



MINOR SUBDIVISION SKETCH PLAT APPLICATION

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	New York	ZIP	14886
PHONE		EMAIL	towbiz9@yahoo.com		
OWNER	Roger A. Koskinen				
ADDRESS	6256 Podunk Road				
CITY	Trumansburg	STATE	New York	ZIP	14886
PHONE		EMAIL	towbiz9@yahoo.com		
PRIMARY CONTACT: <input type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME	Carrie J. Pollak, Esq				
PHONE	607-391-2861	EMAIL	cpollak@hancocklaw.com		

PROJECT SITE INFORMATION

ADDRESS	6237 Podunk Road, Trumansburg, New York 14886
PARCEL NO(S)	Tax Map #22.-5-4

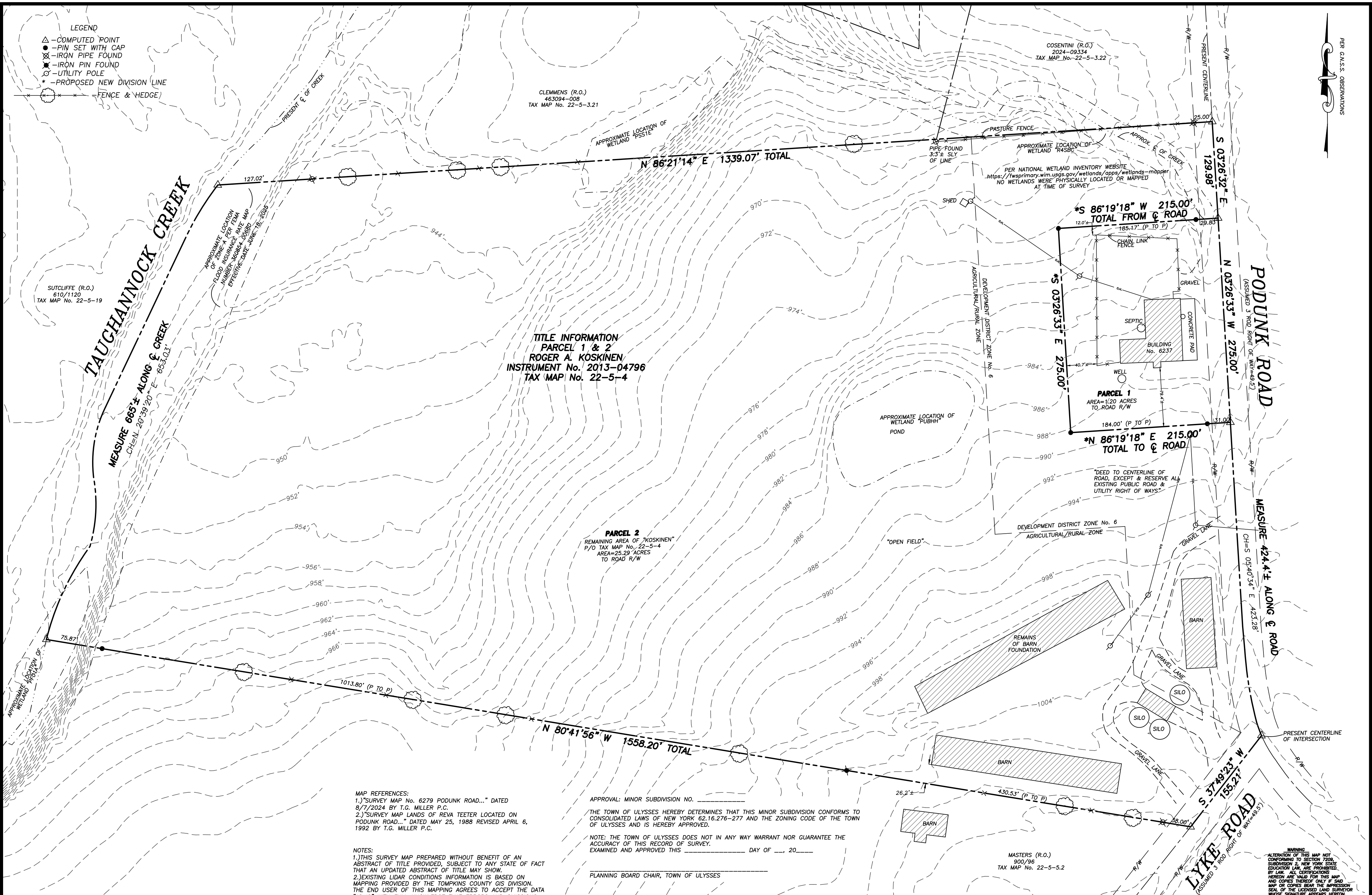
PROJECT INFORMATION

PROJECT NAME	Town of Ulysses Subdivision
PROJECT DESCRIPTION	Subdivision of parcel into two lots
VALUATION	\$318,000

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	<i>Rosko</i>	DATE	2/11/24
PRINT NAME	Roger A Koskinen		
CITY, STATE	Trumansburg NY		

- LEGEND**
- △ - COMPUTED POINT
 - - PIN SET WITH CAP
 - ⊗ - IRON PIPE FOUND
 - ⊗ - IRON PIN FOUND
 - - UTILITY POLE
 - * - PROPOSED NEW DIVISION LINE
 - (with dashed line) - FENCE & HEDGE



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

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

***S 86°19'18" W 215.00'**
TOTAL FROM C ROAD

***N 86°19'18" E 215.00'**
TOTAL TO C ROAD

N 80°41'56" W 1558.20' TOTAL

MAP REFERENCES:
 1.) SURVEY MAP No. 6279 PODUNK ROAD... DATED 8/7/2024 BY T.G. MILLER P.C.
 2.) SURVEY MAP LANDS OF REVA TEETER LOCATED ON PODUNK ROAD... DATED MAY 25, 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.

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.) EXISTING LIDAR CONDITIONS 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.

NOTE: THE TOWN OF ULYSSES DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS RECORD OF SURVEY.
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

PLANNING BOARD CHAIR, TOWN OF ULYSSES

CERTIFICATION
 I hereby certify to ROGER A. 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: 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 PODUNK ROAD
 TOWN OF ULYSSES, TOMPKINS COUNTY, NEW YORK

DATE: **4/10/2026** SCALE: **1"=80'**

REVISED



WARNING:
 ALTERATION OF THIS MAP NOT CONFORMING TO SECTION 7309, 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.



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**

Receipt Number: 13-23892

Grantor (Party 1)
KOSKINEN, STANLEY R

Grantee (Party 2)
KOSKINEN, ROGER A

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

Transfer Amt: \$0.00

Instrument #: 2013-04796
Transfer Tax #: 001273

Property located in **Ulysses**

State of New York
County of Tompkins

Recorded on April 12th, 2013 at 3:04:43 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

Quitclaim Deed

THIS INDENTURE, made the 9th day of April in the year 2013

BETWEEN Stanley R. Koskinen, of 4248 Waterburg Road, Town of Ulysses, holder of an interest in 12/13 of the property herein described, party of the first part, and Roger A. Koskinen, of 6256 Podunk Road, Town of Ulysses, party of the second part, holder of an interest in 1/13 of the property herein described and tenant in common with the grantor,

WITNESSETH, that the party of the first part, in consideration of One Dollar paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all of his rights, title, interest, and possession of the property bounded and described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Ulysses, County of Tompkins, State Of New York, on Military Lot #12 in said Town of Ulysses, more particularly bounded and described as follows:

BEGINNING on the center of the highway running from Podunk Road toward Waterburg (Podunk Road - County Route 146) about 31.5 chains north of the south line of said Military Lot #12; running thence southerly along the centerline of said highway about 13 chains to a fork in the road; thence southwesterly along the centerline of the highway (Lyke Road) about 2.25 chains; thence northwesterly along the northerly line of lands now or formerly of William Hill (earlier of Eugene Terry) about 24 chains to Taughannock Creek; thence northerly along Taughannock Creek about 12 chains; thence easterly along the south line of lands now or formerly of John Johnson about 19 chains to the point or place of beginning, containing about 28.7 acres of land, more or less.

BEING the same premises conveyed to Stanley R. Koskinen by F. Edwin Carey and Phyllis Carey Riddle by warranty deed dated June 4, 1947 and recorded in the Tompkins County Clerk's Office on June 28, 1947 in Liber 300 of Deeds at page 130.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

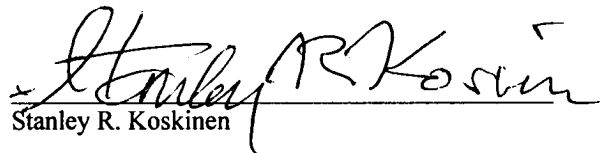
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

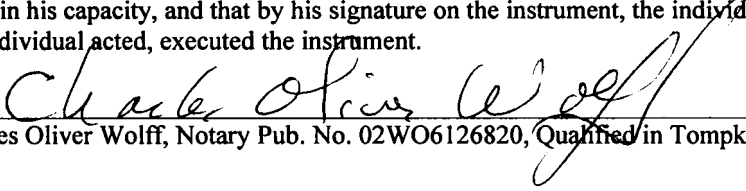
IN PRESENCE OF:

DATED: April 9, 2013


Stanley R. Koskinen

State of New York)
County of Tompkins) ss.:

On the 9th day of April, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared **Stanley R. Koskinen**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of whom the individual acted, executed the instrument.


Charles Oliver Wolff, Notary Pub. No. 02WO6126820, Qualified in Tompkins County until 05/16/13

Return to:
Charles Oliver Wolff, Esq.
6214 Podunk Rd.
Trumansburg, NY 14886

Tax Map No. 22.-5-4

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			
Town of Ulysess Subdivision			
Name of Action or Project: Subdivision of 6237 Podunk Road, Trumansburg, New York			
Project Location (describe, and attach a location map): 6237 Podunk Road, Trumansburg, NY (Tax Map #503689-22.-5-4)			
Brief Description of Proposed Action: Subdivision of parcel of land into two lots			
Name of Applicant or Sponsor: Roger A. Koskinen		Telephone: E-Mail: towbiz9@yahoo.com	
Address: 6256 Podunk Road			
City/PO: Trumansburg		State: New York	Zip Code: 14886
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Ulysess Zoning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 26.2 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? _____ 26.2 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			

		NO	YES	N/A
5.	Is the proposed action,			
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" 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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Well</u> _____	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	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: _____ _____ _____	<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:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 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 checked="" type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<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 (removal 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: Roger A. Koskinen

Date: 2/11/24

Signature: *RA Koskinen*

Title: owner



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: _____

B. Address: _____

C. Description of Project

D. Location of Proposed Project (tax map number): _____

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. _____	_____	_____
2. _____	_____	_____
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.



Podunk Road Subdivision – Agricultural Data Statement Attachment

E.

Name	Address	Tax Map #
Bergen Farms Realty, LLC	4060 Bergen Road, Odessa, NY 14809	22.-5-6.2
Brian Laroche and Heather Makepeace	6252 Lyke Road, Trumansburg, NY 14886	21.-2-4
Marjorie Wolff	6214 Podunk Road, Trumansburg, NY 14886	21.-1-13
Thomas and Lisa Clemens	293 Illington Road, Ossining, NY 10562	21.-1-2.21

