



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-013

A Resolution of Final Subdivision Approval of the Koskinen Two Lot Minor Subdivision Located at 6237 Podunk Road, Town of Ulysses, Tax Parcel 22.-5-4

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of a minor subdivision of a parcel located at 6237 Podunk Road, Town of Ulysses, Tax Parcel 22.-5-4; and
2. The subject lot is zoned A/R Agricultural/Rural and DD6: Development District 6 Koskinen Auto Repair; and
3. The existing parcel of approximately 26.50 acres will be subdivided into two lots, Parcel 1 approximately 1.20 acres and Parcel 2 approximately 25.29 acres; and
4. This is an Unlisted Action for which the Town of Ulysses Planning Board did on June 16, 2026 make a negative determination of environmental significance, after having reviewed and accepted as adequate a Short Environmental Assessment Form; and
5. The action required 239 review, and Tompkins County's Department of Planning & Sustainability determined in their comment letter dated June 3, 2026, the proposal will not have a significant county-wide or inter-community impact; and
6. Notice of the public hearing was published in the Ithaca Journal, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, was posted on the subject site, and was mailed to property owners within a 500-foot radius of the subject property; and
7. The Planning Board on June 16, 2026, has reviewed and accepted as adequate a map entitled "Final Minor Subdivision, Showing Portion of Lands of Roger A. Koskinen, Located on Podunk Road, Town of Ulysses, Tompkins County, New York", prepared by T.G. Miller, PC dated April 10, 2026, and other application materials; and
8. The lots shown on said map do comply with applicable zoning requirements and are in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
9. The lands shown on the map are of such character that it can be used safely for natural

resource conservation or building purposes without danger to health or peril from fire, flood, drainage or other menace to neighboring properties or the public health, safety and welfare.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Final Subdivision Approval for the proposed minor subdivision as described above, and as shown on the map noted above.

Planning Board Chair

Date

Ayes:

Nays:

Absent:

Abstain:

Information for Applicant

1. The applicant is responsible for filling and recording the signed plat map with the County Clerk within 62 days of the date noted on the signed plat map. If the signed plat map is not filled and recorded with the County Clerk within that time frame, the plat approval shall expire.