

Cover Letter

Subdivision Application – Parcel to be Conveyed by Maumar, Inc. to
Finger Lakes Land Trust Inc.

The Finger Lakes Land Trust Inc., with offices at 202 East Court St. Ithaca, NY 14850, is requesting subdivision approval to subdivide Parcel A as shown on the attached subdivision plat map and sketch plan from the remainder of the property owned by Maumar, Inc., a New York corporation with an address at 125 Cedar View Rd, NY 14882 (a).

In total the parcel to be subdivided consists of approximately 125 acres. The portion being retained by Maumar, Inc. contains approximately 75 acres and includes the residence of Martina Larsen and a non-commercial barn structure. The 50.9-acre parcel to be purchased by the Finger Lakes Land Trust contains two structures: a former clubhouse and garage. Adjacent properties include forested tracts and agricultural fields with small seasonal residential lots with frontage on Cayuga Lake (d, e).

There are no NYSDEC wetlands on the proposed site and no ponds or wetlands will be impacted by this proposed subdivision (f).

The property lies within a Tompkins County Unique Natural Areas (UNA), “Bell Station” (g).

Since the property is being purchased is to be managed as a publicly-accessible nature preserve, there is de minimis planned soil disturbance or drainage alteration. Any planned improvements to the site would be subject to additional Town approvals (h, i, j).

The Finger Lakes Land Trust will likely want to install a wooden "Preserve" sign on Lake Ridge Rd. once management planning has been completed and the public are invited to the property, but exact location is to be determined and will be proposed to the Town at a later date (k).

The proposed subdivision includes 59.4-acre parcel A being conveyed to the Finger Lakes Land Trust, which will manage the property as a publicly-accessible nature preserve. Maumar, Inc. will retain a 50.9-acre parcel as a private residential lot (l).

Please do not hesitate to reach out for any reason.

Sincerely,



Kate Riley
Land Conservation Specialist | Finger Lakes Land Trust
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