



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: May 11, 2026
MEETING DATE: May 19, 2026
SUBJECT: Koskinen 2 Lot Land Division, Sketch Plat Review

PROJECT NUMBER: MNSUB2601-01
PROJECT ADDRESS: 6237 Podunk Road
PARCEL NUMBER: 22.-5-4
ZONING: A/R: Agricultural/Rural Zone and DD6: Development District 6 Koskinen Auto Repair

INTRODUCTION

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.

PROCESS

During this sketch plat review, the Board should review the proposal in respect to applicable state and local laws and regulations pertaining to subdivisions ([Consolidated Laws of New York \(CLNY\) 62.16.276](#) and [277](#), and [CTU 212-140](#) and [142](#) respectively), provide comments and general recommendations as to any adjustment needed to satisfy the objectives of the regulations, and schedule a public hearing for final plat review. The proposal is considered an Unlisted action under SEQR.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the [submitted sketch plat application](#); review the land division general requirements listed in [CTU 212-140.A.2](#), [212-140.A.5](#), [212-142.1](#), [212-142.5](#), and [212-142.10](#); review [CLNY 62.16.276](#) and [277](#) as applicable; review the regulations specific to the A/R zone listed in [CTU 212 Article V](#); and the regulations specific to the DD6 zone listed under [CTU 212-118.F](#); create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations; and discuss timelines for a public hearing.