



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-012

Resolution of SEQR Determination for 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, zoned A/R Agricultural/Rural and DD6 Development District 6 Koskinen Auto Repair; and
2. The existing parcel of 26.50 acres will be subdivided into two lots, Parcel 1 approximately 1.20 acres and Parcel 2 approximately 25.29 acres; and
3. The proposal is an Unlisted Action under SEQR for which the Town of Ulysses' Planning Board as an involved agency has conducted an uncoordinated environmental review; and
4. 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 including Part 1 of the SEAF prepared by the applicant and dated February 11, 2026; and
5. The proposal should not create a material conflict with the 2009 land use plan or zoning regulations of the A/R or DD6 zone; and
6. The proposal will not result in a change in the use of the land and should not result in the use intensity of the land; and
7. The proposal should not impair the character or quality of the existing community; and
8. The proposal will not have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area; and
9. The proposal should not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkways; and
10. The proposal should not cause a significant increase in the use of energy;

11. The proposal should not significantly impact existing water supplies or wastewater treatment utilities; and
12. The proposal will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources; and
13. The proposal should not result in an adverse change to natural resources; and
14. The proposal should not result in an increase in the potential for erosion, flooding or drainage problems; and
15. The proposal should not create a hazard to environmental resources or human health.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

That the Town of Ulysses' Planning Board hereby makes a negative determination of environmental significance in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 New York State Environmental Quality Review for the above referenced action as proposed, based on the information in the Short Environmental Assessment Form, and, therefore, an Environmental Impact Statement will not be required.

Planning Board Chair

Date

Ayes:

Nays:

Absent:

Abstain: