND T.G.
MILLER, P.C. HARMLESS FOR ANY DAMAGES THAT RESULT
FROM AN INAPPROPRIATE USE OF THIS MAP.
3. 1/2" OF SNOW COVER AT TIME OF SURVEY.

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.

T.G. MILLER, P.C.
ENGINEERS AND SURVEYORS
605 WEST STATE STREET, SUITE A
ITHACA, NEW YORK 14850
WWW.TGMILLERPC.COM
607-272-6477

TITLE:
Final Minor Subdivision
NO. 4248 WATERBURG ROAD
TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE:
12/24/2024

SCALE:
1"=100'

S241021

REVISED



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			
S R Koskinen Irr Family Trust (Roger Koskinen, Trustee)			
Name of Action or Project: 4248 Waterburg Road Minor Sub-division			
Project Location (describe, and attach a location map): 4248 Waterburg Road. Divide tax parcel 23.-3-11.22 into two separate parcels.			
Brief Description of Proposed Action: Divide tax parcel 23.-3-11.22 into two separate tax parcels. Proposed sub-division would divide 38.33 acres of land into two separate parcels. The existing parcel (23.-3-11.22) would be approximately 6.43 acres with the required 400' of road frontage for the agricultural district and would keep the existing structure on said parcel. The new parcel would be approximately 31.9 acres with approximately 381' of road frontage. Updated survey to be completed.			
Name of Applicant or Sponsor: Roger A. Koskinen		Telephone: 607-592-0594 E-Mail: towbiz9@yahoo.com	
Address: 6256 Podunk Road			
City/PO: Trumansburg		State: NY	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		38.33 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		38.33 acres	
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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

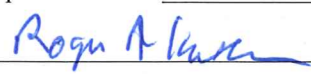
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input 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? 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" 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: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

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: <u>Roger A. Koskinen</u> Date: <u>11/25/2024</u> Signature: <u></u> Title: <u>Owner/Applicant</u>		

DECLARATION OF OWNERSHIP
MINOR SUBDIVISION # _____

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of land described by this declaration; and do hereby declare that I/we have no objections to the herein described property being subdivided.

Legal description of property (attach if necessary): 4248 WATERBURY ROAD

Tax parcel number: 23.-3-11.22

Cross reference: See Record of Surveys Auditor File # _____
Records of Tompkins County, New York.

Dated this 6TH day of DECEMBER, 2024.

Signature (s) *Roger A. Koskunen*

STATE OF NEW YORK)

ss.

County of Tompkins

I certify that I know or have satisfactory evidence that
ROGER KOSKUNEN
is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 6, 2024

Signature of
Notary Public: *April Emery*

My commission expires: 12-26-25



DECLARATION OF LEGAL DOCUMENTATION

MINOR SUBDIVISION # _____

Know all men by these presents:

That I/we, the undersigned, depose and state that I/we are the owner/owners of the properties subject to the minor subdivision and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the minor subdivision.

That I/we, the undersigned, further depose and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the minor subdivision, the title to the subject properties will accurately reflect the new lots resulting from the minor subdivision as approved by the Town of Ulysses.

DATED this 6th day of December, 2024.

Signature (s)

[Signature]

OWNER / TRUSTEE

Title

Title

STATE OF NEW YORK)

ss.

County of Tompkins

I certify that I know or have satisfactory evidence that

Robert Kosk... signed this instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 6, 2024

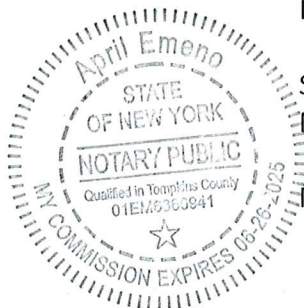
Signature of

Notary Public:

April Emeno

My commission expires:

6-26-25





AGRICULTURAL DATA STATEMENT

PLANNING AND ZONING DEPARTMENT

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.

"Farming operations" are defined by Section 301, Article 25AA of the New York State Agriculture and Markets Law as "... the land used in agricultural production, farm buildings, equipment and farm residential buildings."

A. Name of Applicant: ROGER A. KOSKINEN

B. Address: 6256 PODWIK RD, TRUMANSBURG NY 14886

C. Description of Project MINOR SUBDIVISION OF TAX PARCEL 23.-3-11.22
PROPOSED SUBDIVISION WOULD DIVIDE 38.33 ACRES OF LAND INTO
TWO SEPARATE PARCELS. EXISTING PARCEL (23.-3-11.22) WOULD BE APPROX
6.43 ACRES WITH STRUCTURE AND 40' OF ROAD FRONTAGE. NEW PARCEL
TO BE APPROXIMATELY 31.9 ACRES WITH 381' OF ROAD FRONTAGE.

D. Location of Proposed Project (tax map number): 23.-3-11.22

E. Names and address of owners of land within the Agricultural District containing Farm Operations and located within five hundred (500) feet of the project property.

Name	Address	Tax Map #
1. <u>PINE RIDGE FARM, INC</u>	<u>5186 PINE RIDGE RD.</u>	<u>23.-3-6.2</u>
2. <u>BEREN FARMS PART, LLC</u>	<u>4060 BERGEN RD WESSA.</u>	<u>23.-3-9</u>
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

F. Attach a tax map showing the site of the proposed project relative to the location of the Farm Operations identified above.



10 Elm Street
Trumansburg, NY 14886

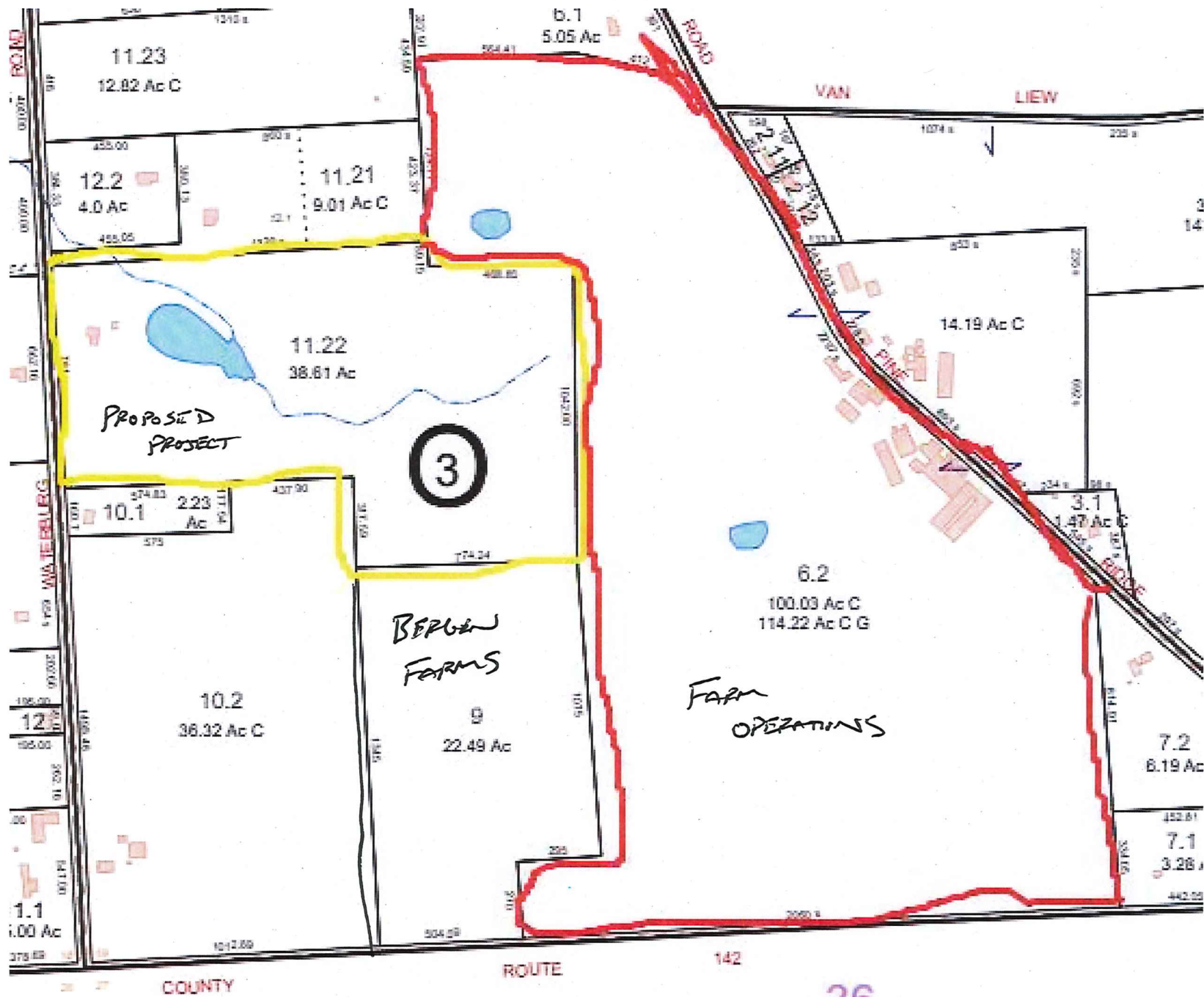


607.387.5767



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UPDATED 2023





Tompkins County Clerk Recording Page

Return To

CHARLES OLIVER WOLFF

Aurora R. Valenti, County Clerk
Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED****Grantor (Party 1)**

KOSKINEN, STANLEY R.

Fees

Recording Fee	\$20.00
Pages Fee	\$15.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$125.00
Total Fees Paid:	\$185.00

Receipt Number: 13-23892

Grantee (Party 2)

KOSKINEN, ROGER A.

Transfer Amt: \$0.00

Instrument #: 2013-04797

Transfer Tax #: 001274

Property located in **Ulysses**

State of New York
County of Tompkins

Recorded on April 12th, 2013 at 3:04:44 PM with a
total page count of 3.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

Warranty Deed

THIS INDENTURE, made this 5th day of April, 2013 between **Stanley R. Koskinen**, residing at 4248 Waterburg Rd., Town of Ulysses, New York, grantor, and **Roger A. Koskinen**, as Trustee of the **Stanley R. Koskinen Irrevocable Family Trust**, residing at 6256 Podunk Rd., Town of Ulysses, New York, grantee,

WITNESSETH, that the Grantor, in consideration of One Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration, paid by the Grantee, does hereby grant and release unto the Grantee, his survivors, heirs, executors, successors, distributees and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Ulysses, Tompkins County, New York, bounded and described as follows:

BEGINNING at a point located in the centerline of Waterburg Road, said point located 1,684.07 feet from the centerline of Perry City Road; thence North 7° 59' 30" East a distance of 800.26 feet along the centerline of Waterburg Road to a point; thence South 82° 01' 20" East a distance of 1,385.69 feet to a pipe or pin found, passing through a pipe or pin found at 25 feet; thence South 9° 20' 25" West a distance of 89.15 feet to a pin set; thence South 79° 15' 00" East a distance of 468.85 feet to a pin set; thence South 10° 37' 00" West a distance of 1,042 feet to a pipe or pin found; thence North 80° 53' 00" West a distance of 774.24 feet to a pipe or pin found; thence North 9° 20' 40" East a distance of 317.59 feet to a pipe or pin found; thence North 80° 58' 15" West a distance of 1,037.73 feet to the point or place of beginning, passing through a pin set at 1,012.73 feet. Consisting of 39.07 acres, more or less. Also known as 4248 Waterburg Road, Tax Map No. 23.-3-11.22.

BEING THE SAME PARCEL as described on a map entitled "Map Of Survey 'Cabin Lot', Town Of Ulysses, Tompkins County, New York," prepared by Robert S. Russler, L.L.S. #049709-1 on February 26, 2013, said map filed in the office of the Tompkins County Clerk concurrently herewith. Said parcel being a portion of that conveyed to Stanley R. Koskinen and Laura R. Koskinen as tenants by the entirety, by Clifford E. Bower and Mary F. Bower, by warrantee deed dated June 15, 1966, subsequently recorded in the office of the Tompkins County Clerk. Laura R. Koskinen died on October 17, 2010, and said parcel passed to Stanley R. Koskinen by operation of law. A certificate of death and a last will & testament pursuant to a probate proceeding for Laura R. Koskinen were filed in the office of the Tompkins County Surrogate's Court on April 7, 2011.

EXCEPTING AND RESERVING to the grantor the use, benefit, and occupation of the premises for the remainder of his life.

SUBJECT TO all easements and rights of way of record, if any.

ALSO SUBJECT TO the rights of the public in and to so much of the above described premises as lie within the boundaries of any public highway.