



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-004

A Resolution of Intent to Declare Lead Agency Status and Initial SEQRA Classification for Final Site Plan Review of the Wilson Accessory Dwelling Unit Located at 1587 Taughannock Blvd, Town of Ulysses, Tax Parcel 18.-1-1.4

WHEREAS, the Planning Board finds the following:

1. The Planning Board received an application for sketch plan review entitled 'Wilson Accessory Dwelling Unit', located at 1587 Taughannock Blvd parcel 18.-1-1.4; and
2. The intent of the applicant is to renovate an existing detached accessory building into a 2-story accessory dwelling unit; and
3. The proposal will require variance(s) from the Board of Zoning Appeals, approval from Tompkins County Whole Health, a floodplain development permit, and requires environmental review under the State Environmental Quality Review Act ("SEQRA"); and
4. As an involved agency, the Planning Board has authority to declare intent to act as Lead Agency for the coordinated environmental review under SEQRA and give due notice to other potential involved and interested agencies; and
5. The Planning Board has identified the following potential involved and interested agencies for which Lead Agency coordination must be conducted:
 - NY State Department of Environmental Conservation
 - Tompkins County Department of Planning and Sustainability
 - Tompkins County Whole Health
 - Town of Ulysses Board of Zoning Appeals
 - Town of Ulysses Building, Code, Planning, and Zoning
 - US Army Corps of Engineers
 - US DHS FEMA; and
6. 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:

1. The Planning Board intends to serve as Lead Agency with respect to SEQRA review and, in that capacity, will determine if the proposed action will have a significant adverse impact on the environment; and
2. The Planning Board preliminarily classifies the Project as an Unlisted Action under SEQRA; and
3. The Planning Board directs the Town Planner to mail Part 1 of the Short Environmental Assessment Form (SEAF) completed by the applicant, a copy of the site plan application, and a copy of this Resolution 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

20 JANUARY 2026

Date

Ayes: Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: None

Abstain: None