

TO THE TOWN PLANNING BOARD
TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NEW YORK

Planning Board File No. _____

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

Date 4-10-2020

The undersigned owner(s) desire(s) to subdivide a parcel of land described as follows:

- 1.) Name of owner(s): Richard H. Osborne, Jr., Wayland Osborne and Lorraine Osborne
Address: c/o P.O. Box 9, Homer, New York 13077
- 2.) Name of Subdivider: Richard H. Osborne, Jr., Wayland Osborne and Lorraine Osborne
Address: c/o P.O. Box 9, Homer, New York 13077
- 3.) Property address of Subdivided land: 4659 McGraw North Rd
Tax Map Parcel # 78.00-03-03.000
- 4.) Mortgage, liens, and encumbrances: None
- 5.) A Final Plat layout is hereby attached for approval, showing proposed public streets and other information as required on, and with the Final Plat.
- 6.) Is this subdivision subject to General Municipal Law approval? N^o

The undersigned hereby applies for approval of said subdivision and covenants and agrees with the Town of Cortlandville upon approval of said Final Plat and subsequent Subdivision Plat to install such utilities as are required and to complete the streets as finally approved or in lieu of this to post a performance bond as set forth and provided in the "Requirements for Approval of Subdivision Plans in the Town of Cortlandville".

Signature 

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision of 4659 McGraw North Road			
Project Location (describe, and attach a location map): 4659 McGraw North Road, Town of Cortlandville, Cortland County, Tax Map No. 78.00-03-03.000			
Brief Description of Proposed Action: Subdivide the property into 2 parcels: one parcel will be 7.034 acres and deeded to Wayland and Lorraine Osborne; second parcel will be 65.735 acres deeded to Richard H. Osborne, Jr. and Darrin Scott Osborne			
Name of Applicant or Sponsor: Richard H. Osborne, Jr.		Telephone: 607-423-5868 E-Mail: rosborne4@verizon.net	
Address: P.O. Box 9			
City/PO: Homer		State: NY	Zip Code: 13077
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Not applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
Wayland and Lorraine Osborne have a Cortland County approved well water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
Wayland and Lorraine Osborne have a Cortland County approved septic system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

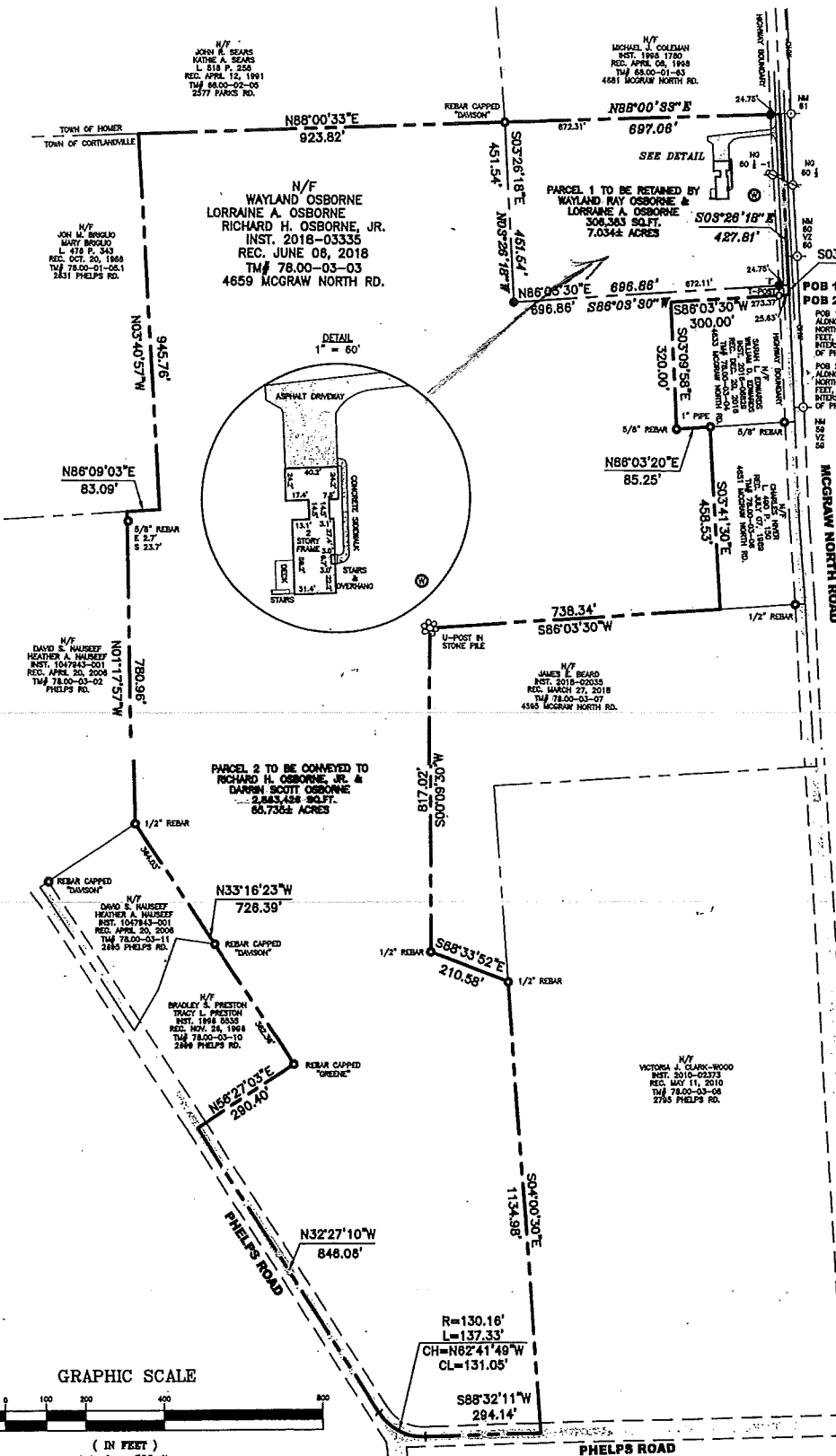
Applicant/sponsor name: Richard H. Osborne, Jr.

Date: 4-10-2020

Signature: 

Title: _____

- LEGEND**
- 5/8" REBAR KEY
 - MONUMENT FOUND
 - POB POINT OF BEGINNING
 - N/F NOW OR FORMER
 - TM# TAX MAP NUMBER
 - - - PROPERTY LINE
 - GUY WIRE
 - UTILITY POLE
 - - - OHW OVERHEAD UTILITY
 - ⊙ WELL



POB 1 BEING NORTHERLY MEASURED ALONG THE CENTERLINE OF MCGRAW NORTH ROAD, A DISTANCE OF 2,884 FEET, MORE OR LESS, FROM ITS INTERSECTION WITH THE CENTERLINE OF PHELPS ROAD.

POB 2 BEING NORTHERLY MEASURED ALONG THE CENTERLINE OF MCGRAW NORTH ROAD, A DISTANCE OF 2,854 FEET, MORE OR LESS, FROM ITS INTERSECTION WITH THE CENTERLINE OF PHELPS ROAD.

- NOTES**
1. PREMISES SOURCE OF TITLE I 2018-03335 RECORDED IN THE CLERK'S OFFICE JUNE 06, 2018.
 2. SUBJECT TO ANY AND ALL EASEMENTS AND/OR AS FOUND IN THE FIELD.
 3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE TO THE TITLE REPORT.
 4. SUBJECT TO THE RIGHTS OF THE PHELPS ROAD AND MCGRAW NORTH I

- REFERENCE DOCUMENTS**
1. MAP ENTITLED "MAP OF A PORTION JAMES M. & MARGARET H. CAFFERTY TOWN OF HOMER, COUNTY OF CORTLAND STATE" PREPARED BY JOSEPH ON AUGUST, 27, 1986.
 2. MAP ENTITLED "LANDS OF RALPH ALICE C. CARRIER, MCGRAW-NORTH (I 49), (T) HOMER, CORTLAND CO., N BY G. BRUCE DAVISON ON JUNE 10,
 3. MAP ENTITLED "MAP OF A PORTION ALVAH PARKS & EDWARD PARKS, I ROAD, LOT NO. 59, TOWN OF COUNTY OF CORTLAND, NEW PREPARED BY JOSEPH R. EGGLESTON 1988.
 4. MAP ENTITLED "PORTION OF LANDS C MARGARET H. CAFFERTY, LOT 49, TO COUNTY OF CORTLAND, STATE OF PREPARED BY JAMES P. MCNAMARA 15, 1991.
 5. MAP ENTITLED "MAP OF LANDS OF JO FRIEDMAN, LOT 59, TOWN OF COUNTY OF CORTLAND, STATE OF PREPARED BY DENKENBERGER SUR JANUARY 10, 1992 AND REV OCTOBER 17, 2016.
 6. MAP ENTITLED "MAP SHOWING LANDS MORRIS & KATHLEEN A. HUDSON, I OF CORTLANDVILLE, COUNTY OF C OF NEW YORK" PREPARED BY MILT ON OCTOBER 29, 1986.
 7. MAP ENTITLED "LANDS OF JEFFREY J PHELPS ROAD, MIL LOT 59, (T) CORTLAND CO., NEW YORK" PRE BRUCE DAVISON ON JUNE 23, 199 THROUGH MARCH 22, 2006.
 8. MAP ENTITLED "MAP OF LANDS OF ANN B. BASSETT, LOT 59, TOWN OF COUNTY OF CORTLAND, STATE OF PREPARED BY JAMES P. MCNAMARA 1999.
 9. MAP ENTITLED "LANDS OF JON M. & PHELPS ROAD, MIL LOT 59, (T) CORTLAND CO., NEW YORK" PRE BRUCE DAVISON ON AUGUST 27, 201

I hereby certify, to WAYLAND RAY OSE A. OSBORNE, RICHARD H. OSBORNE, SCOTT OSBORNE that this survey is accordance with the current Code of I Surveys adopted by the New York State Professional Land Surveyors, Inc. This limited to the persons for whom the Certifications are not transferable institutions or subsequent owners.

**LOT SPLIT SURVEY FOR
WAYLAND RAY OSBORNE &
LORRAINE A OSBORNE
RICHARD H. OSBORNE, JR. &
DARRIN SCOTT OSBORNE
4656 MCGRAW NORTH ROAD**

SHEET NO.
LS-1

WARNING:
It is a violation of Section 7208, Subdivision 2, of the New York State Education Law for any person who is not a duly Licensed Professional Engineer or Surveyor to offer or perform any engineering, architectural, or surveying services in this state. Any person who is not a duly Licensed Professional Engineer or Surveyor who offers or performs such services in this state is guilty of a Class B misdemeanor.

Only boundary survey maps with the surveyor's professional seal are permitted under the provisions of the surveyor's original and correct copies of the surveyor's original and correct copies.

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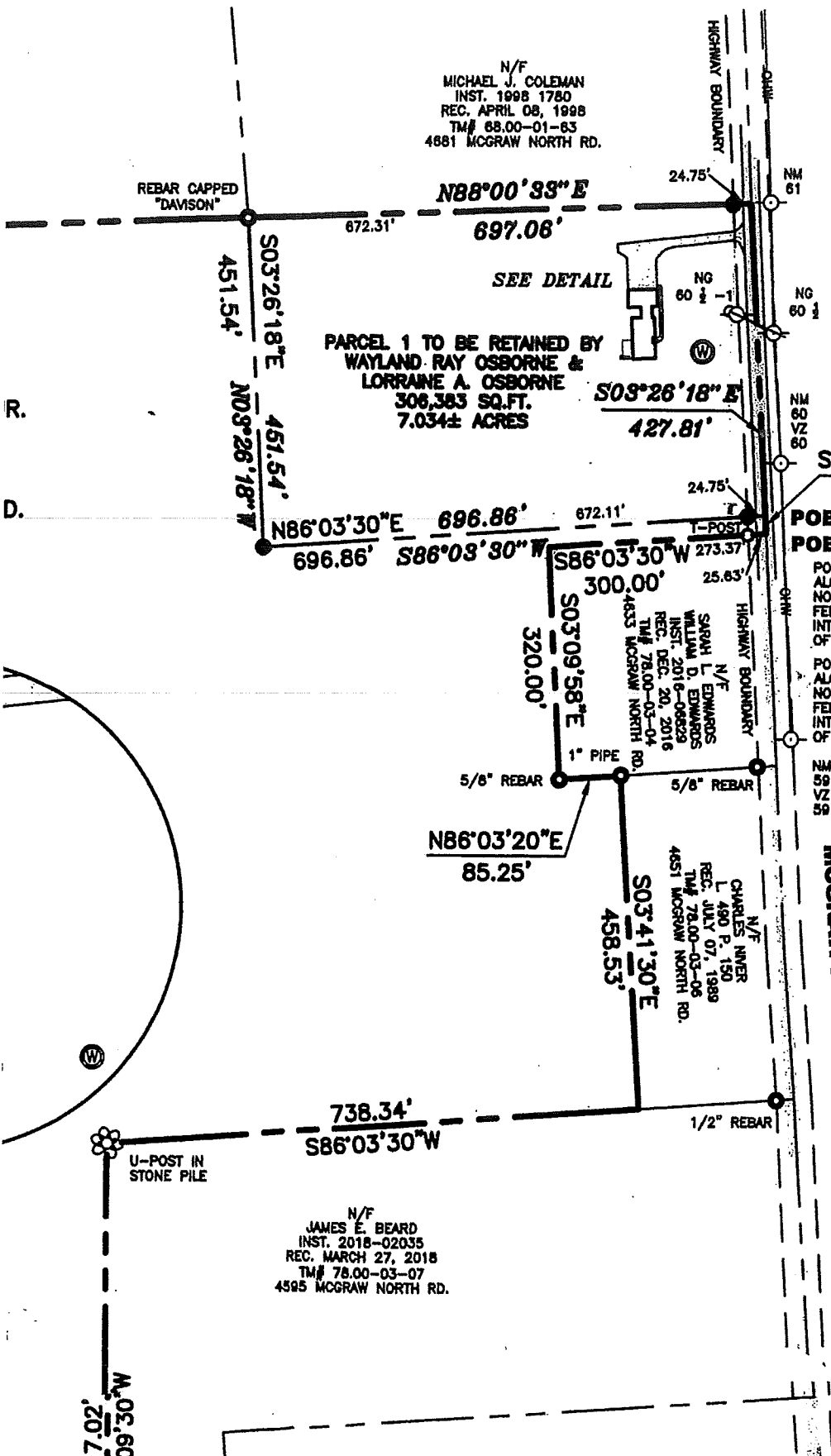


KEYSTONE ASSOCIATES

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Binghamton, New
Phone: 607.7.
Fax: 607.7.
Email: info@ke
www.keysto

LEGEND

- 5/8" REBAR "KEY"
- MONUMENT FOUND
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- TM# TAX MAP NUMBER
- PROPERTY LINE
- GUY WIRE
- UTILITY POLE
- OHW — OVERHEAD UTILITIES
- ⊗ WELL



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N/F
MICHAEL J. COLEMAN
INST. 1998 1780
REC. APRIL 08, 1998
TM# 88.00-01-83
4881 MCGRAW NORTH RD.

PARCEL 1 TO BE RETAINED BY
WAYLAND RAY OSBORNE &
LORRAINE A. OSBORNE
306,383 SQ.FT.
7.034± ACRES

N/F
SARAH L. EDWARDS
WILLIAM D. EDWARDS
INST. 2016-08629
REC. DEC. 20, 2016
TM# 78.00-03-04
4833 MCGRAW NORTH RD.

N/F
CHARLES NINER
L 490 P. 150
REC. JULY 07, 1989
TM# 78.00-03-06
4851 MCGRAW NORTH RD.

N/F
JAMES E. BEARD
INST. 2018-02035
REC. MARCH 27, 2018
TM# 78.00-03-07
4595 MCGRAW NORTH RD.