



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2025-002

Resolution of SEQR Determination for the Koskinen 2 Lot Land Division Located at 4248 Waterburg Road, Town of Ulysses, Tax Parcel 23.-3-11.22

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of a minor subdivision of a parcel located at 4248 Waterburg Road, Town of Ulysses, Tax Parcel 23.-3-11.22, zoned A/R: Agricultural/Rural Zone; and
2. The existing parcel of 37.9 acres will be subdivided into two lots; 'Parcel A' will be approximately 6.29 acres, and 'Parcel B' will be approximately 31.64 acres; and
3. The proposal is an Unlisted Action under SEQR for which the Town of Ulysses Planning Board is the lead agency in the environmental review; and
4. The Planning Board on February 4, 2025, has reviewed and accepted as adequate a map entitled "Final Minor Subdivision No. 4248 Waterburg Road, Town of Ulysses, Tompkins County, New York", prepared by T.G. Miller, P.C., dated December 24, 2024, and other application materials; and
5. The proposal should not create a material conflict with the 2009 land use plan or zoning regulations of the A/R 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.

Karl Klankowski
Planning Board Chair

4 FEBRUARY 2025
Date

Ayes: Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: None

Abstain: Gragg