

JPD CORP.
4 Clinton Square
Syracuse, NY 13202

November 27, 2018

VIA UPS

1Z8W2V381391086954

City Clerk
231 City Hall
233 E. Washington Street
Syracuse, NY 13202
Attention: John P. Copanas, City Clerk



Re: Request for the abandonment of a portion of Court Street, and subsequent conveyance of such land to JPD Corp.

Dear Mr. Copanas:

The purpose of this letter is to formally request an abandonment of the portion of Court Street shown on the enclosed survey map titled "Lands to be Conveyed by the City of Syracuse to JPD Corp." (the "City Land"), and the subsequent conveyance of the City Land to JPD Corp. A legal description of the City Land is also enclosed with this letter, as well as the Short Environmental Assessment Form.

As you may be aware, in 2003, the City of Syracuse and JPD Corp. entered into an agreement, whereby JPD Corp. agreed to convey to the City of Syracuse certain land located on North Clinton Street (the "JPD Land"), and the City of Syracuse agreed to convey to JPD Corp. certain abandoned portions of West Court Street (the "Abandoned Court Street Land"). Such conveyances were necessary to effectuate the realignment of West Court Street (to its current configuration). The JPD Land was conveyed to the City of Syracuse in 2003. The Abandoned Court Street Land was conveyed to JPD Corp. in 2012.

The City Land that is the subject of this request, was included in the JPD Land that JPD Corp. conveyed to the City of Syracuse in 2003. It is unclear why the City Parcel was so included, but at the time, the parties may have believed that the City Land was necessary for street purposes. However, today, the City Land is a small .092 +/- acre of land, outbound of the street, the concrete walk, landscaping and street lighting, and in no way is used or necessary for street purposes. By acquiring the City Land, the land owned by JPD Corp. will then better align with the public rights of way, and create additional land for private development.

I will be the primary contact for this matter. My direct dial is (315) 634-7663. Thank you for your consideration.

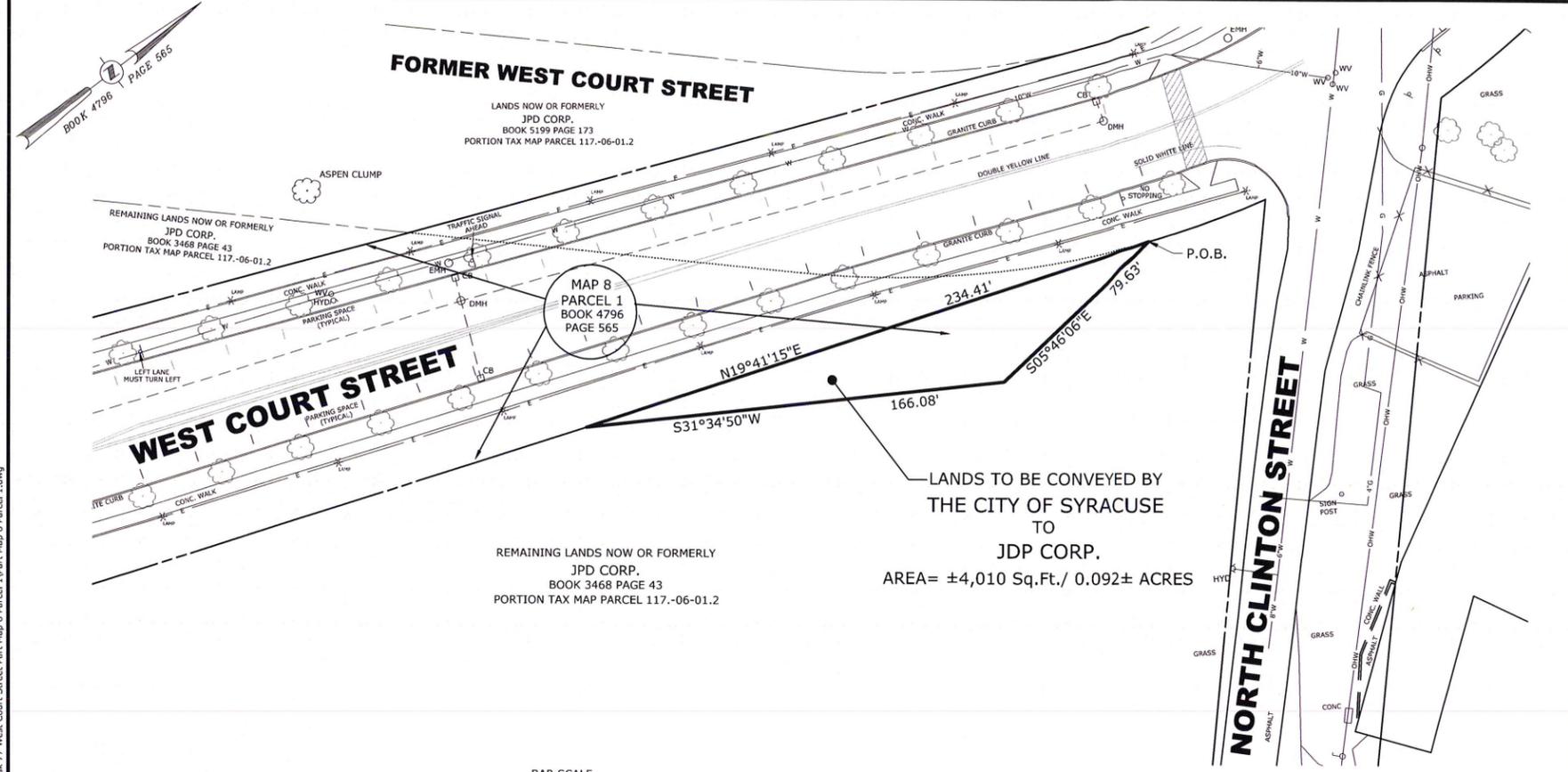
Very truly yours,


Douglas Cain

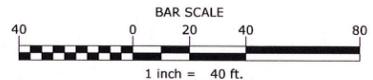
Cc: Eric Ennis (Via Email eennis@syrgov.net)

XREFS: NONE

PROJECT NUMBER: 02.8071



ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY



DAVID J. UHRINEC, PLS
P.L.S. NO. 050052



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.

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APPROVED: dju
DRAFTED : dju
CHECKED : dju
PROJ. NO : 02.8071
SCALE : 1"=40'
DATE : 01/04/17

SURVEY MAP OF
LANDS TO BE CONVEYED BY THE CITY OF SYRACUSE
TO
JDP CORP.

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.
200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
SYRACUSE, NY 13220-3246
315.458.6498 * FAX 315.458.4427

SHEET 1 OF 1
DWG. NO: 17-0100

CAD DWG. FILE NAME: \\syr-fp\data\Projects\028071\Survey\Task_77 West Court Street Part Map 8 Parcel 1\Part Map 8 Parcel 1.dwg

CAD DWG. FILE NAME: Part Map 8 Parcel 1

LEGAL DESCRIPTION
PORTION OF WEST COURT STREET
TO BE CONVEYED BY THE CITY OF SYRACUSE

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, being a portion of West Court Street within Salt Marsh Lot 35, and being more particularly bounded and described as follows:

BEGINNING at point on the easterly margin of West Court Street, said point being the northerly corner of lands conveyed to the City of Syracuse by JPD Corp. in Book 4796 of Deeds at Page 565, said lands being Map 8 Parcel 1 in said deed;

Thence along the easterly margin of West Court Street the following two (2) courses and distances:

- 1) South 05 deg. 46 min. 06 sec. East, 79.63 feet to an angle point therein; and
- 2) South 31 deg. 34 min. 50 sec. West, 166.08 feet to an angle point therein;

Thence North 19 deg. 41 min. 15 sec. East, through the margin of West Court Street, 234.41 feet to the point or place of beginning.

Short Environmental Assessment Form

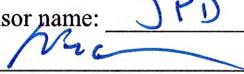
Part 1 - Project Information

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: West Court Street Abandonment and Conveyance							
Project Location (describe, and attach a location map): Intersection of West Court Street and North Clinton Street							
Brief Description of Proposed Action: City to abandon 0.092 Acres +/- of West Court Street that is outbound of the street, the concrete walk, landscaping and street lighting, and then convey such land to JPD Corp. Additional background is included in the accompanying cover letter.							
Name of Applicant or Sponsor: JPD Corp.		Telephone: (315) 634-7663 E-Mail: douglascairn@pyramidmg.com					
Address: 4 Clinton Square							
City/PO: Syracuse		State: New York	Zip Code: 13202				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.092 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.3 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>JPD Corp.</u> Date: <u>11/27/2018</u></p> <p>Signature: <u></u></p>		