



TOWN OF ULYSSES

PLANNING BOARD

Notice of Public Hearing

PROJECT FILE SUMMARY

Project Name: Koskinen 2 Lot Minor Land Division
Project File No.: MNSUB2601-01
Applicant: Roger Koskinen
Property Owner: Roger Koskinen
Project Address: 6237 Podunk Road
Tax Parcel No.: 22.-5-4
Zoning: A/R: Agricultural/Rural Zone and DD6: Development District 6 Koskinen Auto Repair

PROJECT DESCRIPTION

The applicant and property owner, Roger Koskinen, applied for a minor subdivision for the subject site to subdivide the approximately 26.50 acre lot into two lots, Parcel 1 approximately 1.20 acres and Parcel 2 approximately 25.29 acres.

PUBLIC COMMENT PERIOD

The application is available for inspection at: <https://townofulyssesny.gov/calendar/>. Written comments on the application are solicited and all interested parties or their representatives will be afforded an opportunity to submit written and/or oral comments during the hearing. Written comments may be sent in advance to the Town Planner via email to planner@townofulyssesny.gov by 3pm on June 16, 2026, or hard copy sent to Town Hall, 10 Elm St., Trumansburg NY 14886.

PUBLIC HEARING

Date & Time: Tuesday June 16, 2026 at 7:00 PM

Location: Town Hall, 10 Elm St., Trumansburg.

Videoconferencing will be used, and the public may either join in person at Town Hall or via Zoom at: <https://zoom.us/j/96593175470>

Meeting ID: 965 9317 5470

+1 646 876 9923 US (New York)

The Town strives to provide accommodations for individuals with disabilities. Please contact our office at least two days prior to the scheduled event if accommodations are needed.

- LEGEND
- ▲ - COMPUTED POINT
 - - PIN SET WITH CAP
 - ⊗ - IRON PIPE FOUND
 - ⊙ - UTILITY POLE
 - ⊛ - PROPOSED NEW DIVISION LINE
 - FENCE & HEDGE

SUTCLIFFE (R.O.)
 610/1120-5-19
 TAX MAP No. 22-5-19

TAUGHANNOCK CREEK

MEASURE 665'± ALONG Ⓞ CREEK
 CH=N. 20°39'20" E 653.03'

APPROXIMATE LOCATION OF ZONE-A PER FEMA FLOOD INSURANCE RATE MAP NUMBER 360854-D068D EFFECTIVE DATE JUNE 18, 2024

CLEMENS (R.O.)
 48304-008
 TAX MAP No. 22-5-321

TITLE INFORMATION
 PARCEL 1 & 2
 ROGER A. KOSKINEN
 INSTRUMENT No. 2013-04796
 TAX MAP No. 22-5-4

PARCEL 2
 REMAINING PART OF "KOSKINEN"
 P/O TAX MAP No. 22-5-4
 AREA=25.29 ACRES
 TO ROAD R/W

COSSENTI (R.O.)
 2024-0334
 TAX MAP No. 22-5-322

PER NATIONAL WETLAND INVENTORY, WETLANDS ARE NOT WETLANDS AT TIME OF SURVEY

DEED TO CENTERLINE OF POSITIVE PUBLIC UTILITY RIGHT OF WAYS

PARCEL 1
 AREA=120 ACRES
 TO ROAD R/W

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.) SURVEY MAP LANDS OF REVA TETTER LOCATED ON PODOUNK ROAD, L.D.N. JAN 23, 1988 REVISED APRIL 6, 1992 BY T.G. MILLER P.C.
 3.) SURVEY MAP LANDS OF REVA TETTER LOCATED ON PODOUNK ROAD, L.D.N. JAN 23, 1988 REVISED APRIL 6, 1992 BY T.G. MILLER P.C.
 4.) THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62.16.276-277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.
 5.) NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.
 6.) PLANNING BOARD CHAIR, TOWN OF ULYSSES
 DAY OF _____ 20____

MAP REFERENCES:
 1.) SURVEY MAP No. 6279 PODOUNK ROAD... DATED 8/7/2024 BY T.G. MILLER P.C.
 2.) SURVEY MAP LANDS OF REVA TETTER LOCATED ON PODOUNK ROAD, L.D.N. JAN 23, 1988 REVISED APRIL 6, 1992 BY T.G. MILLER P.C.
 3.) SURVEY MAP LANDS OF REVA TETTER LOCATED ON PODOUNK ROAD, L.D.N. JAN 23, 1988 REVISED APRIL 6, 1992 BY T.G. MILLER P.C.

APPROVAL: MINOR SUBDIVISION NO. _____
 THE TOWN OF ULYSSES HEREBY DETERMINES THAT THIS MINOR SUBDIVISION CONFORMS TO CONSOLIDATED LAWS OF NEW YORK 62.16.276-277 AND THE ZONING CODE OF THE TOWN OF ULYSSES AND IS HEREBY APPROVED.
 NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.
 DAY OF _____ 20____

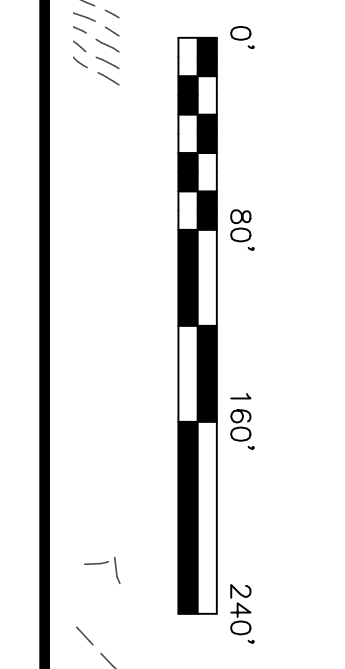
MASTERS (R.O.)
 610/1120-5-12
 TAX MAP No. 22-5-52

APPROXIMATE LOCATION OF WETLAND

LYKE ROAD
 MEASURE 424.4± ALONG Ⓞ ROAD
 CH=S 09°40'34" E 423.28'

PER G.N.S. OBSERVATIONS

CERTIFICATION
 I hereby certify to ROGER A. KOSKINEN that I am a licensed land surveyor, New York State License No. 030096, and that this map correctly delineates on the 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 herein.
 SIGNED: *T.G. Miller*
 DATED: 4/10/2026



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
 SHOWING PORTION OF LANDS OF
ROGER A. KOSKINEN
 LOCATED ON PODOUNK ROAD
 TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: 4/10/2026
 SCALE: 1"=80'
 5251081-B