



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2025-009

A Resolution of Initial SEQR Classification and Intent to Declare Lead Agency Status for Final Plat Review of the Paula Maguire Properties 319 Penn, LLC Minor Subdivision Located at 319 Pennsylvania Avenue, Town of Ulysses, Tax Parcel 12.-2-9.4

WHEREAS, the Planning Board finds the following:

1. Paula Maguire Properties 319 Penn, LLC (the "Applicant") intends to subdivide the existing 3.12 acre lot into two lots, Parcel '1' approximately 1.22 acres and Parcel '2' approximately 1.9 acres; and
2. The Town of Ulysses' Planning Board preliminarily classifies the Project as an Unlisted Action under the State Environmental Quality Review Act; and
3. The Planning Board, as an involved agency, has identified the following additional involved agencies and associated approvals/decisions, for which Lead Agency coordination must be conducted:
 - Town of Ulysses Board of Zoning Appeals
 - Tompkins County Department of Planning and Sustainability
 - Tompkins County Whole Health; and
4. The Town of Ulysses' Planning Board intends to proceed with coordinated review and a Lead Agency must be established prior to making a determination of significance.

NOW, THEREFORE, THE PLANNING BOARD RESOLVES THE FOLLOWING:

The Town of Ulysses Planning Board declares its intent to act as Lead Agency and directs the Town Planner to mail Part 1 of the Short Environmental Assessment Form (SEAF) completed by the applicant and a copy of the subdivision application to all identified involved and interested agencies noted above. All Agencies shall have 30 calendar days of the date that the SEAF was mailed to them to challenge the Planning Board's Lead Agency designation and to provide written comments on the SEAF.

Karl Klankowski
Planning Board Chair

3 JUNE 2025
Date

Ayes: Gragg, Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: Bernnard

Abstain: None