



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-006

A Resolution of Final Subdivision Approval of the Pritts Two Lot Minor Subdivision Located at 5230 Cold Springs Road, Town of Ulysses, Tax Parcel 12.-4-19.2

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of a minor subdivision of a parcel located at 5230 Cold Springs Road, Town of Ulysses, Tax Parcel 12.-4-19.2; and
2. The subject lot is zoned R: Residential and A/R Agricultural/Rural; and
3. The existing parcel of 16.58 acres will be subdivided into two lots, Parcel A approximately 1.37 acres and Parcel B approximately 15.21 acres; and
4. The proposed subdivision did require an area variance for proposed Parcel B; and
5. The Board of Zoning Appeals on February 18, 2026 conducted a public hearing and considered the request and passed Resolution 2026-003 granting conditional approval of the area variance to reduce the minimum required width of the pole portion of the lot from 50 feet to 38 feet; and
6. The proposed subdivision was subject to environmental review as an Unlisted Action under the Code, Rules, and Regulations of the State of New York Title 6, Part 617 (SEQR); and
7. The Town Board gave due notice with intent to act as Lead Agency in the environmental review for the proposed project, and on August 27, 2025 passed Resolution 2025-121 that issued a negative determination of environmental significance for the proposal and determined an EIS would not be required; and
8. The action required 239 review, and Tompkins County's Department of Planning & Sustainability determined in their comment letter dated January 9, 2026, the proposal will not have a significant county-wide or inter-community impact, and provided the following comment for the Board to consider: "The Town should consider including, as a condition of the area variance, that the created "pole" lot must be consolidated with the created "flag" lot to ensure the proposed subdivision does not create a non-conforming lot."; and
9. The proposal will not create a third parcel for a "pole lot" separate from the overall "flag lot". Rather proposed Parcel B is a single lot that comprises a "pole" portion and a "flag"

portion; therefore, a condition as recommended by County Planning is not warranted; and

10. Notice of the public hearing was published in the Ithaca Journal, 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
11. The Planning Board on March 3, 2026, has reviewed and accepted as adequate a map entitled "Town of Ulysses Subdivision Plat for Marvin P. Pritts and Allison P. Pritts, Located at 5230 Cold Springs Road, Town of Ulysses, Tompkins County, New York", prepared by Williams & Edsall Land Surveyors, PC dated December 9, 2025, and other application materials; and
12. The lots shown on said map do comply with applicable zoning requirements and are in compliance with all other applicable provisions of the Zoning Code and other ordinances as applicable; and
13. 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.

Paul Klankowski
Planning Board Chair

3 MARCH 2026
Date

Ayes: Klankowski, Klein, Liddle, McDonald

Nays: None

Absent: None

Abstain: None

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.