



TOWN OF ULYSSES

PLANNING BOARD

Planning Board Resolution No. 2026-015

**A Resolution of Final Subdivision Approval of the Koskinen Two Lot Minor Subdivision
Located at 6237 Podunk Road, Town of Ulysses, Tax Parcel 22.-5-4**

WHEREAS, the Planning Board finds the following:

1. The proposed action is in consideration of a minor subdivision of a parcel located at 6237 Podunk Road, Town of Ulysses, Tax Parcel 22.-5-4; and
2. The subject lot is zoned A/R Agricultural/Rural and DD6: Development District 6 Koskinen Auto Repair; and
3. The existing parcel of approximately 26.50 acres will be subdivided into two lots, Parcel 1 approximately 1.20 acres and Parcel 2 approximately 25.29 acres; and
4. The Planning Board did consider the same proposed subdivision on June 16, 2026, and after having reviewed and accepted as adequate the submitted application materials including a Short Environmental Assessment Form, made a negative determination of environmental significance and approved the subdivision; and
5. Under State and Local laws, the applicant is responsible for filling and recording an approved signed plat map with the County Clerk within 62 days of the date noted on the signed plat map or the plat approval expires; and
6. The applicant did not file and record the approved signed plat map in due time and has resubmitted the same proposed subdivision application to the Planning Board; and
7. This is an Unlisted Action which the Planning Board reaffirms Resolution 2026-012, a resolution of 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, finding that no change in the application has been made from the prior review, and that no changes in the surrounding area have occurred such that a new review would be necessary; and
8. The action required 239 review, and Tompkins County's Department of Planning & Sustainability determined in their comment letter dated September 25, 2026, the proposal will not have a significant county-wide or inter-community impact; and

9. 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
10. The Planning Board on October 6, 2026, has reviewed and accepted as adequate a map entitled "Final Minor Subdivision, Showing Portion of Lands of Roger A. Koskinen, Located on Podunk Road, Town of Ulysses, Tompkins County, New York", prepared by T.G. Miller, PC dated April 10, 2026, and other application materials; and
11. 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
12. 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

6 OCTOBER 2026
Date

Ayes: Klankowski, Liddle, McDonald, Klein

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.