

## **SECTION I - BOUNDARIES**

### **BOUNDARY DESCRIPTION**

The Cortland County LWRP includes 11 municipal local governments, including seven townships (Preble, Homer, Cortlandville, Virgil, Lapeer, Marathon, and Cuyler), three villages (Homer, Marathon, and McGraw), and one city (Cortland). The Tioughnioga River and its two main tributaries, the West Branch Tioughnioga River and East Branch Tioughnioga River, define the geographic area of this LWRP, which includes 108 miles of shoreline. Generally, the LWRP area encompasses the geography surrounding the river that makes up the valley floors. Major transportation routes are included within the area, and sometimes serve as the LWRP boundary. The LWRP is targeted for the area encompassed within the polygon that is described below, and can be seen on maps A through B6 immediately following this section.

Beginning in the Town of Preble at the intersection of the Town of Preble (and Cortland County) municipal boundary with County Route 104 (Song Lake Rd.);

Proceeding south along County Route 104 (Song Lake Rd.) to the intersection of County Route 104 and New York State Route (NYS Rte.) 281;

Then proceeding south along NYS Rte. 281, crossing the intersection of NYS Route 281 with the Town of Preble and Town of Homer municipal boundary;

Continuing south along NYS Route 281 in the Town of Homer until the intersection of NYS Route 281 with the Town of Homer and Village of Homer municipal boundary;

Then proceeding west along the Town of Homer and Village of Homer municipal boundary until such boundary turns south;

Then proceeding south along the Town of Homer and Village of Homer municipal boundary until such boundary intersects with NYS Route 41;

Then proceeding southeast along NYS Route 41 (also the Town of Homer and Village of Homer municipal boundary) until the Town of Homer and Village of Homer municipal boundary turns off from NYS Route 41 in a southwest direction;

Then proceeding southwest along the Town of Homer and Village of Homer municipal boundary, which runs approximately 160 feet northwest of parallel Miller Drive until such boundary turns southeast;

Then proceeding southeast along the Town of Homer and Village of Homer municipal boundary for approximately 370 feet, until such boundary turns south;

Then proceeding south along the Town of Homer and Village of Homer municipal boundary, and crossing the intersection of such boundary with Hudson and Prospect Streets, until such boundary turns west;

Then proceeding west and south along the Town of Homer and Village of Homer municipal boundary as such boundary winds around Burgett Dr.;

Continuing to follow the Town of Homer and Village of Homer municipal boundary in a southerly direction until such boundary intersects with the Town of Cortlandville municipal boundary;

Then proceeding east along the Village of Homer and Town of Cortlandville municipal boundary until such municipal boundary turns south;

Then proceeding south along the Town of Cortlandville and Village of Homer municipal boundary along the land owned by Cortland Country Club, and following such municipal boundary as it jogs around the southern tip of the Village of Homer until such municipal boundary intersects with the New York Susquehanna Western Railroad (NYSWRR);

Then proceeding south along the NYSWRR in the Town of Cortlandville until the NYSWRR intersects with US Route 11, NYS Route 41, and NYS Route 90;

Then proceeding south on US Route 11, NYS Route 41, and NYS Route 90, crossing the intersection of these routes with the Town of Cortlandville and City of Cortland municipal boundary;

Continuing south on US Route 11, NYS Route 41, and NYS Route 90 (Homer Ave.) in the City of Cortland, until the intersection of these routes (Homer Ave.) with North Main St. (also US Route 11, NYS Route 41, and NYS Route 90);

Then proceeding southeast along US Route 11, NYS Route 41, and NYS Route 90 (North Main St.) until the intersection of these routes (N. Main St.) and East Main St.;

Then proceeding south on US Route 11, NYS Route 41, and NYS Route 90 (North Main St. until the intersection of these routes with Maple Ave. in the City of Cortland);

Then proceeding to follow the City of Cortland's Central Business Zoning District as indicated on the City's Zoning map dated June 6<sup>th</sup>, 1978;

Proceeding along the Central Business Zoning District's western boundary as it begins on Maple Ave. and makes its way west on NYS Route 222 (Groton Ave.), then south including all parcels included in the City's Central Business Zoning District;

Continuing to follow such western boundary of the Central Business Zoning District and crossing Orchard St., West Court St., Clayton Ave., NYS Route 13 (Tompkins St.), Argyle Pl., and Frederick Street until the second parcel of land south of Frederick Ave.;

Then proceeding north on Main St. and including the parcels in the City's Central Business Zoning District that front on Main St., north of Randall St.;

Then proceeding along the rear property line of all properties located in Cortland's Central Business Zoning District that front on the south side of Port Watson St. until such Central Business Zoning District intersects with Church Street;

Then proceeding north on Church Street until the intersection of Church St. and US Route 11, NYS Route 41 (Port Watson St.);

Then proceeding east on US Route 11 and NYS Route 41 (Port Watson St.) until the intersection of these routes (Port Watson St.) with Kellogg Rd.;

Then proceeding south on Kellogg Rd. as it turns to a southeast direction, crossing the intersection of Kellogg Rd. and the City of Cortland and Town of Cortlandville municipal boundary;

Continuing southeast on County Route 121 (Kellogg Rd.) in the Town of Cortlandville until the intersection of County Route 121, Blodgett Mills Rd., County Route 121A, and Clute Rd. in the hamlet of Blodgett Mills;

Then proceeding south on Clute Rd. until the intersection of Clute Rd. and West River Rd.;

Then proceeding southeast on West River Road, crossing the intersection of West River Rd. with the Town of Cortlandville and Town of Virgil municipal boundary;

Continuing southwest on West River Rd. in the Town of Virgil until the intersection of West River Rd. and NYS Route 392;

Then proceeding east on NYS Route 392 until the intersection of NYS Route 392 and the NYSWRR;

Then proceeding southeast along the NYSWRR, crossing the intersection of the NYSWRR with the Town of Virgil and Town of Lapeer municipal boundary;

Continuing southeast along the NYSWRR in the Town of Lapeer, and crossing the intersection of the NYSWRR with the Town of Lapeer and Town of Marathon municipal boundary;

Continuing southeast along the NYSWRR in the Town of Marathon until the intersection of the NYSWRR with the Town of Marathon and Village of Marathon municipal boundary;

Then proceeding southwest along the Town of Marathon and Village of Marathon municipal boundary, and following such municipal boundary that forms the western edge of the Village of Marathon until such municipal boundary intersects with the NYSWRR;

Then proceeding southeast along the NYSWRR in the Town of Marathon, south of the Village of Marathon, until the intersection of the NYSWRR with the Town of Marathon (and Cortland County) municipal boundary and the Town of Whitney Point (and Broome County) municipal boundary;

Then proceeding east along the Town of Marathon municipal boundary until the intersection of the Town of Marathon municipal boundary meets with the western shoreline of the Tioughnioga River;

Then proceeding south along the western shoreline of the Tioughnioga River until the Town of Marathon's southern-most municipal boundary line intersects with the Tioughnioga River;

Then proceeding east along the Town of Marathon's southern-most municipal boundary line, and crossing the intersection of the Town of Marathon's southern-most municipal boundary line with US Route 11;

Continuing east on the Town of Marathon's southern-most municipal boundary line, and crossing the intersection of the Town of Marathon's southern-most municipal boundary line and Interstate 81 (I-81) (Southbound Lane);

Continuing east along the Town of Marathon's southern-most municipal boundary line until the intersection of the Town of Marathon's southern-most municipal boundary line and I-81 (Northbound Lane);

Then proceeding north along I-81 (Northbound Lane) in the Town of Marathon, until the intersection of I-81 (Northbound Lane) with the Town of Marathon and Village of Marathon municipal boundary;

Then proceeding east along the Town of Marathon and Village of Marathon municipal boundary, and following such municipal boundary as it heads north and crosses NYS Route 221, and forms the Village of Marathon's eastern boundary until the municipal boundary intersects with I-81 (Northbound Lane) on the north end of the Village of Marathon;

Then proceeding north along I-81 (Northbound Lane) in the Town of Marathon, and crossing the intersection of I-81 (Northbound Lane) with the Town of Marathon and Town of Lapeer municipal boundary;

Continuing north along I-81 (Northbound Lane) in the Town of Lapeer, and crossing the intersection of I-81 (Northbound Lane) with the Town of Lapeer and Town of Virgil municipal boundary;

Continuing north along I-81 (Northbound Lane) in the Town of Virgil, and crossing the intersection of I-81 (Northbound Lane) with the Town of Virgil and Town of Cortlandville municipal boundary;

Continuing north along I-81 (Northbound Lane) in the Town of Cortlandville, and crossing the intersection of I-81 (Northbound Lane) and Hoxie Gorge Rd.;

Continuing north along I-81 (Northbound Lane) and crossing the intersection of I-81 (Northbound Lane) and South Hill Rd.;

Continuing north along I-81 (Northbound Lane) until the intersection of I-81 and Ridge Road in the Town of Cortlandville;

Then proceeding east along Ridge Road in the Town of Cortlandville until the intersection of Ridge Road and South St.;

Then proceeding north along South Street until the intersection of South Street and the Village of McGraw municipal boundary;

Then proceeding east along the Village of McGraw municipal boundary, and following the Village of McGraw municipal boundary as it turns north;

Then proceeding north along the Village of McGraw municipal boundary, and crossing the intersection of the Village of McGraw municipal boundary with NYS Route 41 until the Village of McGraw municipal boundary turns to the west;

Then proceeding west along the Village of McGraw municipal boundary until it turns south, then following the Village of McGraw municipal boundary south until the intersection of the Village of McGraw municipal boundary with NYS Route 41;

Then proceeding west along NYS Route 41 until the intersection of NYS Route 41 with I-81 (Northbound Lane);

Then proceeding in a northwest direction along I-81 (Northbound Lane) until the intersection of I-81 (Northbound Lane) and County Route 114 (River Rd.);

Then proceeding northeast along County Route 114 (River Rd.), and crossing the intersection of County Route 114 with County Route 112A (Lorings Crossing) and Ames Rd.;

Continuing northeast along County Route 114 (River Rd.), and crossing the intersection of County Route 114 with the Town of Cortlandville and Town of Homer municipal boundary;

Continuing northeast along County Route 114 in the Town of Homer, and crossing the intersection of County Route 114 (East River Rd.) and Parks Rd.;

Continuing northeast along County Route 114 (East River Rd.) and crossing the intersection of County Route 114 and County Rte. 114A (East River Crossing);

Continuing northeast along County Route 114 (East River Rd.), and crossing the intersection of County Route 114 and County Route 116A (Shippey Rd.);

Continuing northeast along County Route 114 (East River Rd.), and crossing the intersection of County Route 114 and County Route 108C (East Homer Crossing);

Continuing northeast along County Route 114 (East River Rd.), and crossing the intersection of County Route 114 with County Route 114B (Youngs Crossing) and the Town of Homer and Town of Truxton municipal boundary;

Continuing east on County Route 114 (East River Rd.) in the Town of Truxton, and crossing the intersection of County Route 114 and County Route 157 (Maybury Rd.);

Continuing northeast on County Route 114 (East River Rd.) until the intersection of County Route 114 and County Route 600A;

Then proceeding northeast on County Route 600A (Chenango Rd.) until County Route 600A changes to a more northerly direction approximately 1/2 mile (0.5 miles) south of the intersection of County Route 600A and NYS Route 13 in the hamlet of Truxton;

Then proceeding in a northeasterly direction of County Route 600A, along the edge of the valley floor, to Bells Mills Rd., where Bells Mills Rd. runs parallel to NYS Route 13 and the East Branch Tioughnioga River, on the south side of the East Branch Tioughnioga River, approximately 1/4 mile (0.25 miles) south of NYS Route 13;

Then proceeding east along Bells Mills Rd. until the intersection of Bells Mills Rd., South Hill Rd., and County Route 154 (Crains Mills Rd.);

Then proceeding east along County Route 154 (Crains Mills Rd.), and crossing the intersection of County Route 154 with the Town of Truxton and Town of Cuyler municipal boundary;

Continuing northeast on County Route 154 (Crains Mills Rd.) in the Town of Cuyler until the intersection of County Route 154 and NYS Route 13;

Then proceeding northeast along NYS Route 13, and crossing the intersection of NYS Route 13 and County Route 152A (Lincklaen Rd.);

Continuing northeast along NYS Route 13, and crossing the intersection of NYS Route 13 and County Route 156 (East Keeney Rd.);

Continuing northeast along NYS Route 13, and crossing the intersection of NYS Route 13 and County Route 153 (High Bridge Rd.);

Continuing northeast along NYS Route 13 until the intersection of NYS Route 13 with the Town of Cuyler (and Cortland County) municipal boundary with the Madison County municipal boundary;

Then proceeding north along the Town of Cuyler (and Cortland County) municipal boundary until the intersection of the Town of Cuyler (and Cortland County) municipal boundary with Newton Rd. in the Town of Cuyler;

Then proceeding northwest along Newton Rd. in the Town of Cuyler until the intersection of Newton Rd. and County Route 153 (High Bridge Rd.);

Then proceeding south on County Route 153 (High Bridge Rd.) and crossing the intersection of County Route 153, Coon Rd., and Oil Mill Rd.;

Continuing south on County Route 153 (High Bridge Rd.) until the intersection of County Route 153 and Stockton Rd.;

Then proceeding west on Stockton Rd. until Stockton Rd. turns north;

Then proceeding west, leaving Stockton Rd. where Stockton Rd. turns to a north direction, crossing the Tioughnioga Hills Creek;

Continuing west until Cowles Settlement Hills Rd.;

Then proceeding southwest on Cowles Settlement Hills Rd. until the intersection of Cowles Settlement Hills Rd. with County Route 156 (East Keeney Rd.);

Then proceeding north on County Route 156 (East Keeney Rd.) until the intersection of County Route 156 and the Town of Cuyler (and Cortland County) municipal boundary;

Then proceeding west along the Town of Cuyler (and Cortland County) municipal boundary until the intersection of such municipal boundary and County Route 152 (West Keeney Rd.);

Then proceeding south along County Route 152 (West Keeney Rd.), and crossing the intersection of County Route 152 with County Route 152B (Tripoli Rd.) and Eaton Hill Rd.;

Continuing southwest along County Route 152 (West Keeney Rd.) until the intersection of County Route 152 and NYS Route 13;

Then proceeding southwest on NYS Route 13 and crossing the intersection of NYS Route 13 with the Town of Cuyler and Town of Truxton municipal boundary;

Continuing southwest on NYS Route 13 in the Town of Truxton, and crossing the intersection of NYS Route 13 and County Route 154;

Continuing southwest on NYS Route 13, and crossing the intersection of NYS Route 13 and NYS Route 91 in the hamlet of Truxton;

Continuing southwest along NYS Route 13 through the hamlet of Truxton, and crossing the intersection of NYS Route 13 and County Rte. 600A;

Continuing southwest along NYS Route 13 and crossing the intersection of NYS Route 13 with the Town of Truxton and Town of Homer municipal boundary;

Continuing southwest along NYS Route 13 in the Town of Homer, passing through the hamlet of East Homer;

Continuing southwest along NYS Route 13 and crossing the intersection of NYS Route 13 and County Rte. 114A (East River Crossing);

Continuing southwest along NYS Route 13 and crossing the intersection of NYS Route 13 and County Route 500 (Health Camp Rd.);

Continuing southwest along NYS Route 13 and crossing the intersection of NYS Route 13 with the Town of Homer and Town of Cortlandville municipal boundary;

Continuing southwest along NYS Route 13 in the Town of Cortlandville, and crossing the intersection of NYS Route 13, County Route 112 (Lighthouse Hill Rd.) and County Route 112A (Loring Crossing);

Continuing southwest along NYS Route 13 until the intersection of NYS Route 13 with the Town of Cortlandville and City of Cortland municipal boundary;

Then proceeding west along the Town of Cortlandville and City of Cortland municipal boundary until the intersection of the Town of Cortlandville / City of Cortland municipal boundary with I-81 (Northbound Lane);



Then proceeding north along I-81 (Northbound Lane) in the Town of Cortlandville, until the intersection of I-81 (Northbound Lane) with the Town of Cortlandville and Village of Homer municipal boundary;

Then proceeding west along the Town of Cortlandville and Village of Homer municipal boundary until the Village of Homer and Town of Homer Municipal boundary turn north;

Then proceeding north along the Town of Homer and Village of Homer municipal boundary, and following such municipal boundary until it intersects with I-81 (Northbound Lane);

Then proceeding north along I-81 (Northbound Lane) in the Town of Homer until the intersection of I-81 (Northbound Lane) with US Route 11;

Then proceeding north along US Route 11, and crossing the intersection of US Route 11 and County Route 500 (Health Camp Rd.);

Continuing to proceed north along US Route 11, and crossing the intersection of US Route 11 with the Town of Homer and Town of Preble municipal boundary;

Continuing north along US Route 11 in the Town of Preble, and passing through the hamlet of Baltimore;

Continuing north along US Route 11 until the intersection of US Route 11 and the Town of Preble (and Cortland County) municipal boundary;

Then proceeding west along the Town of Preble (and Cortland County) municipal boundary and crossing the intersection of the Town of Preble (and Cortland County) municipal boundary with NYS Route 281;

Continuing west along the Town of Preble (and Cortland County) municipal boundary and crossing the intersection of the Town of Preble (and Cortland County) municipal boundary with I-81 (Both Lanes);

Continuing west along Town of Preble (and Cortland County) municipal boundary until the intersection of the Town of Preble (and Cortland County) municipal boundary with Cortland County Route 104 (Song Lake Rd.), which intersection is the starting and ending point of this boundary description.

**See maps A through B6 for LWRP boundaries.**