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KAREN M. KNAUERHASE,
Legal Assistant
BETTY BARTOLONE,
Legal Assistant

June 11, 2020

Bruce Weber, Zoning Officer
Town of Cortlandville
3577 Terrace Road
Cortland, New York 13045

Re: THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CORTLAND, N.Y.
Subdivision of 4263 Route 11, Cortland, New York
Tax Map # Tax Map #76.19-01-30.2

Dear Bruce:

Please be advised that this office represents THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CORTLAND, N.Y. (hereinafter the YMCA) in regard to its application to subdivide the above referenced tax map parcel.

Enclosed for your review is an original and six (6) copies of an application for a lot line adjustment, together with a check in the amount of \$50.00 representing the required filing fee.

The YMCA has entered into a contract with Christopher Community, Inc. (hereinafter Christopher) for the purchase of a 1.593 ± acre parcel of land located on Homer Avenue. The parcel is designated as Lot 2A and is highlighted in yellow on the enclosed map. Christopher has since assigned the purchase agreement to Grace Brown House Housing Development Fund Company, Inc. (hereinafter Grace). Grace wishes to develop the parcel into a twenty-five unit housing project which will provide permanent supportive housing, the preference being to provide housing for individuals who are homeless, at risk of being homeless and are victims of domestic violence.

Lot 2A is a portion of City of Cortland, Tax Map #86.25-01-02, a portion of Town of Cortlandville, Tax Map #76.19-01-30.2 and all of Town of Cortlandville, Tax Map #76.19-01-31. The YMCA has entered into a contract to convey the remainder of the above referenced tax map parcels to David Yaman. The lot proposed to be conveyed to David

Page 2

June 11, 2020

Yaman is marked as Lot 1A on the attached map and is highlighted in orange. For reference, a copy of this same map marked with the location of the tax map parcels is also enclosed along with excerpts from the actual tax maps.


An application for subdivision approval is also being submitted to the City of Cortland Planning Commission.

It would be greatly appreciated, if this matter could be put on the agenda for the next meeting of the Town of Cortlandville Planning Board which I understand will be held on June 30, 2020 at 7:30 p.m.

Very truly yours,

POMEROY, ARMSTRONG & CASULLO, LLP

By:


Donald C. Armstrong

DCA

Enc.

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

Planning Board File No. _____

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

Date JUNE 11, 2020

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

- 1.) Name of owner(s): THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CORTLAND, N.Y.
Address: 22 Tompkins Street, Cortland, New York 13045
- 2.) Name of Subdivider: THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF CORTLAND, N.Y.
Address: 22 Tompkins Street, Cortland, New York 13045
- 3.) Property address of Subdivided land: 4263 Route 11, Cortland, New York
Tax Map Parcel # Tax Map # Tax Map #76.19-01-30.2
- 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? yes

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 

Map of Proposed Subdivision



LEGEND

- Proposed Lot
- Proposed Street
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility
- Proposed Structure
- Proposed Fence
- Proposed Boundary
- Proposed Survey
- Proposed Elevation
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Thickness
- Proposed Diameter
- Proposed Radius
- Proposed Circumference
- Proposed Area
- Proposed Volume
- Proposed Weight
- Proposed Length
- Proposed Width
- Proposed Height
- Proposed Depth
- Proposed Thickness
- Proposed Diameter
- Proposed Radius
- Proposed Circumference

LOT LINE ADJUSTMENT MAP
 FOR THE PROPOSED SUBDIVISION OF CORTLAND, NY
 PROPOSED LOTS 1A & 2A
 1318 GARROD STREET & 172-174 HOMER AVENUE
 TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK
C.T. MALE ASSOCIATES
 1318 GARROD STREET, CORTLAND, NY 13828
 TEL: 607-753-1111 FAX: 607-753-1112
 www.ctmale.com

DATE	REVISIONS RECORD/DESCRIPTION	DRAWN	CHECKED	DATE
11/14/18	Initial Survey			
11/14/18	Final Survey			
11/14/18	Final Survey			
11/14/18	Final Survey			
11/14/18	Final Survey			

IN THE COUNTY OF CORTLAND, NEW YORK, I, the undersigned, Surveyor, do hereby certify that the foregoing map was prepared by me and was made from an actual field survey originally completed by me on August 14, 2017.

[Signature]
 DAVID W. SUGA, P.E., S.S., F.S.S.
 November 7, 2018

Miscellaneous Notes

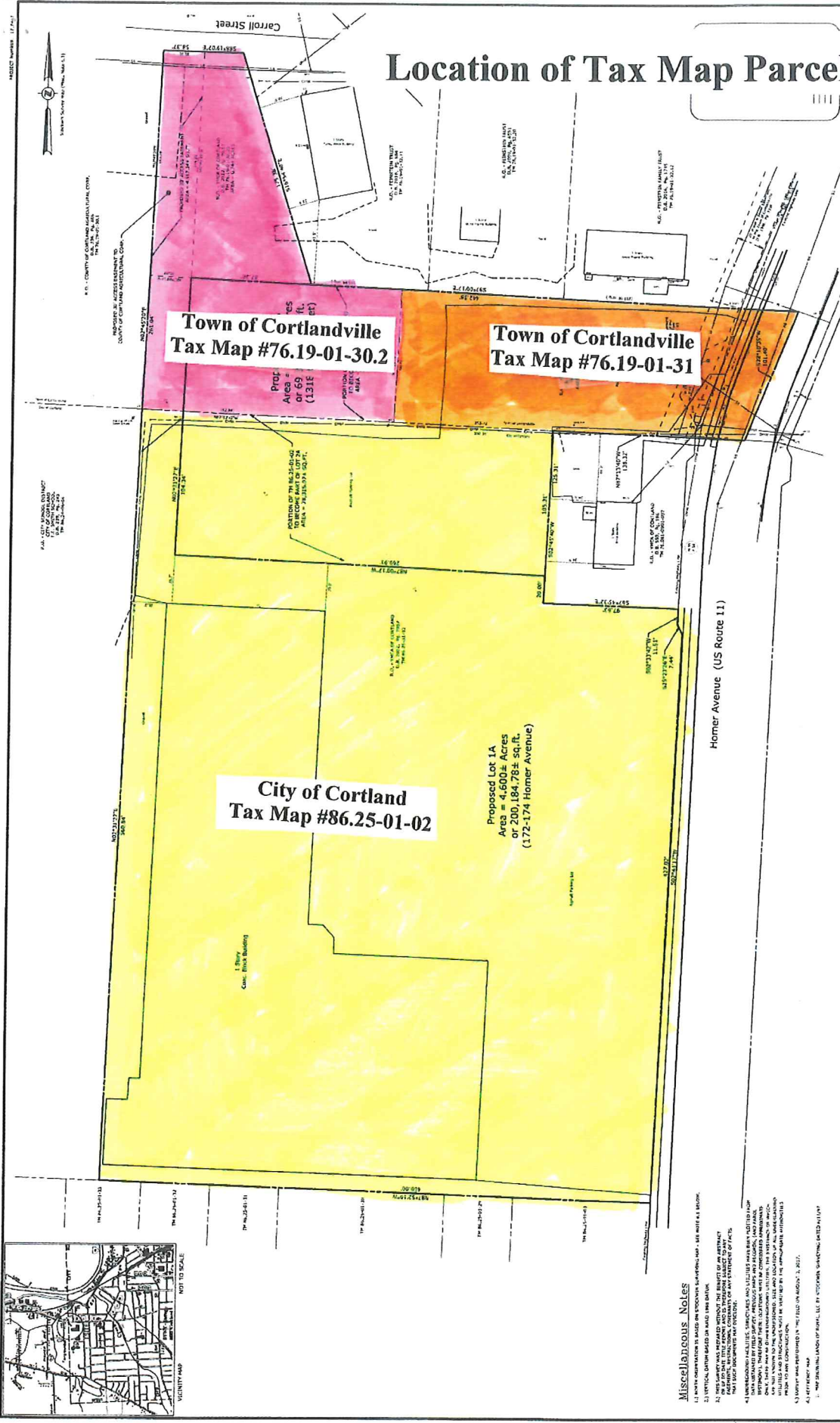
1. All other notes on this map are to be read in conjunction with the notes on the adjacent map.
2. This survey was prepared without the benefit of an adjacent map.
3. The survey was prepared without the benefit of an adjacent map.
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19. The survey was prepared without the benefit of an adjacent map.
20. The survey was prepared without the benefit of an adjacent map.

APPROVED: _____ DATE: _____
 CITY OF CORTLAND PLANNING BOARD

APPROVED: _____ DATE: _____
 TOWN OF CORTLANDVILLE PLANNING BOARD

THE COPIES OF THIS MAP STORED IN HIS OFFICE AND PROVIDED WITH THIS MAP TO THE CITY OF CORTLANDVILLE SHALL BE CONSIDERED TO BE A TRUE COPY OF THE ORIGINAL MAP.

Location of Tax Map Parcels



Town of Cortlandville
Tax Map #76.19-01-30.2

Town of Cortlandville
Tax Map #76.19-01-31

City of Cortland
Tax Map #86.25-01-02

Proposed Lot 1A
Area = 4,600± Acres
or 200,184,78± sq. ft.
(172-174 Homer Avenue)

1 Story
Civic/Bank Building



Miscellaneous Notes

1. WITH OPERATIONS TO BASES AND EXISTING SURVEYING MAP - SEE SHEET # 8 BELOW.
2. VERTICAL DATA BASED ON NAED 1985 DATUM.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ADJUTANT SURVEYOR'S PRESENCE AND THE SURVEYOR'S RESPONSIBILITY FOR ANY ERRORS OF FACTS OR OMISSIONS, UNLESS OTHERWISE NOTED ON ANY INSTRUMENT.
4. UNRECORDED EASEMENTS, ENCUMBRANCES, AND UTILITIES WERE NOT LOCATED OR REVEALED BY FIELD SURVEY METHODS AND AS SUCH, THEY ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR'S RESPONSIBILITY FOR THE LOCATION OF SUCH UTILITIES AND ENCUMBRANCES SHALL BE THAT OF THE APPROPRIATE AUTHORITIES.
5. THE SURVEY WAS CONDUCTED IN THE FIELD ON MARCH 7, 2017.
6. ALL PROPERTY TAXES
7. MAP SHOWS THE HANDS OF PARCELS, BUT BY NO MEANS SHOWN, BUT IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSE.

APPROVED: _____ DATE: _____
 CITY OF CORTLANDVILLE PLANNING BOARD
 APPROVED: _____ DATE: _____
 TOWN OF CORTLANDVILLE PLANNING BOARD
 THIS MAP IS A PART OF A PLAN AND SHALL BE CONSIDERED WITH
 THE ENTIRE PLAN AND SHALL NOT BE CONSIDERED AS A BASIS FOR ANY OTHER PURPOSE.

LOT LINE ADJUSTMENT MAP
 FOR THE PROPOSED LOT LINE ADJUSTMENT TO
PROPOSED LOTS 1A & 2A
 1314 CARROLL STREET & 127-129 HOMER AVENUE
 TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS, AND SURVEYORS
 1314 CARROLL STREET, CORTLAND, NY 13808
 TEL: 607-353-1111 FAX: 607-353-1112

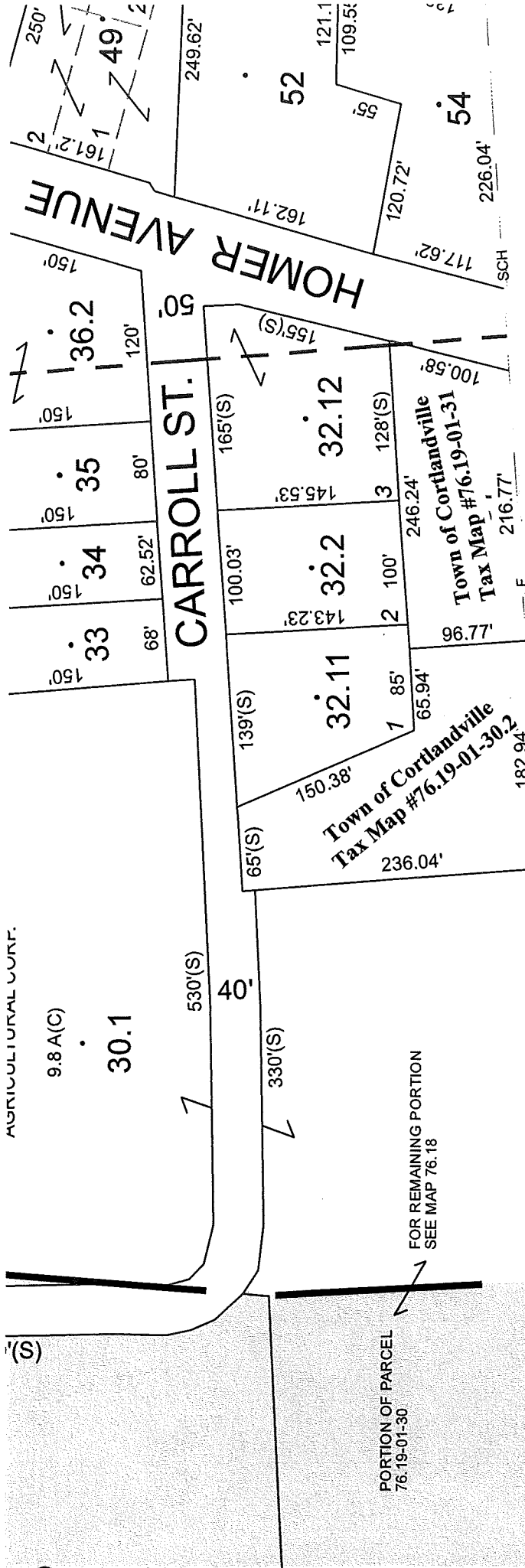
DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
08/14/17	FINAL	JAC	JAC	JAC



I HEREBY CERTIFY THAT THIS SUBDIVISION MAP WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY ORIGINALLY COMPLETED BY US ON AUGUST 14, 2017.

DAVID M. SLONIK, P.E. REGISTERED PROFESSIONAL ENGINEER, No. 18422, STATE OF NEW YORK

Town of Cortlandville Tax Map



CITY OF CORTLAND

F

SCH

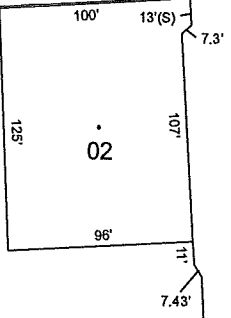
City of Cortland Tax Map

TOWN OF CORTLAND

HOMER NO. 1 SCHOOL DISTRICT
CORTLAND CITY SCHOOL DISTRICT

64

SCHOOL

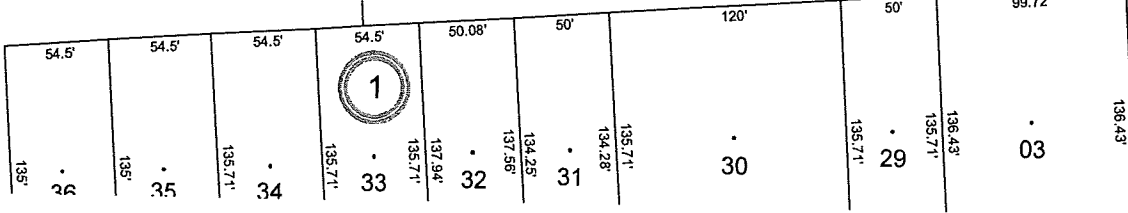
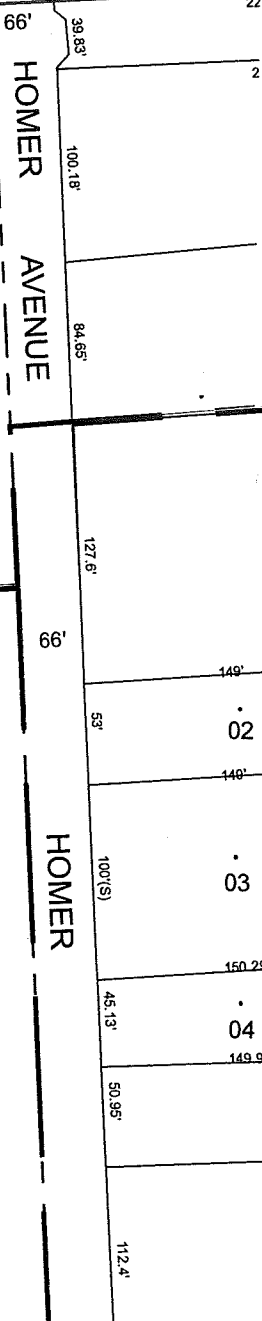


City of Cortland
Tax Map #86.25-01-02

PORTION OF PARCEL
86.25-01-02

FOR REMAINING PORTION
SEE MAP 76.81

4.84 A
02



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