

County of Tioga

Local Law No. 2 of the Year 2001.

A LOCAL LAW AMENDING LOCAL LAW NO. 4 OF THE YEAR 1997 AUTHORIZING THE SUBMISSION FOR APPROVAL OF A BOUNDARY AMENDMENT TO THE TIOGA COUNTY EMPIRE ZONE, FORMERLY TIOGA COUNTY ECONOMIC DEVELOPMENT ZONE, BY THE TIOGA COUNTY LEGISLATURE TO THE NEW YORK STATE DEPARTMENT OF ECONOMIC DEVELOPMENT FOR DESIGNATION OF AN AREA WITHIN TIOGA COUNTY AS AN AMENDED EMPIRE ZONE

Be it Enacted by the Legislature of the County of Tioga as follows:

PREAMBLE:

It is the public policy of the State of New York to offer incentives through the creation of empire zones that will promote the development of new business and the expansion of existing business within economically impoverished areas, and to do so without inducing the relocation of business investment from other areas of the State. It is also the public policy of the State of New York to achieve its goals through the mutual cooperation of all levels of State and local governments and the business community. To this end, it is the intent of this Local Law to authorize the Chairman of the Tioga County Legislature to submit a boundary amendment of the Tioga County Empire Zone pursuant to General Municipal Law Section 969.

SECTION 1:

The Chairman of the Tioga County Legislature be and hereby is authorized and directed to submit a boundary amendment to the New York State Department of Economic Development for amendment of an area within Tioga County, as described in Section 2 herein, as the Tioga County Empire Zone.

SECTION 2:

The boundaries of the Tioga County Empire Zone are described as follows:

TIOGA COUNTY EMPIRE ZONE BOUNDARY DELINEATION

The Tioga County Empire Zone encompasses a total of 1,136.26± acres, within Tioga County.

BOUNDARY LINE DESCRIPTION FOR ZONE AREA

TOWN OF TIOGA

PARCEL #1 OPEN DOOR MISSION/ SCAMPS:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Tioga, County of Tioga bounded/described as follows:

Commencing at the northeast corner of parcel number 117.15-2-7;

Thence along that parcel's northerly line and extending across the lands of the Tioga County Industrial Development Agency and NYSEG and through the lands of parcel number 117.15-2-3 until it intersects with the easterly line of the driveway of the Owego Apalachin School District;

Thence in a southerly direction along the easterly edge of the driveway until it intersects with an extension of the northerly line of a parking lot owned by Tioga Opportunities;

Thence in an easterly direction along the northerly line of that parking lot to the easterly boundary of 117.15-2-12.12;

Thence crossing the premises of NYSEG and TCIDA to the southeast corner of parcel 117.15-2-7;

Thence along that parcel southerly then easterly boundary to the point and place of beginning.

Excepting and reserving from the above described parcel the lands of NYSEG and TCIDA.

PARCEL #2 METROS

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Tioga, County of Tioga bounded and described as follows: Commencing at the northwest corner of parcel number 106.19-1-28;

Thence along that parcels northerly line crossing Metros Road and continuing along the northerly line of 106.19-1-27.13 a total distance of 892.7± feet;

Thence at a 90 degree angle in a southerly direction 718.5± feet to point; thence westerly and along a line parallel with the first course to a point along the easterly boundary of NYS Route 96;

Thence northerly along the easterly boundary line of NYS Route 96 to the point or place of beginning.

PARCEL #3 GLEN MARTIN PARCELS

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Tioga, County of Tioga bounded and described as follows: Commencing at the northeast corner of parcel number -3.22 and said corner being along the southerly boundary line of Route 17c; thence in a southerly direction along its easterly line and along the easterly line of 3.23 to a point; thence along that parcels southerly and westerly line to the southwest corner of parcel number 3.21; thence in a northerly direction along that parcels westerly line to its northwest corner along the southerly boundary of Route 17C; thence in an easterly direction along the southerly boundary of Route 17c to the point or place of beginning.

PARCEL #4 TIOGA HARDWOODS

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Tioga, County of Tioga commonly known as tax map number 127.19-1-2 comprising approximately 3.92 acres, more or less.

VILLAGE OF WAVERLY/ TOWN OF BARTON:

PARCEL #1 WILSON FARM

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Waverly, Town of Barton, County of Tioga constituting the property known as tax map number 166.15-3-19 comprising approximately 1.2 acres, more or less.

PARCEL #2 TOMS HARDWARE

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Waverly, Town of Barton, County of Tioga being bounded and described as follows: Commencing at the Southeast corner of parcel number 166.16-3-18 and said corner being along the westerly line of Cayuta Avenue; thence northerly along the westerly line of Cayuta Avenue to the northeast corner of parcel number 166.16-3-16;

Thence along the northerly then westerly lines of that parcel to its southwest corner; Thence southerly then westerly then again southerly along parcel number 166.16-3-17 to the northwest corner of parcel number 166.16-3-18;

Thence southerly and then easterly along that parcel to the point or place of beginning.

PARCEL #3 WAVERLY WOOD WORKING

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Barton, County of Tioga constituting the property known as tax map number 144-1-22 comprising approximately 1.5 acres, more or less.

PARCEL #4 VILLAGE/WILLIAM DONNELLY PARKWAY

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Waverly, Town of Barton, County of Tioga bounded and described as follows:

Commencing in the Village of Waverly at the intersection of the centerlines of the Pennsylvania Line LLC tracks and Fulton Street;

Thence southerly along the centerline of Fulton Street to its intersection with the centerline of Erie Street;

Thence easterly and southerly along Erie Street and southerly along a 40 foot right of way and the centerline of Pennsylvania Avenue to the Pennsylvania State boundary;

Thence easterly along the Pennsylvania State boundary to the easterly of Spaulding Street Extension;

Thence northerly along the eastern line of Spaulding Street Extension to the southerly line of Pennsylvania Line LLC;

Thence easterly along the southerly line of Pennsylvania Line LLC into the Town of Barton and continuing to the northwest corner of parcel 167.17-1-3;

Thence southerly along the western property line of that parcel to NYS Route 17;

Thence easterly along the north side of NYS Route 17 to the intersection of the southeast corner of parcel 167.17-1-5;

Thence northerly along the east property line of that parcel continuing across the Pennsylvania Line LLC tracks to its intersection with the northerly line of Broad Street Extension;

Thence westerly along the northerly line of Broad Street Extension to the southeast corner of parcel 167.13-4-4.1;

Thence northerly along its easterly boundary to the southwest corner of parcel number 167.13-3-2;

Thence along that parcels southerly line to the northwest corner of parcel number 167.14-1-22.1;

Thence along that parcels westerly, then southerly, then easterly, then northerly line until it intersects with the southeast corner of parcel 167.13-3-2;

Thence along that parcels westerly line to the southerly line of parcel 167.13-3-1;

Thence easterly along that parcels southerly line, then easterly line and then northerly line until it intersects with the easterly line of 167.14-1-1;

Thence along that parcels easterly, then northerly, then westerly line until it intersects with the southerly line of parcel 167.09-3-10;

Thence along that parcels southerly line and then westerly line until it intersects with the southerly boundary line of NYS Route 17C;

Thence westerly along southerly boundary of NYS Route 17C to the northwest corner of parcel number 167.09-2-12;

Thence along that parcels easterly line and along the westerly line of 167.13-2-9 until it intersects with the northerly line of 167.13-4-4.1;

Thence along that parcels northerly line to the southeast corner of parcel 167.13-4-3.1;

Thence along that parcels easterly and then northerly line to the southeast corner of parcel 167.13-4-3.2;

Thence along that parcels easterly then northerly line to its intersection with the easterly line of 167.09-2-16.2;

Thence along that parcels easterly then northerly line to the northeast corner of parcel 167.09-1-18.2;

Thence westerly along the northerly line of parcels 167.09-1-18.2, 167.09-1-18.1, 167.09-1-18.3 to the westerly line of Pennsylvania Line LLC;

Thence southerly along the westerly Pennsylvania Line LLC to the northerly line of Broad Street Extension;

Thence westerly along the northerly line of Broad Street Extension to the eastern property line of parcel 167.17-1-11;

Thence northerly and westerly along the easterly and northerly property line of that parcel to its northwest corner on the easterly edge of Cayuta Street.

Thence crossing Cayuta Street to the southeast corner of parcel 166.10-1-21;

Thence westerly along the southern property line of that parcel to a point that intersects with the eastern boundary of parcel 166.10-1-24;

Thence northerly and westerly along that parcel to the southwest corner of parcel 166.10-1-30;

Thence along that parcels easterly, northerly and then westerly boundary to the centerline of Howard Street;

Thence easterly along centerline of Howard Street to its intersection with the westerly line of Hickey Street;

Thence southerly along westerly line of Hickey Street to the northeast corner of parcel 166.20-2-16.20;

Thence westerly along the northern property line of parcels 166.20-2-16.20, 17, 18, 20, 21, 23.1, & 40 to the centerline of Spaulding Street;

Thence southerly along the centerline of Spaulding to its intersection with the northerly line of Broad Street;

Thence westerly along the northerly line of Broad Street;

Thence westerly along the northerly line of Broad Street to the southeast corner of parcel number 166.19-4-26;

Thence northerly and then westerly along the boundary of that parcel to the southeast corner of parcel number 166.19-4-17;

Thence along the easterly then northerly, then westerly boundary of 166.19-4-17 to the northwest corner of 166.19-4-26;

Thence southerly along that parcels westerly boundary to its intersection with the northerly boundary of Broad Street;

Thence westerly along the northerly boundary of Broad Street to the southeast corner of parcel number 166.19-5-10;

Thence along that parcels easterly, then northerly, then westerly boundary to its southwest corner along the northerly boundary line of Broad Street;

Thence westerly along the northerly line of Broad Street to its intersection with the westerly of Pennsylvania Avenue;

Thence northerly along the westerly boundary of Pennsylvania Avenue to its intersection with the northerly line of Depumpo Lane;

Thence westerly along the northerly line of Depumpo Lane to the southeast corner of parcel 166.19-3-35;

Thence along the easterly, then northerly, then westerly boundary of that parcel to the northeast corner of parcel number 166.19-3-34;

Thence along the northerly line of that parcel to the easterly line of Park Avenue;

Thence southerly along the easterly line of Park Avenue to its intersection with the northerly line of Depumpo Lane;

Thence westerly across Park Avenue to the northeast corner of parcel 166.19-3-55;

Thence westerly along the northern boundary of that parcel to the southeast corner of parcel 166.19-3-60;

Thence westerly along the southern boundary of that parcel to the centerline of Waverly Street;

Thence northerly along the centerline of Waverly Street to its intersection with the southerly line of Elizabeth Street;

Thence westerly along the southerly line of Elizabeth Street to its intersection with the westerly line of Fulton Street;

Thence northerly along the westerly line of Fulton Street to the northwest corner of parcel 166.19-2-65;

Thence westerly along the northern boundary of that parcel to westerly line of Clark Street;

Thence southerly along westerly line of Clark Street to its intersection with the centerline of Broad Street;

Thence westerly along the centerline of Broad Street to its intersection with the westerly line of Loder Street;

Thence southerly along the westerly line of Loder Street to the centerline of Pennsylvania Line LLC;

Thence easterly along the centerline of Pennsylvania Line LLC to the place of origin at the intersection of the centerlines of Fulton Street and Pennsylvania Line LLC.

Excepting and reserving therefrom the property and parcels owned by Pennsylvania Line LLC.

PARCEL #5 MC NAMARA

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Waverly, Town of Barton and County of Tioga comprising all of the premises known as tax map parcel 166.10-2-4 and being a parcel 243.16X60X247.6X75.

TOWN OF OWEGO

PARCEL #1 HIDDEN VALLEY

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga being bounded and described as follows: Containing a 40+ acre parcel of land in the Town of Owego which is bordered by Main Street on the north in the hamlet of Apalachin, tax parcel 153.12-1-10

PARCEL #2 ENSCO

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga being bounded and described as follows: Commencing at the southwest corner of parcel number 143.13-2-35 and said corner being the intersection of the northerly boundary of NYS Route 17C and the easterly boundary of Holiday Hill Drive;

Thence crossing NYS Route 17C to the northwest corner of parcel 143.13-3-30.4; thence along the northerly line of that parcel to the northwest corner of parcel 143.13-3-27;

Thence along the westerly boundary of that parcel to its southwest corner; thence through the lands of 143.13-3-30.4 to the southeast corner of parcel number 143.13-1-94.2 and said corner being along the northerly line of 143.12-1-97;

Thence on a westerly direction along the northerly line To 143.13-1-97 and continuing on a straight line through the lands of 143.13-1-94.2 to a point and said point being along the westerly line of 143.13-1-94.2;

Thence in a northerly direction along said westerly line of 143.13-1-94.2 to the southwest corner of 143.13-1-94.1; thence along the southerly and then westerly lines of 143.17-1-26; thence along that parcels southerly then westerly

boundary to its northwest corner along the southerly boundary of NYS Route 17C;

Thence crossing NYS Route 17C in a northeasterly direction to the southwest corner of parcel 143.13-1-91.1;

Thence along the westerly and northerly lines of 143.13-1-91.1 to its northeast corner;

Thence continuing in an easterly direction along the northerly boundary of 143.13-1-91.2 to the westerly boundary of Holiday Hill Drive;

Thence crossing Holiday Hill Drive to the northeast corner of parcel number 143.13-2-35;

Thence along the northerly, then easterly, and then southerly lines of 143.13-2-35 to the point and place of beginning.

PARCEL #3

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga being bounded and described as follows:

Commencing at the southwest corner of parcel number 154.05-1-70;

Thence along that parcels southerly and easterly lines to a point along the southeasterly line of Owego-Vestal Road;

Thence in an easterly direction along the southerly boundary of Owego-Vestal Road to the northwest corner of parcel 154.05-1-6;

Thence southerly along that parcels westerly line to its southwest corner;

Thence through the lands of parcel number 154.05-1-8 to the southeast corner of 154.05-1-5.1;

Thence along the southerly lines of 154.05-1-5.1 to the easterly line of 154.05-1-4;

Thence in a southerly direction along the easterly line of 154.05-1-4 to its southeast corner;

Thence on a westerly direction along the southerly lines of 154.05-1-4, 154.05-1-3, and 154.05-1-2 to the northeast corner of parcel number 154.05-1-10;

Thence along that parcels easterly and then southerly line to its southwest corner along the easterly boundary of Tioga Boulevard;

Thence crossing Tioga Boulevard to the southeast corner of parcel number 154.05-1-69;

Thence along the southerly and then westerly lines of 154.05-1-69 to the point or place of beginning.

PARCEL #4

ALL THAT TRACT OR PARCEL OF LAND being bound and described as follows: Commencing at a point and said point being along the southerly boundary line of Old Route 17 also known as Owego-Vestal Road and said point also being the northeast corner of tax map parcel 142.19-1-1.1;

Thence along its easterly and then its southerly boundary as it winds around parcel number 142.19-1-1.2 to a point and said point being at the southwest corner of 142.19-1-1.1 and southeast corner of 142.18-3-11.2;

Thence in a northerly direction along 142.18-3-11.2 to its northeast corner;

Thence in a northwesterly direction along the southerly line of 142.18-3-11.1 to the northeast corner of parcel 142.18-3-8.1;

Thence along the easterly, southerly and westerly boundary of 142.18-3-8.1 to its northwest corner;

Thence northwesterly along the southerly line of 142.10-3-11.1 to its intersection with the easterly line of 142.18-3-3;

Thence along the easterly and then southerly boundary of 142.18-3-3;

Thence along its westerly boundary to its intersection with the southerly line of 142.14-1-55.2;

Thence along the southerly line of 142.14-1-55.2, 142.14-1-55.1 and 142-1-52 and continuing in a straight line crossing Williams Street to a point along the westerly line of Williams Street;

Thence southerly along the westerly line of Williams Street to its intersection with the northerly line of East Main Street;

Thence crossing East Main Street to the northeast corner of parcel number 142.14-1-28;

Thence southerly along the easterly boundary of 142.14-1-28 to its southeast corner;

Thence in a northwesterly direction along the southerly boundaries of 142.14-1-28, 142.14-1-29, 142.14-1-30 and 142.14-1-18 to a point along the easterly boundary of Pennsylvania Ave;

Thence crossing Pennsylvania Avenue to the southeast corner of parcel number 142.14-1-45;

Thence along the southerly lines of 142.14-1-45 and then 142.14-1-44 to the southwest corner of 142.14-1-46;

Thence northeasterly along 142.14-1-44 to the southerly boundary of East Main Street;

Thence crossing East Main Street to the southwest corner of 142.14-1-14;

Thence along the westerly and northerly lines of 142.1-14 and continuing along the northerly line of 142.13-1-15 to the northeast corner of 142.14-1-15 and said corner being along the westerly line of Pennsylvania Avenue;

Thence crossing Pennsylvania Avenue to the northwest corner of 142.14-1-31;

Thence northerly along the easterly boundary of Pennsylvania Avenue to its intersection with the southerly line of Old Route 17;

Thence in a northwesterly direction along the southerly boundary of Old Route 17 to the northeast corner of parcel 142.14-1-8;

Thence along the easterly then northerly and then westerly lines of 142.14-1-8 to the southeast corner of parcel number 142-14-1-7.1,

Thence along the southerly and westerly lines of 142.14-1-7.1 to its intersection with the southerly boundary of Old Route 17;

Thence along the southerly line of Old Route 17 to the northeast corner of 142.14-1-7.1;

Thence crossing Old Route 17 to the southwest corner of parcel 142.1-38.2;

Thence along the westerly line of 142.14-1-38.2 to its northwest corner and said corner being along the southerly line of NYS Route 17;

Thence along the southerly boundary of NYS Route 17 to the northeast corner of parcel 142.19-1-4;

Thence in a southwesterly direction along the easterly line of 142.19-1-4 and continuing in a straight line crossing Old Route 17 to a point along the southerly line of Old Route 17 and the northerly line of parcel 142.18-1-11.1;

Thence in a southeasterly direction along Old Route 17 to the point or place of beginning.

PARCEL #5 LOPKE

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at the northwest corner of tax map parcel number 141.00-1-29 and said corner being along the southerly boundary line of Old Route 17;

Thence in an easterly direction along the southerly boundary line of Old Route 17C to a point and said point being in the centerline of the driveway serving the business located within said parcel;

Thence in a southerly direction along said driveway to its terminus;

Thence in a westerly direction and said line being parallel to Old Route 17 to a point and said point being along the westerly line of parcel 141.00-1-29;

Thence on a northerly direction along said westerly line of 141.00-1-29 to the point and place of beginning.

PARCEL #6 OWEGO LIVESTOCK

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga known as tax map number 117.11-1-6.

PARCEL #7 SHARDS

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga known as tax map number 117.11-1-16.

PARCEL #8 INDUSTRIAL PARK

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at the northwest corner of tax map parcel number 106.00-3-23 and said corner going along the easterly boundary line of NYS Route 38;

Thence along the northerly then easterly, then southerly boundary line of parcel number 106.00-3-23;

Thence continuing along an extension of said southerly boundary line and crossing NYS Route 38 to a point and said point being along the westerly boundary line of NYS Route 38;

Thence on a southerly direction along the westerly boundary of NYS route 38 to the southeast corner of parcel number 106.00-3-30;

Thence along its southerly boundary crossing the lands of the Tioga County Industrial Development Agency and continuing along that parcels easterly and then southerly boundary line to a point along the easterly bank of the Owego Creek;

Thence in a northerly direction along the easterly bank of the Owego Creek to the northwest corner of the lands of the Town of Owego (106-1-20);

Thence along the northerly boundary lines of the Town of Owego, being parcel number 106-1-20 and 106-1-19.2 to a point along the westerly boundary line of the railroad property of the Tioga County Industrial Development Agency;

Thence continuing in an easterly direction crossing said railroad property to its easterly boundary line;

Thence southerly along the railroad property's easterly line to its intersection with the northerly boundary line of parcel number 106-3-22.11;

Thence along the northerly boundary line of 106-3-22.11 and continuing across NYS Route 38 to the easterly boundary of NYS Route 38;

Thence in a northerly direction along the easterly boundary line of NYS Route 38 to the point or place of beginning.

PARCEL #9 FIFTH AVENUE

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at

the northeast corner of parcel number 129.06-1-18 and said point being along the southerly boundary line of Fifth Avenue;

Thence along the easterly boundary line of 129.06-1-18 to its southeast corner and said corner being along the northerly low water mark of the Susquehanna River;

Thence along the northerly low water mark of the Susquehanna River to the southwest corner of parcel number 129.05-4-22;

Thence along the westerly boundary lines of 129.05-4-22 to its northwest corner and said corner being along the southerly boundary line of Fifth Avenue;

Thence crossing Fifth Avenue in a northwesterly direction to a point and said point being at the intersection of the northerly boundary of Fifth Avenue with the easterly boundary line of East Front Street;

Thence along the easterly boundary of East Front Street to the northwest corner of parcel number 129.055-4-39;

Thence along the northerly boundary line of 129.05-4-39 to its northeast corner and said corner being along a creek bed;

Thence southerly along the creek bed following the easterly boundary of 129.05-4-39, crossing the railroad lands of Pennsylvania Line LLC and continuing along the easterly line of parcel number 129.05-4-13 and then crossing Fifth Avenue to a point and said point being the northeast corner of parcel 129.05-4-22 and northwest corner of parcel number 129.05-4-20;

Thence along the southerly boundary line of Fifth Avenue to the point or place of beginning.

Excepting and reserving the premises of Pennsylvania Line LLC

PARCEL #10 FIFTH AVENUE

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at the northeast corner of parcel 129.11-1-16;

Thence southerly along the eastern boundary of that parcel to its southeast corner;

Thence southerly across NYS Route 17C to the northwest corner of parcel 129.00-2-29.10;

Thence northerly along that parcel to its northeast corner;

Thence southerly along the eastern boundaries of parcels 129.00-1-29.30 and 129.00-2-40 to the northerly bank of the Susquehanna River;

Thence westerly along the northerly bank of the Susquehanna River and crossing into the Village of Owego to the western property line of parcel 129.06-1-9;

Thence along the westerly line of parcel 129.06-1-9 to its northwest corner along the southerly boundary line of Fifth Avenue;

Thence along the southerly boundary line of Fifth Avenue to the northeast corner of parcel number 129.06-2-2;

Thence crossing Fifth Avenue in a northeasterly direction to the westerly corner of parcel number 129.06-2-3.1 and said point being along the southerly boundary line of the lands of Pennsylvania Line LLC;

Thence along the southerly boundary line of the Pennsylvania Line LLC to the point or place of beginning.

PARCEL #11 LOCKHEED/SANMINA

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at the southwest corner of tax map parcel number 129.07-1-2;

Thence along the western, northern, and eastern property lines of that parcel continuing to the southerly line of Taylor Road;

Thence easterly along the southerly boundary line of Taylor Road and along the southerly boundary line of Bodle Hill Road to a point and said point being at the intersection of the southerly boundary line of Bodle Hill Road with an extension of the westerly boundary line of Linconshire Blvd.;

Thence southerly in a straight line through the lands of the tax map parcel number 129-2-1 to a point and said point being the northwest corner of the tax map parcel 129.12-1-7;

Thence southerly along that parcel's westerly line to a point and said point being the intersection of the westerly boundary line of 129.12-1-7 with the extension of the centerline of a private road known as Lower Tower View Drive;

Thence on a westerly direction along the extension of the centerline of Lower Tower View Drive to its intersection with the centerline of a private road known as Lakeview Parkway;

Thence through the lands of 129.00-2-1 in a westerly direction to a point and said point being the southeast corner of tax map parcel 129.07-1-15; Thence along the southerly boundary line of parcel number 129.07-1-15 to its southwest corner;

Thence in a westerly direction through the lands of tax map parcel number 129.11-1-28.1 and said line being along an extension of the southerly boundary line of 129.07-1-15 to a point and said point being along the westerly boundary line of parcel number 129.11-1-28.1;

Thence northerly along that westerly property line to the southwest corner of parcel number 129.07-1-13;

Thence easterly along the northerly property line of parcel number 129.11-1-28.1 to the northwest corner of parcel number 129.07-1-16.20 and said point being along the southerly boundary line of Taylor Road;

Thence crossing Taylor Road in a northeasterly direction to the point or place of beginning.

PARCEL #12 ROUTE 434

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga bounded and described as follows: Commencing at a point along the southerly boundary line of Old Route 17 and said point being at the easterly corner of parcel number 129.00-1-12.2;

Thence in an easterly direction along the southerly boundary lines of parcels numbered 129.00-1-12.2 and 129.00-1-10.2 to the southwest corner of 129.00-1-10.2;

Thence through the lands of parcel number 129.00-1-10.1 to the southeast corner of parcel number 129.00-1-9.1;

Thence along the southerly boundary line of 129.00-1-9.1 to its southwest corner;

Thence through the lands of parcel number 129.00-1-9.1 to the southeast corner of parcel number 129.00-1-9.2;

Thence along the easterly line of parcel number 129.00-1-9.2 to its northeast corner and said corner being along the southerly line of Old Route 17;

Thence along the southerly line of Old Route 17 to the point and place of beginning.

PARCEL #13 WAGNER LUMBER

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Owego, County of Tioga comprising and known as tax map number 119.00-1-2 containing 12.83 acres, more or less.

VILLAGE OF OWEGO

PARCEL #1

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows: Commencing at the intersection of the centerlines of Main Street and Central Avenue in the Village of Owego;

Thence northerly along the centerline of Central Avenue to the intersection of the centerline of Fox Street;

Thence westerly along the centerline of Fox Street to its intersection with the westerly line of McMaster Street;

Thence northerly along the westerly line of McMaster Street to a point and that point being the northeast corner of parcel number 128.08-1-1.20;

Thence westerly along the northerly line of that parcel to its northwest corner;

Thence southerly along that parcels westerly boundary line and continuing in a straight line along the westerly boundary line of parcel 128.08-1-1.10 and crossing Elm Street to a point along the northerly boundary line of State Route 17C;

Thence westerly along the northerly boundary line of Route 17C to the southwest corner of parcel 128.11-1-7;

Thence northerly along that parcel's westerly boundary to its northwest corner;

Thence easterly along that parcel's northerly boundary to its northeast corner;

Thence southeasterly along that parcel's easterly boundary to where it meets the northwest corner of parcel 128.11-1-8.2;

Thence easterly along the northern boundary of 128.11-1-2 to the southwest corner of 128.11-1-10;

Thence northerly on the westerly boundary of parcel 128.11-1-10 and continuing along the westerly boundary of 128.07-2-13 to its northwest corner;

Thence easterly crossing Elm Street in a straight line to the southeast corner of parcel 128.07-2-11;

Thence northerly to the northeast corner of that parcel;

Thence westerly along the southerly boundary of parcel 128.07-2-13 to the southwest corner of that parcel;

Thence northerly following that property line to the southern boundary of parcel 128.07-2-7;

Thence westerly along the southern boundary of that parcel and parcel 128.07-2-16 to its southwest corner;

Thence northerly along the property line of that parcel and parcels 128.07-2-7 and 128.07-2-3 to the southerly boundary of the Pennsylvania Line LLC railroad tacks;

Thence westerly crossing the Pennsylvania Line LLC railroad tracks to the western property line of parcel 128.07-1-2;

Thence northerly along that property line to the southerly boundary of West Avenue;

Thence easterly along the southerly boundary of West Avenue to the northwest corner of parcel 117.19-3-8;

Thence southerly along the western boundary of that parcel to its southwest corner;

Thence easterly along the northern property line of parcel 128.07-1-2 to the northwest corner of parcel 128.07-1-14;

Thence along the northerly line of that parcel to where it meets the northwest corner of parcel 128.07-1-14;

Thence easterly and then northerly along that parcel to its intersection with the southerly boundary line of Delphine Street;

Thence easterly crossing Delphine Street to a point being the southwest corner of parcel 117.19-3-29.10,;

Thence along that parcel's westerly line and then crossing West Avenue to the southwest corner of parcel 117.19-1-29.2;

Thence along the westerly boundaries of 117.19-1-29.2 and 117.19-1-29.3 crossing Adaline Street to its intersection with the westerly line of McMaster Street;

Thence crossing McMaster Street to the northwest corner of parcel 117.20-1-2;

Thence along the northerly line of 117.20-1-2 to the westerly boundary line of North Avenue;

Thence southerly along the westerly boundary line of North Avenue to the northeast corner of parcel 117.20-1-12;

Thence crossing North Avenue to a northwest corner of parcel 117.20-1-40;

Thence northeasterly and easterly along the boundaries of 117.20-2-40 to its intersection with the northerly line of 117.20-2-3;

Thence along the northerly lines of 117.20-2-3, 117.20-2-4.1 and 117.20-2-4.3 to the northwest corner of parcel number 117.20-2-5;

Thence southerly along the westerly line of 117.20-2-5 to its intersection with the northerly line of East Avenue;

Thence southwesterly along the northerly line of East Avenue to its intersection with the northerly line of West Avenue;

Thence in a southeasterly direction crossing West Avenue and Erie Street to the easterly corner of parcel number 117.20-2-31 and said point being along the northerly line of Pennsylvania Line LLC;

Thence crossing Pennsylvania Line LLC to the northwest corner of parcel 117.20-2-32.2;

Thence along the westerly boundary of parcel 117.20-2-32.2 and continuing on a straight line crossing South Depot Street to the northerly line of parcel 128.08-2-16;

Thence along the northerly boundary of South Depot Street to the intersection of the westerly line of State Street;

Thence in a southerly direction along the westerly line of State Street to its intersection with the northerly boundary line of Fox Street;

Thence crossing Fox Street in a southwesterly direction to the northeast corner of parcel 128.08-3-6;

Thence along the easterly boundary of 128.08-3-6 to its southeast corner and said point also being the northeast corner of 128.08-3-87;

Thence in a westerly direction along the northerly line of 128.08-3-87, 128.08-3-94.2, 128.08-3-89, 128.08-3-90, 128.08-3-91, 128.08-3-92, and 128.08-3-93 and continuing along the westerly line of 128.08-3-93 to its southwest corner along Chestnut Street,

Thence crossing Chestnut Street in a southeasterly direction at the northeast corner of parcel 128.08-3-61;

Thence in a southerly direction along the easterly lines of 128.08-3-61, 128.08-3-59 and 128.08-3-57 to the southeast corner of 128.08-3-57;

Thence westerly along the southerly line of 128.08-3-57 and continuing on a straight line crossing North Avenue to the northeast corner of parcel number 128.08-7-16.1;

Thence in a southerly direction along the westerly line of North Avenue to its intersection with the southerly line of Temple Street;

Thence along the southerly line of Temple Street to its intersection with the westerly boundary of Church Street;

Thence southerly along the westerly boundary of Church Street and crossing Front Street and continuing along the eastern boundary to the southeast corner of parcel 128.08-6-42 along the northerly bank of the Susquehanna River;

Thence westerly along the northerly bank of the Susquehanna River to the southwest corner of parcel 128.08-6-62;

Thence northerly along the easterly edge of Court Street to the southern property line of the Village of Owego parking lot, parcel 128.08-6-74;

Thence following east and north along the property line of the Village of Owego parking lot to the eastern property line of the Tioga County parcel 128.08-6-75;

Thence northerly and westerly along the eastern boundary of parcels 128.08-6-76 and 128.08-6-77 to the northeast corner of 128.08-6-77;

Thence southerly and easterly along the northern boundary of that parcel to the easterly boundary of Court Street;

Thence northerly along the easterly boundary of Court Street to its intersection with the centerline of Main Street;

Thence westerly to the point of origin at the intersection of the centerlines of Main Street and Central Avenue.

Excepting therefrom all of the lands of Pennsylvania Line LLC.

PARCEL #2

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows: Commencing at the northwest corner of parcel number 118.17-2-6 and said point being along the southerly line of Prospect Street;

Thence along the southerly line of Prospect Street to the Northwest corner of parcel 118.17-2-10;

Thence on a southerly direction along the westerly lines of parcels 118.17-2-10, 118.17-2-12, 118.17-2-13, 118.17-2-14, 118.17-2-15 to the northerly boundary line of Erie Street;

Thence along the northerly boundary line of Erie Street to the Southwest corner of parcel 118.12-2-6;

Thence in a northerly direction along the westerly line of 118.17-2-6 to the point or place of beginning.

PARCEL #3

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows: Commencing at the intersection of the southerly line of East Main Street and the westerly line of Fulton Street;

Thence southerly along the westerly line of Fulton Street to the intersection of the northerly line of East Front Street;

Thence westerly along the East Front Street to its intersection with the northerly line of Pennsylvania Line LLC;

Thence along the northerly line of Pennsylvania Line LLC to the southwest corner of parcel 129.05-3-3;

Thence northerly along the westerly line of 129.05-3-3 to its intersection with the southerly line of East Main Street;

Thence in an easterly direction along the southerly line of East Main Street to the point or place of beginning.

PARCEL #4

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows: Comprising and known as tax map parcel 128.11-2-2 containing 1.74 acres more or less.

PARCEL #5

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows: Comprising and known as tax map parcel number 117.20-2-1.

PARCEL #6

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Owego, Town of Owego, County of Tioga bounded and described as follows:

Comprising the premises commonly known as tax map number 128.08-6-63 consisting of approximately 1.1 acres more or less.

VILLAGE OF SPENCER

PARCEL #1

ALL THAT TRACT OR PARCEL OF LAND situate in the Village and Town of Spencer, County of Tioga bounded and described as follows: Comprising the premises commonly known as tax map number 68.06-1-2 consisting of approximately 1.95 acres more or less.

PARCEL #2

ALSO, ALL THAT TRACT OR PARCEL OF LAND bounded and described as follows: Commencing at the intersections of the southerly boundary line of Academy Street with the westerly boundary line of Orchard Street;

Thence in a westerly direction along the northerly boundary of Academy Street, crossing Railroad Avenue and continuing to the northeast corner of parcel 68.10-1-3;

Thence along the northerly, then westerly, and then southerly boundaries of 68.10-1-3 to a point along the westerly line of Railroad Avenue;

Thence crossing Railroad Avenue to the intersection of the easterly boundary of Railroad Avenue and the northerly boundary of Meadow Street;

Thence in an easterly direction along the northerly boundary line of Meadow Street to its intersection with the westerly boundary of Orchard Street;

Thence in a northerly direction along the westerly boundary line of Orchard Street to the point or place of beginning.

PARCEL #3

ALL THAT TRACT OR PARCEL OF LAND situate in the Village and Town of Spencer, County of Tioga bounded and described as follows: Comprising the premises commonly known as tax map number 68.06-1-11 consisting of approximately 2.773 acres more or less.

TOWN OF NEWARK VALLEY

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Newark Valley, County of Tioga bounded and described as follows: Commencing at the northeast corner of tax map parcel number 53-1-34.2 and said point being along the westerly boundary line of NYS Route 38;

Thence westerly along the northerly boundary line of said parcel to a corner;

Thence in a southerly and then westerly along that parcel to a point along the easterly bank of the east branch of the Owego Creek;

Thence in a southerly direction along the easterly bank as it winds and turns to a point and said point being the southwest corner of the aforementioned parcel;

Thence in an easterly direction along the southerly boundary of said parcel to a point and said point being the southeast corner of said parcel;

Thence in a northerly direction along the easterly boundary of said parcel and along the westerly boundary of parcels numbered 64.12-1-3 and 64.12-1-2 to a point and said point being the northwest corner of parcel number 64.12-1-2;

Thence along the northerly boundary of parcel number 64.12-1-2 to a point and said point being the northeast corner of parcel number 64.12-1-2 and the southeast corner of parcel number 64.12-1-1 and said point being along the westerly boundary line of NYS Route 38;

Thence along the westerly boundary line of NYS Route 38 and the easterly boundary line of parcels number 64.12-1-1 and parcel number 53-1-34.2 to the point or place of beginning.

TOWN OF CANDOR

PARCEL # 1 BRUSH & PALETTE

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Candor, County of Tioga bounded and described as follows: Being all that tract or parcel of land encompassing the entire parcel known as tax map number 83-1-24.

PARCEL #2 CHRISTMAS TRADITIONS

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Candor, County of Tioga being bound and described as follows: Commencing at the southeast corner of parcel number 72.15-1-22.1 and said corner being along the westerly boundary line of State Route 96;

Thence northerly along westerly boundary line of State Route 96 to the southeast corner of parcel number 72.15-1-22.2;

Thence in a westerly direction along that parcels southerly line to its southwest corner and said corner being along the easterly line of NYSEG property line;

Thence southerly along the NYSEG' easterly line to its intersection with the southerly line of parcel 72.15-1-22.1;

Thence in an easterly direction along the southerly line of that parcel to the point or place of beginning.

SECTION 5:

The application for said boundary amendment of the zone area within Tioga County as an Empire Zone shall be completed in a manner and form as specified in Article 18-B of the General Municipal Law of the State of New York.

SECTION 6:

If any clause, sentence, paragraph, subdivision, section or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order have been rendered.

SECTION 7:

This Local Law shall take effect upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.) I hereby certify that the local law annexed hereto, designated as local law No. 2 of 2001 of the (County) of Tioga was duly passed by the Tioga County Legislature on May 15, 2001 , in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.) I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County) (City) (Town) (Village) of was duly passed by the on , 20 , and was (approved)(not disapproved) (repassed after disapproval) by the and was deemed duly adopted on , 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.) I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County)(City)(Town)(Village) of was duly passed by the on , 20 , and was (approved)(not disapproved)(repassed after disapproval) by the on , 20 Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on , 20 , in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.) I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the (County) (City) (Town) (Village) of was duly passed by the on , 20 , and was (approved)(not disapproved)(repassed after disapproval) by the on , 20 . Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of , 20 , in accordance with the applicable provisions of law.

5. (City local law concerning Charter revision proposed by petition.) I hereby certify that the local law annexed hereto, designated as local law No. of 20 of the City of having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on , 20 , become operative.

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20 of the County of _____, State of New York, having been submitted to the electors at the General Election of November _____, 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

Clerk of the County legislative body, City, Town
or Village Clerk or officer designated by local
legislative body

(Seal)

Date: May 15, 2001

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

State of New York

County of Tioga

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature
Thomas R. Emmett
Title County Attorney
County of Tioga
City
Town
Village

Date: May 15, 2001