



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2025-003

A Resolution of Final Subdivision Approval of 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. This is an Unlisted Action for which the Town of Ulysses Planning Board, as lead agency in the environmental review with respect to the project, has on February 4, 2025, made a negative determination of environmental significance, after having reviewed and accepted as adequate a Short Environmental Assessment Form; and
4. The action does not require 239 review, per the Inter-Governmental Agreement made with Tompkins County 24 November 2003; and
5. Notice of the public hearing was published in the Ithaca Journal on January 29, 2025, was posted on the Town's Public Legal Notice Board, was posted on the Town's webpage, was posted on the subject site, and was mailed to property owners within a 500-foot radius of the subject property; and
6. 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
7. The lots shown on said map do comply with zoning requirements and are in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
8. The lands shown on the map are of such character that it can be used safely for natural resource conservation or building purposes without danger to health or peril from fire, flood, drainage or other menace to neighboring properties or the public health, safety and welfare.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Planning Board hereby grants Final Subdivision Approval for the proposed minor subdivision as described above, and as shown on the map noted above.

Karl Klankowski
Planning Board Chair

4 FEBRUARY 2025
Date

Ayes: Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: None

Abstain: Gragg

Information for Applicant

1. The applicant is responsible for filling and recording the signed plat map with the County Clerk within 62 days of the date noted on the signed plat map. If the signed plat map is not filled and recorded with the County Clerk within that time frame, the plat approval shall expire.
2. It appears there may be State jurisdictional wetlands on the subject property. Prior to any construction activity and/or submission of permits, the owner should contact New York State Department of Environmental Conservation well in advance for a Jurisdictional Determination and/or delineation and wetland permit.