

Public Hearing
May 8, 2012
7:15PM
Andes Town Hall

Present:

Councilman Grommeck Councilman Hall
Councilman Gladstone Supervisor Donnelly
Councilman Liddle—Absent and Excused
Highway Superintendent Michael McAdams
Town Clerk Kimberly Tosi

Others:

Bill Drew Karen Clifford Michael Passafiume
Bill Feldman George Harageones Timothy Cox
Joe Moskowitz Penny Harageones Joey Berghammer
Marge Merzig Tom Coddington Bob Lidsky

The public hearing was called to order at 7:15PM by Supervisor Donnelly.
The Pledge of Allegiance was led by Councilman Grommeck.

Notice of Public Hearing
Town of Andes

Notice is hereby given that a Public Hearing will be held by the Town of Andes Town Board on May 8th, 2012 at 7:15 p.m. at the Town Hall, 115 Delaware Avenue, Andes, New York to hear all persons interested regarding a proposed Local Law entitled "Flood Damage Prevention Law" under consideration by the Town Board. The proposed local law is available for inspection at the Office of the Town Clerk. In summary, the proposed Local law repeals and supersedes Local law No. 1 of the year 1989 and adopts the new law recommended by the New York State Department of Environmental Conservation in order to maintain the community's eligibility to participate in the National Flood Insurance Program. The proposed Local law includes updated Flood Insurance Rate Maps.

Ad was in The Daily Star on April 24, 2012.

Certified Copy available for review in the Town Clerks' Office.

Questions/Comments from the public? (None)

Motion to adjourn the public hearing made by Councilman Gladstone, seconded by Councilman Grommeck. All in favor, public hearing adjourned at 7:20PM.

May Regular Board Meeting
May 8, 2012
7:30PM
Andes Town Hall

Present:

Councilman Grommeck	Councilman Hall
Councilman Gladstone	Supervisor Donnelly
Councilman Liddle	
Highway Superintendent Michael McAdams	
Town Clerk Kimberly Tosi	

Others:

Bill Drew	Karen Clifford	Michael Passafiume
Bill Feldman	George Harageones	Timothy Cox
Joe Moskowitz	Penny Harageones	Joey Berghammer
Marge Merzig	Tom Coddington	Bob Lidsky
Kara Janeczkeo		

Call to Order:

Supervisor Donnelly called the meeting to order at 7:30PM.

Privilege of the Floor:

Bill Drew—Ambit Energy

Bill Drew and Karen Clifford spoke in regards to Ambit Energy. Ambit Energy is an energy provider. The bills would still come from NYSEG only the place they obtain the energy would change. There is no cost to sign up and no cost to change back. They guarantee a 7% savings in the first two months and guarantee a 1% savings every month after that. With the bills obtained from the Town Clerk's Office it was estimated the town would save \$625.41 in the first year. The hand out given to the board can be seen on the town website <http://townofandes.com> or in the Town Clerk's Office official minute book.

Tim Cox—Catskill Watershed Corporation

Tim Cox is an attorney for the CWC who spoke about the new template for Reservoir lands. The town has been in a lawsuit with NYC for 16 years concerning the assessment of the reservoir. The template that was developed may bring a stop to the lawsuits. By agreeing or opting in to using the template towns will be agreeing with NYC on the assessed value. There have been no trials of this yet. The template is available on the town website or in the Town Clerk's Office for review.

Kara Janeczkeo—Locations Manager for BellaDonna Productions

The movie "We are What We Are" is interested in filming in Andes. Kara asked about whom to get in contact with if they had to use roads, etc. She also stated in anyone

is interested in visiting the set or possibly being an extra they would be happy to speak with you.

Reports:

***Highway Report**

Comments- Highway Superintendent McAdams also stated that the sweeper they were looking at was bought by someone else. There was too much time between meetings. Supervisor Donnelly Thanked McAdams for taking the 80 bags of trash to the transfer station that were picked up along the roads by local residents Ann Roberti, Nancy McShane and several others.

It was also commented that perhaps the Village of Delhi should be asked to come back and do a few spots with the sweeper again, because of all the excess water there was that day.

***Town Clerk's Report**

***Dog Catcher Report (None)**

Executive Session:

Motion made by Councilman Hall, Seconded by Councilman Liddle to enter into executive session in regards to a Public Safety Concern W/ Joseph Berghammer, Fire Chief of the Andes Fire Department, all in favor. 8:30PM

Motion made by Councilman Gladstone, Seconded by Councilman Hall to exit executive session, all in favor. 8:40PM.

Highway Report 4/11/12 – 5/8/12

Equipment

2011 Dodge Ram 2500 – Changed Oil and filter 13,328 miles

2004 International 7600 – Replaced 3 Batteries and checked fluids

2000 International – Replaced Lift hoist valve and fixed axle leak 159,693 miles

1999 International – Removed front rear axle differential due to rusted through hole. Taken to Johns Truck Parts for new Cover and checked out all gears.

1996 Volvo Tri-axle – Installed 5 new u-joints, replaced walking beam bushings, Rear wheel seal, and replaced studs and nuts on driver's side rear rear. Fixed leaking air line and tag axle brake can.

2005 John Deere Backhoe - Replaced Pins and bushings on Backhoe bucket. 3379 Hours

2003 John Deere Loader – Changed oil and filter and greased. 6070 Hours

Roads Worked

Little Road - 1 load Gravel at end of road, Alten Road, Close Hollow Road, ,Wolf Hollow Road, Dowie Road, Weaver Hollow Horseshoe, Mary Smith Road, Butler Road, Weaver Avenue, Finkle Road, Hillside Drive

Barkaboom Road – Ditched various sections getting ready for paving and Swept road.

Perch Lake Road – Swept road along lake to get ready for paving. Completed Paving on Monday.

Beech Hill Road – Ditched various sections getting ready for paving and Swept road.

Road Mowing

Barkaboom Road and Post Road – Mowed Brush along Road

Respectfully Submitted,

Michael McAdams

Town Clerk's Report

May 8, 2012

*At this time 68% of the Water Bills have been collected for the April Billing Cycle. Sewer bills will be sent out on June 1st.

**The Town's Comprehensive Plan is now available in full on the Town Website under E-Documents.

***If anyone has any suggestions as to what they would like to see on the website please let me know and I would be happy to add it!

****There will be a Free Rabies Vaccination Clinic at the Andes Fire Hall on Friday, May 11, 2012 from 5-7PM.

*****Thank you to Alex Adelson for the wireless router that he donated to the Town, as well as installed. It is greatly appreciated.

*****A reminder to all employees who are in new terms and participating in the retirement system, I need your 90 day log of time completed to keep on file in the office. So far I have only received one from the Highway Superintendent.

*****Again I would just like to remind the board of my on-going need for a Deputy Town Clerk!

Respectfully

Kimberly A Tosi
Town Clerk

Letters and Communications:

*Marge Merzig was awarded the Women's History Month Trailblazer Award by the City of Oneonta on April 12, 2012

*The Village of Delhi street sweeper was here on May 4, at 3AM to sweep our streets. Our thanks to Mike for his help getting this done.

*On April 10, 2012 we had to have an emergency repair done on the old Town Hall roof. The cost was \$1336.88.

*The Governor announced on April 11, 2012 that NYS would pick up the local share of the disaster repairs from Hurricane Irene and Tropical Storm Lee.

*The tree stumps have been ground below grade and topsoil was spread over the holes at no cost to the taxpayers in Ballantine Park.

*If you know anyone that could use help repairing their home please have them contact Supervisor Donnelly or Delaware Opportunities at (607)746-1650. I have asked Kim to put this on our website. If we don't get more people to sign up the State will take back the balance of the funding.

*On April 5, 2012 the NYC DEP wrote to us to confirm they have accepted the revised 2012 O+M Budget sharing the \$2,426,000 added to our O+M. \$2,054,685 is to be applied to the remediation/upgrade of our WWTP.

*Bids for equipment were opened on April 26, 2012 at 2PM. We had two very good bidders.

*Supervisor Donnelly referenced a letter from Paula Nelson regarding her Article 78 proceeding against the Town. He reported to the board that action on her request was at the board's discretion. Council members decided not to take any action.

*Councilman Gladstone brought up the Transfer Station Repairs discussed at the April Meeting. He spoke with Gordy Krick who gave an estimate of \$1200-1300 to repair a few boards and paint the building. Gladstone also spoke with Wayne Reynolds. He suggested concerning the C+D platform, changing to the 'saw-tooth' effect. Then instead of having to move both containers to get one out, they would be able to access them both independently. If this is decided additional work will be needed. Wayne will be making up a design for the town. There is no cost known at this time.

*The Justice Report corrective action plan was finally received by the State.

*Marge gave Highway Superintendent McAdams a memo concerning Highway Abandonment. He is meeting with John Reynolds concerning Broadlands.

*Marge also wrote the board a 239 Review, any questions and comments please see Marge.

*Supervisor Donnelly again referenced communication from Paula Nelson regarding her Article 78 proceeding against the Town. He asked the board if any action on her request was desired and board members declined. He referred the letter to the Town Attorney.

*Supervisor Donnelly received a phone call from the Superintendent of Schools in South Kortright asking if they could bring their children to our pool again three days a week with the same agreement as last summer.

Motions:

Motion to paint and repair the Transfer Station made by Councilman Liddle, Seconded by Councilman Hall. All in favor, motion carried.

Motion to approve the April 2012 Minutes, made by Councilman Grommeck, Seconded by Councilman Gladstone. All in favor, motion carried.

Motion to approve the Town Clerk's Financial Report, the Town Board's Bookkeeper's Financial Report, and the Town Tax Collector's financial report, made by Councilman Hall, Seconded by Councilman Gladstone. All in favor, motion carried.

Motion on the recommendation from Delaware Opportunities to approve the contractors for a Community Development Block Grant Project, using the Housing Rehabilitation Grant awarded in the Town of Andes, by the NYS Office of Community Renewal, project ATRCD-13, ATRCD-14, and ATRCD-14(2). Made by Councilman Gladstone, Seconded by Councilman Liddle. All in favor, motion carried.

Motion to appoint Josie Elwell Pool Director. Term 5/01/2012-12/31/2012, made by Councilman Grommeck, Seconded by Councilman Liddle.

Motion to appoint Dan Elwood as seasonal help at the Transfer Station, made by Supervisor Donnelly, Seconded by Councilman Gladstone. Employment to run from Memorial Day to Columbus Day. All in favor, motion carried.

Motion to allow South Kortright school to bring their children to the pool three days a week, the same agreement as last summer, made by Councilman Hall, Seconded by Councilman Liddle. All in favor, motion carried.

Resolutions:

**RESOLUTION 8 of 2012 OF THE TOWN BOARD OF THE TOWN OF ANDES
DETERMINING THAT THERE ARE NO ADVERSE IMPACTS ON THE
ENVIRONMENT FROM ADOPTION OF THE FLOOD DAMAGE
PREVENTION LAW**

WHEREAS, the Town Board is adopting a local law that repeals and supersedes Local Law No. 1 of the year 1989 entitled "Flood Damage Prevention Law" in order to maintain the community's eligibility to participate in the National Flood Insurance Program ("NFIP");

WHEREAS, the possible environmental impacts of the adoption of this Law have been considered by the Town Board;

NOW THEREFORE BE IT RESOLVED, that the Town Board has determined that the adoption of new local law entitled "Flood Damage Prevention Law" will not have significant adverse impacts on the environment; and

WHEREUPON, the Resolution was put to a vote and recorded as follows:
Proposed by Councilman Gladstone
Seconded by Councilman Liddle

Roll Call:

Councilman Gladstone----Aye
Councilman Liddle----Aye
Councilman Grommeck----Aye
Councilman Hall----Aye
Supervisor Donnelly----Aye

RESOLUTION 9 of 2012 Zoning Prohibition of Heavy Industrial Uses

WHEREAS, the Town Board of the Town of Andes undertaking a Zoning change prohibiting heavy industry within the Town; and

WHEREAS, the project is a comprehensive change to the current zoning law; and

WHEREAS, zoning changes require public hearings and review under the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617;

NOW, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF ANDES AS FOLLOWS:

1. The Town Board hereby authorizes the release of the draft zoning change; and
2. The Town Board hereby authorizes the Supervisor to post such draft local law at Town Hall; and
3. The Town Board intends to comply with City, State and Federal environmental regulations; and
4. The Town Board hereby determines that the project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617; and
5. The Town Board hereby instructs the Supervisor, with the assistance of the Town Attorney, to prepare an Environmental Assessment Form (EAF), notify involved agencies of the Town Board's intent to serve as SEQRA lead agency and to further initiate the review of the Project under the SEQRA regulations; and
6. The Town Board hereby declares itself as SEQRA Lead Agency, provided that no involved agency objects within 30 days of the date of that the EAF was submitted to them; and
7. The Town Board hereby schedules a public scoping session and public hearing on the SEQR review for June 12, 2012 at 7:00pm at the Andes Town Hall.

Proposed by Councilman Liddle

Seconded by Councilman Hall

Roll Call:

Councilman Gladstone----Aye

Councilman Liddle----Aye

Councilman Grommeck----Aye

Councilman Hall----Aye

Supervisor Donnelly----Aye

RES #10 of 2012 Road Use and Preservation Local Law

WHEREAS, the Town Board of the Town of Andes undertaking a local law regarding road use within the Town; and

WHEREAS, the project is a change to the current law; and

WHEREAS, such changes require public hearings and review under the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617;

NOW, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF ANDES AS FOLLOWS:

1. The Town Board hereby authorizes the release of the draft change; and
2. The Town Board hereby authorizes the Supervisor to post such draft local law at Town Hall; and
3. The Town Board intends to comply with City, State and Federal environmental regulations; and
4. The Town Board hereby determines that the project is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617; and
5. The Town Board hereby instructs the Supervisor, with the assistance of the Town Attorney, to prepare an Environmental Assessment Form (EAF), notify involved agencies of the Town Board's intent to serve as SEQRA lead agency and to further initiate the review of the Project under the SEQRA regulations; and
6. The Town Board hereby declares itself as SEQRA Lead Agency, provided that no involved agency objects within 30 days of the date of that the EAF was submitted to them; and
7. The Town Board hereby schedules a public scoping session and public hearing on the SEQR review for June 12, 2012 at 7:15 pm at the Andes Town Hall.

Proposed by Councilman Gladstone

Seconded by Councilman Liddle

Roll Call:

Councilman Gladstone----Aye
 Councilman Liddle----Aye
 Councilman Grommeck----Aye
 Councilman Hall----Aye
 Supervisor Donnelly----Aye

Resolution 11 of 2012 Standard Work day and Reporting Resolution

BE IT RESOLVED, that the Town Board of the Town of Andes hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees' Retirement System based on record of activities maintained and submitted by these officials to the clerk of this body.

Elected:

Title	Name	Standard Work Day (hrs/day)	Term Begins/Ends	Days/Month (based on Record of Activities)
Highway Superintendent	Michael McAdams	6	01/01/2012-12/31/2013	27.7
Supervisor	Martin Donnelly	6	01/01/2012-12/31/2013	19.05

Appointed:

Title	Name	Standard Work Day (hrs/day)	Term Begins/Ends	Days/Month (based on Record of Activities)
Town Attorney	David Merzig	6	01/01/2012-12/31/2012	2.17
Building Inspector	Arthur Short	6	01/01/2012-Boards Pleasure	24.53
Dog Control Officer		6		.31

Proposed by Councilman Liddle
 Seconded by Councilman Gladstone

Roll Call:

Councilman Gladstone----Aye
 Councilman Liddle----Aye
 Councilman Grommeck----Aye
 Councilman Hall----Aye
 Supervisor Donnelly----Aye

Local Law:

RESOLUTION 12 of 2012 OF THE TOWN BOARD OF THE TOWN OF ANDES

In the Matter of the Adoption of Local Law No. 1 of 2012 entitled "Flood Damage Prevention Law"

WHEREAS, the Town Board has reviewed and considered the proposed Local Law No. 1 of 2012;

WHEREAS, the Local Law was presented to the Town Board at least 10 days prior to the Town Board meeting on May 8, 2012;

WHEREAS, the Town Board adopted a resolution on May 8, 2012 scheduling a public hearing on the proposed Local Law No. 1 of 2012;

WHEREAS, the public hearing was properly noticed in the Town's official newspaper on April 24, 2012;

WHEREAS, the public hearing on the proposed Local Law was held on May 8, 2012 at the Town Hall;

WHEREAS, the Town Board reviewed and considered all public comments received on the proposed Local Law;

WHEREAS, the proposed Local Law was on file for inspection at the Town Clerk's office prior to the hearing and during the public review process;

WHEREAS, the proposed Local Law maintains the Town's eligibility to participate in the National Flood Insurance Program ("NFIP") and serves to strengthen and protect the Town's environmental resources, public safety, health and welfare;

WHEREAS, the Town Board has caused to be prepared a Short Environmental Assessment Form (EAF) pursuant to the mandates for the State Environmental Quality Review Act (ECL Article 8 and 6 NYCRR Part 617) for the proposed adoption of Local Law No. 1 of 2012;

WHEREAS, the Town board has duly considered the contents of the EAF for the adoption of Local Law No. 1 of 2012 and completed Parts 2 and 3 thereof;

WHEREAS, the Town Board has identified the relevant areas of environmental inquiry and taken a hard look at them for the adoption of the proposed Local Law No. 1 of 2012; and

WHEREAS, the Town Board has issued a negative declaration under SEQRA for the adoption of the proposed Local Law No. 1 of 2012 thereby complying with the mandates of the State Environmental Quality Review Act.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS BY THE TOWN BOARD OF ANDES, DELAWARE COUNTY, NEW YORK:

THAT THE Town Board of the Town of Andes hereby determines that proposed Local Law No. 1 of 2012, attached hereto and made a part hereof, is hereby adopted as a Local Law entitled "Flood Damage Prevention Law"; and

IT IS FURTHER RESOLVED, that the Town Clerk and the Attorney for the Town are hereby directed to take such actions as are necessary to implement this resolution and effect adoption of the Local Law.

Proposed by Councilman Liddle
Seconded by Councilman Gladstone

Roll Call:

Councilman Gladstone----Aye
Councilman Liddle----Aye
Councilman Grommeck----Aye
Councilman Hall----Aye
Supervisor Donnelly----Aye

Approval of bills:

*Motion to approve general warrants#104-135 totaling \$67,214.10.

Highway Warrants # 49-69 totaling \$15,954.55, made by Councilman Hall,
Seconded by Councilman Liddle. All in favor, motion carried.

DISTRICTS

WATER

Motion to approve Water Warrants #22-28, Totaling \$7,708.73, made by Councilman Grommeck, Seconded by Councilman Hall. All in Favor, motion carried

SEWER

Motion to accept Town of Andes Bid Proposal #052911-2-RT-R4 Membrane Bioreactor System of \$524,000 from Ovivo USA, LLC, 2404 Rutland Drive, Austin, TX 78758 as the low bidder, the District Clerk having certified the bids, made by Councilman Hall Seconded by Councilman Liddle. All in favor, motion carried.

Motion to authorize the removal of trees in the Tremperkill Stream at the outflow of the WWTP as per DEC directive by the Town Highway Department crews with the cost of the same being billed to the Sewer Fund, made by Councilman Gladstone Seconded by Councilman Liddle. All in favor, motion carried

DELAWARE OPERATIONS, INC.

8-12 Dietz Street, Suite 303, Oneonta NY 13820 • Phone 607-432-8073 • FAX 607-432-0432

**TOWN OF ANDES, NY
TOWN BOARD MEETING
REPORT BY DELAWARE OPERATIONS
May 8, 2012**

1. Water System

- Daily usage of treated water from the water system averaged 10,787 gallons per day for the month of April 2012.

2. Plant Purchases

3. O&M

4. Equipment

- On April 6th plant staff the 1st and 2nd stage filter cartridges.
- On April 9th plant staff changed the swing check valves on both booster pumps.

5. Distribution System

DELAWARE OPERATIONS, INC.

8-12 Dietz Street, Suite 303, Oneonta NY 13820 • Phone 607-432-8073 • FAX 607-432-0432

**TOWN OF ANDES, NY
TOWN BOARD MEETING
REPORT BY DELAWARE OPERATIONS
May 8, 2012**

1. WWTP Plant

- Plant effluent flows averaged 15,594 gallons per day for the month of April 2012.

2. SPDES Compliance/NYSDEC, NYCDEP

- The plant discharges of treated effluent to the Tremper Kill Brook; permit compliance for April 2012 met all parameters.

3. Collection System

- High Street is being maintained as required.

4. Plant Purchases.

5. Plant O&M

- Delaware Operations cancelled the yearly service agreement for 2012 with Siemens Water Technologies for the micro filtration units due to the plant upgrade starting this summer.
- Delaware Operations requests the approval to purchase 4 packs of UV bulbs from Koester Associates at a cost of \$536.00 plus shipping.

6. Plant Equipment.

- On April 3rd the Sartorius Corporation performed the yearly calibration on the Analytical balance.
- On April 23rd plant staff installed a new lumen module in Micro filter #2.

7. Gladstone Hollow Septic System

Motion to approve WWTP Warrants #57-78, Totaling \$105,033.38, made by Councilman Liddle, Seconded by Councilman Gladstone. All in favor, motion carried

Adjourn:

Motion to adjourn made by Councilman Grommeck, Seconded by Councilman Hall. All in favor, meeting adjourned.

9:15PM

Kimberly A. Town
Town Clerk



STATE OF NEW YORK | EXECUTIVE CHAMBER

ANDREW M. CUOMO | GOVERNOR

For Immediate Release: April 11, 2012

**GOVERNOR CUOMO ANNOUNCES NEW YORK STATE TO COVER LOCAL
SHARE OF HURRICANE IRENE AND TROPICAL STORM LEE RESPONSE
AND RECOVERY COSTS**

\$61 Million to 25 Counties to Relieve Local Costs Resulting From Last Year's Storms

Governor Andrew M. Cuomo today announced that New York State will cover the local share of disaster response and recovery costs resulting from Hurricane Irene and Tropical Storm Lee.

The Federal Emergency Management Agency (FEMA) usually covers 75% of eligible disaster response and recovery costs, and the remaining 25% is typically shared equally by the state and localities. Under the Governor's direction, the state will pick up the local share for most eligible expenses, making \$61 million available to 25 counties to cover costs associated with emergency shelter, road, water system and infrastructure repair, stream and riverbed mitigation, and other clean-up projects.

"Hurricane Irene and Tropical Storm Lee devastated communities across our state, uprooting lives and placing a tremendous financial strain on families and local governments," Governor Cuomo said. "During the storms and their aftermath, New Yorkers in an outpouring of goodwill came together to lend a hand to their neighbors, and now it is the state's turn to lend a hand to localities. I am pleased that New York State could step up to the plate and provide tens of millions of dollars in funding to take the pressure off local governments and taxpayers, and allow existing rebuilding and recovery projects to move forward as quickly as possible."

Hurricane Irene and Tropical Storm Lee caused widespread destruction across New York late last summer, marking one of the largest disasters in the state's history. The total storm recovery cleanup cost is expected to exceed \$1.6 billion and involve approximately 15,000 separate response and recovery projects.

The state is able to cover the local share of costs through funding put in place by the Legislature and additional federal funds requested by the Governor.

Counties receiving funds include:

County	Estimated Cost of Recovery Projects	Local Share (to be covered by state)
Albany	15,142,464	1,892,808
Broome	75,223,597	9,402,950
Chemung	12,560,712	1,570,089
Chenango	12,590,751	1,573,844
Clinton	5,158,720	644,840
Columbia	5,205,259	650,657
Delaware	31,705,692	3,963,212
Essex	14,538,328	1,817,291
Franklin	914,856	114,357
Greene	35,586,702	4,448,338
Hamilton	80,546	10,068
Herkimer	1,332,126	166,516
Montgomery	7,902,476	987,809
Oneida	3,442,192	430,274
Otsego	12,196,474	1,524,559
Rensselaer	28,214,874	3,526,859
Saratoga	4,120,447	515,056
Schenectady	14,982,951	1,872,869
Schoharie	102,577,294	12,822,162
Sullivan	3,698,124	462,265
Tioga	57,458,601	7,182,325
Tompkins	2,831,347	353,918
Ulster	30,029,238	3,753,655
Warren	6,075,199	759,400
Washington	3,778,212	472,277
Total	487,347,182	60,918,398

State Senator Tom Libous said, "Our area was hit hard by flooding and by its after effects, which our local governments are struggling to afford. Many municipalities are faced with doing nothing or raising property taxes to cover the local share of the recovery. We worked with Governor Cuomo to have the state pick up this cost so that we can continue moving forward without harming our local taxpayers."

State Senator Hugh Farley said, "This action will provide much needed financial relief

for local communities which were hit hard by last year's flooding. I had advocated for this assistance and I applaud the governor for working with us in responding to the plight of these communities."

State Senator James L. Seward said, "Immediately after Irene and Lee hit I implored the governor to take this step, and I co-sponsored legislation that would require the state to pick up the local share of flood repair costs. Communities have banded together to rebuild, and the state has been there every step of the way, but the mounting repair bills have been looming. Removing this substantial burden from the shoulders of local government and taxpayers is a vital step toward a full recovery both physically and fiscally."

State Senator Betty Little said, "The local response to last year's devastating flooding truly was remarkable. Our elected officials, emergency directors and first responders did a tremendous job in the hours, days and weeks following the storm. However, meeting the financial challenge of recovery has been a real challenge for local governments with limited resources, so I am very pleased to see New York State pick up the local share. I thank Governor Cuomo for his commitment and interest in seeing the best possible outcome for the North Country. He's been with us every step of the way."

"With this flood relief funding announcement, New York State is telling our flood-ravaged areas that we are still here to help rebuild," said Assemblymember Aileen Gunther. "This funding will provide additional support to these areas while minimizing the burden for local governments, a win for both our neighbors and our towns."

"This funding will be an enormous help to cash-strapped local governments and school districts," said Assemblymember Donna Lupardo. "This will save taxpayers money and help the flood recovery efforts in the Southern Tier. We were able to pick up the local share of expenses not covered by FEMA after the flooding in 2006. I am grateful that this type of the assistance will be coming to our community once again."

"Hurricane Irene caused some of the worst local flooding recorded in recent history with damages that estimated over \$1 million for the Mohawk Valley," Assemblyman Anthony Brindisi said. "This federal aid will save local taxpayers from having to pick up the costs of rebuilding what was lost after Irene's destruction. I applaud Governor Cuomo's diligence in this matter, and look forward to the revitalization of our communities."

###

Additional news available at www.governor.ny.gov

New York State | Executive Chamber | press.office@exec.ny.gov | 518.474.8418

WE WORK FOR THE PEOPLE
Performance * Integrity * Pride



April 5, 2012

*Carter H. Strickland, Jr.
Commissioner*

Hon. Martin A. Donnelly
Andes Town Supervisor
Andes Sewer District #1
P.O. Box 85
Andes, NY 13731-0085

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

Re: DEP Acceptance of revised 2012 Andes O&M Budget

Dear Supervisor Donnelly:

71 Smith Avenue
Kingston, NY 12401
T: (845) 340-7800
F: (845) 334-7175

The New York City Department of Environmental Protection (DEP) has reviewed and accepts the proposed April 5, 2012 revision to the 2012 Andes Operation and Maintenance (O&M) budget. The revised Andes O&M budget adds \$2,426,000 to the O&M budget for the remediation/upgrade project being implemented to repair operational issues at the wastewater treatment plant and pursuant to a November 19, 2010 Consent Order issued by the New York State Department of Environmental Conservation (NYSDEC). The budgeted City share of the project is \$2,054,685 and the Town share is \$371,315. The budget includes \$125,000 for project contingency. The Town share is based on an agreed upon percentage and no other City subsidy applies.

The basis for City funding of the Andes WWTP remediation/upgrade project is twofold. First, the City is required to pay for equipment required solely by the NYC Watershed Regulations under Section 1104 of the Public Health Law, for so long as such equipment is required by the City and not otherwise required by State or federal law. The Capital Improvement Project involves the installation of equipment that will provide tertiary treatment as well as secondary treatment and therefore, a portion of those costs are eligible due to the fact that they are required by the City's Watershed Regulations. Secondly, the project addresses the unique historical issues at the facility that warrant the significant reconfiguration of process units and will satisfy the DEC consent order.

As outlined in Marge Merzig's letter to me dated April 5, 2012 and given that the MBR will provide tertiary treatment as well as secondary treatment, the operational and future costs for the MBR will be shared between the Town and DEP based on the agreed upon budget and in accordance with the 2004 O&M Agreement.

Construction of the Andes WWTP remediation/upgrade project is enforceable by NYSDEC. A copy of the March 2012 Capital Cost Estimate for the Andes WWTP MBR Upgrade project is attached. Also attached is a

copy of the revised 2012 Andes O&M budget. These documents have been marked with the tag "Accepted by DEP 4/5/12" and initialed by me.

DEP intends to process a supplemental O&M invoice for \$2,054,685 from the Town prior to June 30, 2012 for the City share of the remediation/upgrade project being implemented pursuant to the NYSDEC Consent Order.

Proposed and actual O&M expenditures for the Andes remediation/upgrade project will be reconciled at the conclusion of the project during the 2012 O&M budget reconciliation.

Sincerely,



Tom Stalter
Project Manager

cc: Michael Meyer, NYCDEP
Marge Merzig, Keough Consulting

Andes WWTP Project Budget certified

MARCH 2012

Accepted
by DEP
4/5/12
TS

CAPITAL COST ESTIMATE

TOWN OF ANDES
MBR UPGRADE

CERTIFIED: Marta Adamez 3-22-12
Date:

	ESTIMATED COST	MODIFIED WITH TOWN FORCES			RETAINER	
		NYCDEP	ANDES			
INFLUENT PS	\$ 140,000	\$ 140,000	\$ -	\$ 140,000	\$ 133,000	
SCREENS	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ 76,000	
EQ EQUIPMENT/INSTALL	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 42,750	
CONCRETE	\$ 150,000	\$ 150,000	\$ 145,000	\$ 5,000	\$ 142,500	
PROCESS PIPING	\$ 100,000	\$ 100,000	\$ 100,000		\$ 95,000	
MISC METALS	\$ 65,000	\$ 65,000	\$ 65,000		\$ 61,750	
DEMO SBR COVER	\$ 65,000	\$ 45,000	\$ 45,000	\$ -	\$ 42,750	
MBR EQUIPMENT	\$ 800,000	\$ 620,000	\$ 620,000	\$ -	\$ 589,000	
MBR EQUIP INSTALL	\$ 350,000	\$ 275,000	\$ 275,000		\$ 261,250	
YARD PIPING/TEMP PIPING	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ 71,250	
OPERATION DURING CONSTRUCTION						
FRAC TANK RENTAL	\$ 10,000	\$ 8,000	\$ 8,000		\$ 8,000	
HAUL	\$ 130,000	\$ 115,000	\$ 115,000		\$ 115,000	
MICS	\$ 25,000	\$ 20,000	\$ 20,000		\$ 20,000	
SLUDGE DEMO	\$ 25,000	\$ 20,000	\$ 20,000		\$ 20,000	
PARTITIONS BLOWER ROOM	\$ 45,000	\$ 25,000		\$ 25,000	\$ 25,000	
TOTAL GENERAL CONTRACT	\$ 2,105,000	\$ 1,783,000	\$ 1,488,000	\$ 295,000	\$ 1,703,250	
INSTRUMENTATION	\$ 88,000	\$ 88,000	\$ 88,000		\$ 83,600	
ELECTRICAL	\$ 150,000	\$ 150,000	\$ 150,000		\$ 142,500	
HVAC	\$ 120,000	\$ 120,000	\$ 117,000	\$ 3,000	\$ 114,000	
BATHROOM BREAKROOM	\$ 55,000	\$ 55,000		\$ 55,000	\$ 55,000	
CONSTRUCTION SUBTOTAL	\$ 2,518,000	\$ 2,196,000	\$ 1,843,000	\$ 353,000	\$ 2,098,350	
CONTINGENCY	\$ 125,000	\$ 125,000	\$ 120,000	\$ 5,000	\$ 125,000	
LEGAL/ADM	\$ 55,000	\$ 55,000	\$ 47,685	\$ 7,315	\$ 55,000	
ENGINEERING/INSPEC	\$ 50,000	\$ 50,000	\$ 44,000	\$ 6,000	\$ 50,000	
PROJECT TOTAL	\$ 2,748,000	\$ 2,426,000	\$ 2,054,685	\$ 371,315	\$ 2,328,350	

[Signature]
Town Clerk

Code	ITEM	UNIT	Quantity	Hours/Day	UNIT COST	TOTAL BUDGET	WRR (%)	NOTES	NYCDEP WRR	District Cost
	Electrical Cost									
0.421	Demand	KW	0	24	\$185	\$ 41,075.00	5%		\$ 2,053.75	\$ 39,021.25
	Microfiltration	Hp	14.00	24	\$0.12	\$ 13,925.00	100%		\$13,925.00	\$ -
0.421	Subtotal Electrical Cost					\$ 55,000.00			\$ 15,978.75	\$ 39,021.25
	Chemical Use									
0.422	Heat	Gal	13,050	-	\$2.92	\$ 38,106.00	5.0%		\$ 1,905.30	\$ 36,200.70
0.422	Odor Control System	Gal	2,350	-	\$2.92	\$ 6,862.00	5.0%		\$ 343.10	\$ 6,518.90
0.403	Secondary Treatment			-		\$ 28,700.00	0%		\$ -	\$ 28,700.00
0.404	Tertiary Treatment			-		\$ 3,300.00	100.0%		\$ 3,300.00	\$ -
	Subtotal Heat/Chemical Use					\$ 76,968.00			\$ 5,548.40	\$ 71,419.60
	Sludge Disposal									
0.465	Liquid Sludge	tons	280	-	\$125.00	\$ 35,000.00	5.0%		\$ 1,750.00	\$ 33,250.00
	Subtotal Sludge Disposal					\$ 35,000.00			\$ 1,750.00	\$ 33,250.00
	Sample & Analysis									
0.451	BOD5	EA	18		\$25	\$450.00	0%		\$ -	\$ 450.00
	Nitrogen/Ammonia	EA	18		\$30	\$360.00	0%		\$ -	\$ 360.00
	TSS	EA	18		\$40	\$480.00	0%		\$ -	\$ 480.00
	Dissolved Oxygen	EA	18		\$0	\$ -	0%		\$ -	\$ -
	fecal coliform	EA	18		\$25	\$300.00	0%		\$ -	\$ 300.00
	Temperature	EA	365		\$0	\$ -	0%		\$ -	\$ -
	Total Phosphorus	EA	24		\$30	\$720.00	0%		\$ -	\$ 720.00
	Residual Chlorine	EA	24		\$0	\$ -	0%		\$ -	\$ -
	pH	EA	730		\$0.50	\$365.00	0%		\$ -	\$ 365.00
	Solids samples	EA	365		\$0.00	\$ -	0%		\$ -	\$ -
0.410	Misc.postage, shipping					\$ 600.00	0%		\$ -	\$ 600.00
	Subtotal Sample & Analysis					\$ 3,275.00			\$ -	\$ 3,275.00
	Testing Fees/dues									
0.451	Testing fees/dues					\$ 1,560.00	0%		\$ -	\$ 1,560.00
	Subtotal Testing Fees/Dues					\$ 1,560.00			\$ -	\$ 1,560.00
	Operator									
0.463	Professional oversight/engineering	HRS	156		\$160	\$10,000	10%		\$ 1,000.00	\$ 9,000.00
0.464	Operator		1		contract	\$278,947	20%		\$55,789.40	\$ 223,157.60
	Project Engineering Design - WWTP remediation				By contract	\$200,000			\$ 176,000.00	\$ 24,000.00
	Subtotal Operator					\$288,947			\$ 56,789.40	\$ 232,157.60
	Equipment Repair									
0.431	Generator Annual Service		1		\$2,500	\$ 2,500.00	5%		\$ 125.00	\$ 2,375
0.440	trash service/snow removal/ landscaping		1		\$3,000	\$ 3,000.00	5.0%		\$ 150.00	\$ 2,850
0.431	Air Compressor		1		\$5,500	\$ 5,500.00	0%		\$ -	\$ 5,500
0.431	Turbine meter		1		\$1,500	\$ 1,000.00	100%		\$ 1,000.00	\$ -
0.431	Flow meter		1		\$950	\$ 950.00	0%		\$ -	\$ 950
0.431	SCADA/computer		1		\$3,000	\$ 3,000.00	50%		\$ 1,500.00	\$ 1,500

Accepted
by DEP
4/5/12
TS

Code	ITEM	UNIT	Quantity	Hours/ Day	UNIT COST	TOTAL BUDGET	WRR (%)	NOTES	NYCDEP WRR	District Cost
0.431	Microfilter contract		1		\$6,500	\$ 6,500.00	100%		\$ 6,500.00	\$ -
0.481	micro repair project		1		\$3,000	\$ 3,000.00	100%		\$ 3,000.00	\$ -
0.431	Balance calibration		1		\$100	\$ 400.00	15%		\$ 60.00	\$ 340
0.431	Fire Extinguisher service		1		\$90	\$ 90.00	15%		\$ 12.50	\$ 78
0.431	Timer calibration		1		\$50	\$ 50.00	5%		\$ 2.50	\$ 48
0.431	Heating system contract		1		\$500	\$ 250.00	10%		\$ 12.50	\$ 238
0.200	Asset mangnt eligible items		1		\$2,000	\$ 2,000.00	10%		\$ 200.00	\$ 1,800
0.441	Misc. Repair Work (Labor only)	HRS	77		\$65	\$ 5,005.00	10%		\$ 500.50	\$ 4,505
0.481	Pre-purchase MBR				Project	\$ 700,000.00	agreement		\$ 655,000.00	\$ 45,000
	Subtotal Equipment Repair					\$ 33,245.00			\$ 13,063.00	\$ 20,182.00
	Administrative									
	Tax	LS	1		\$0	\$ -	0%		\$ -	\$ -
0.452	Insurance	LS	1		\$12,263	\$ 12,263.00	15%		\$ 1,839.45	\$ 10,424
0.451	Permit renewals	LS	1		\$760	\$ 760.00	0%		\$ -	\$ 760
0.464	District Bookkeeper	LS	contract		\$8,500	\$ 8,500.00	35%		\$ 2,975.00	\$ 5,525
0.100	District clerk	HRS	700		\$13.90	\$ 9,730.00	35%		\$ 3,405.50	\$ 6,325
0.485	Social Security		1			\$ 730.00	35%		\$ 283.50	\$ 447
0.460	Legal	HRS	75		\$100	\$ 7,500.00	35%		\$ 2,625.00	\$ 4,875
	Subtotal Administrative					\$ 39,483.00			\$ 11,128.45	\$ 28,355
	Supplies/Expenses									
0.420	Telephone/fax	LS	1			\$ 2,500.00	20%		\$500	\$ 2,000
0.409	Working supplies/foods	LS	1			\$ 5,000.00	20%		\$1,000	\$ 4,000
0.401	Lab supplies	LS	1			\$ 10,000.00	10%		\$1,000	\$ 9,000
0.407	Plant/office supplies	LS	1			\$ 1,000.00	20%		\$200	\$ 800
0.410	Shipping/postage	LS	1			\$ 150.00	20%		\$30	\$ 120
	Subtotal Supplies/Expenses					\$ 18,650.00			\$2,730	\$ 15,920
	Collection System									
0.442	General O&M	LS	1			\$ 10,000.00	0%		\$0	\$ 10,000
0.467	Septage management					\$ 3,000.00	0%		\$0	\$ 3,000
	Subtotal Collection System					\$ 13,000.00				\$ 13,000
	TOTAL ESTIMATED O & M COST					\$ 565,128.00			\$106,988	\$ 458,140
	Contingency	LS				\$0	100%		\$0	\$ -
	TOTAL ESTIMATED ANNUAL O & M COST WITH CONTINGE					\$565,128			\$106,988	\$ 458,140
	Remediation Project per NYSDEC Consent Order					Budget \$2,426,000			NYCDEP \$2,054,665	Town \$ 371,315
	Additional cost not covered by DEP									
	Debt Service - CWC lateral loan principal					\$ 9,067.00				\$ 9,067.00
	Debt Service - CWC lateral loan interest					\$ 1,814				\$ 1,814.00
	Subtotal Non-DEP					\$ 10,881				\$ 10,881.00
	GRAND TOTAL					\$576,009			\$106,988.00	\$458,140.00

Accepted
by DEP
4/5/12
TB

Code	ITEM	UNIT	Quantity	Hours/ Day	UNIT COST	TOTAL BUDGET	WRR (%)	NOTES	NYCDEP WRR	District Cost
------	------	------	----------	---------------	--------------	-----------------	------------	-------	---------------	---------------

*Accepted
by DEP
4/5/12
TS*

User Charge Estimates
Residential units 153 \$113.87
flow rate 388 a/unit/d: (from Task 2 Report)

Ordinance
\$17,422.11

Residential Flow Allocation
Non-residential flow
combined res/non-res flow allocat.

59,364
5,462
65,826

Cost per gallon of flow without subsidy gpd

\$ 6.96

average house equivalent flow 388 gpd
average non-residential flow cost 80 gpd

\$557

Charge for non-residential flow (without credit for apartments or Good Neighbor Credit)

\$44,971.95

Credit for apartments

(\$20,798.89)

Good Neighbor Credit

(\$10,000.00)

Net charge for non-residential flow

\$14,173.06

Total charge to District residents and users

Commercial gallons for apartments 2700

\$ 31,595.17

total charge to City

Remaining commercial gallons 3762

\$ 533,532.83

Total O&M

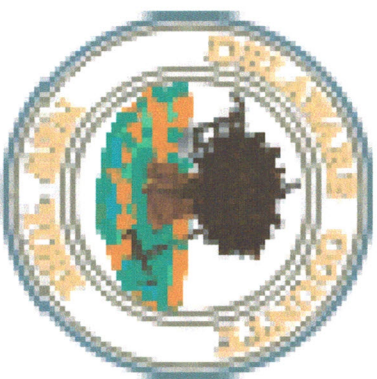
\$14,110/3762 gpd = \$3.75 per gpd

\$ 565,128.00

plus Debt service and multi-use charge
\$ 11,062.00

Debt service calculation	
Total customers 173x\$50	\$8,650
Multi-use charge \$111.97 x 10	\$1,120
Late payment penalties	\$1,292
Needed \$10,155	\$11,062

Town of Andes



Energy Savings Presentation

May 8, 2011

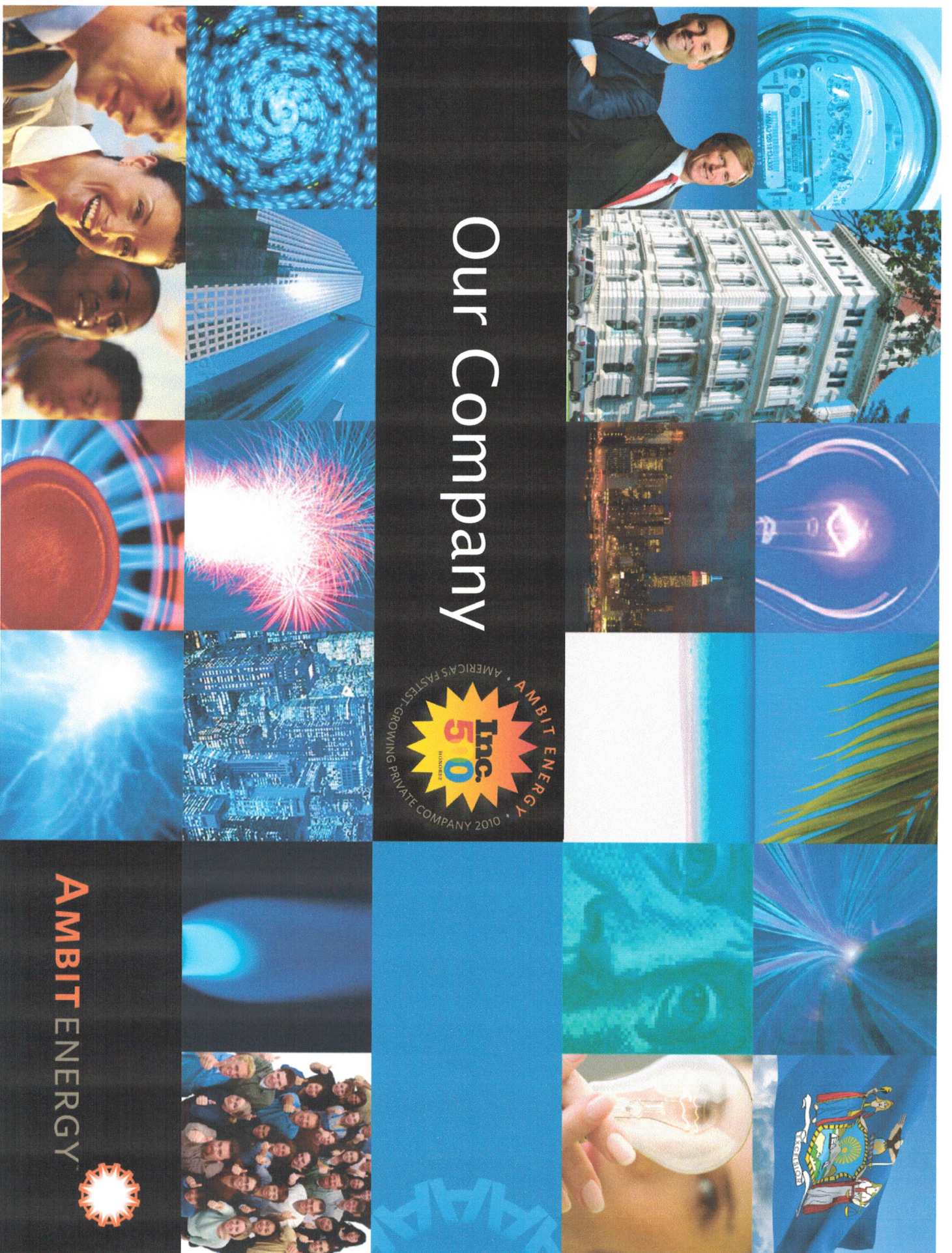
7:00pm



AMBIT ENERGY

INDEPENDENT CONSULTANT

Our Company



AMBIT ENERGY



Why Ambit Is the Right Choice

- Founded in 2006 by CEO Jere Thompson Jr. and CMO Chris Chamblless
- Grew to \$400 million in 4th full year
- Named by Inc. magazine in 2010 as the **#1 fastest-growing** private company in the U.S.



Chris Chamblless

Jere Thompson, Jr.



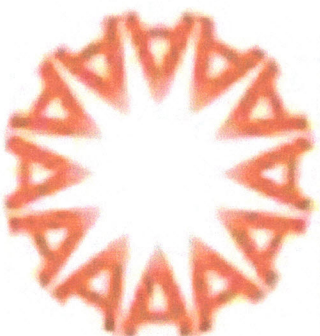
OUR VISION

To become the finest
and most respected
retail energy provider
in the country.

Jere W. Thompson, Jr.

Co-founder and
Chief Executive Officer

Impressive Savings and Benefits



- Guaranteed savings
- 7% off the supply charge for the first two months
- No Merchant function charge
- No Sales tax on supply
- No Payment & billing SVCS charge

Town of Andes Bills for March 2012

Kwh	Total Kwh Charge	Introductory 7% Savings	Min 1% Guaranteed Savings	Merchant Function Charge	Mis. Charge
7694	270.71	18.9497	2.7071	23.15	0.73
79	2.78	0.1946	0.0278	0.23	0.73
78	3.24	0.2268	0.0324	0.28	0.73
789	34.38	2.4066	0.3438	2.83	0.73
0	0	0	0	0	0.73
0	0	0	0	0	0.73
2249	75.75	5.3025	0.7575	6.76	0.73
0	0	0	0	0	0.73
1621	57.03	3.9921	0.5703	4.88	0.73
12510	443.89	31.0723	4.4389	38.13	5.11

Introductory 7% Savings with Ambit

\$74.31

\$148.62

Total Min 1% Savings with Ambit

\$47.68

\$476.79

Total savings for the 1st year on Ambit

\$625.41

Karen Clifford

AMBIT ENERGY

NEW YORK SAVINGS

GUARANTEE



MBIT ENERGY CUSTOMERS IN NEW YORK



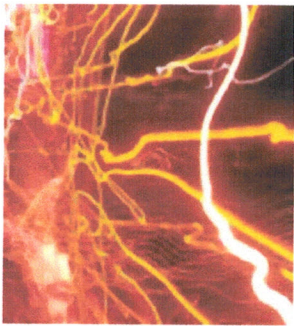
ARE GUARANTEED ANNUAL SAVINGS OF AT LEAST ONE PERCENT UNDER
WHAT THE INCUMBENT PROVIDER WOULD HAVE CHARGED THEM FOR SERVICE,
OR THEY WILL RECEIVE A CHECK FOR THE DIFFERENCE.



JERE W. THOMPSON, JR.
Co-Founder and
Chief Executive Officer



CHRIS CHAMBLESS
Co-Founder and
Chief Marketing Officer



Thank you
for your time and energy!



AMBIT ENERGY

Valuation of City of New York Reservoir Lands West-of-Hudson
Sheet 1 - RCNLD Calculations
MUNICIPALITY/ RESERVOIR:

ROLL YEAR
LAND

1) Hamlet Acres (\$ per lot * # of lots) ¹	\$0
1a) Hamlet Add-On Factor (Line 1 * 25 %)	\$0
2) Total	\$0
3) Rural Acres (\$per acre * # acres) ² \$0	
3a) Rural Add-On Factor (Line 3 * 15 %)	\$0
4) Total	\$0
5) ... LandTotal (lines 2 to 4) Total: \$0	\$0

REPRODUCTION COST NEW

Direct Costs

6) Fencings ³	\$0
7) Highway Relocation ⁴	\$0
8) Utilities ⁵	\$0
9) Site Preparation (removals) ⁶	\$0
10) Site Preparation (clearing & grubbing) ⁷	\$0
11) New Structures and Other Improvements (inc bridges) ⁸	\$0
12) ... Direct Costs Subtotal (lines 6 to 11) Subtotal:	\$0
13) Location Factor (line12 * RS Means factor) ⁹	\$0
14) Construction Contingencies (line 13 *5%)	\$0
15) Direct Costs Adjustments Subtotal (lines 13 + 14) Subtotal:	\$0
16) Contractor's General Costs (line 15 * 10%)	\$0
17) Total Direct Costs (lines 15+16)	Total: \$0

Indirect Costs

(Excepting line 18, each a % of Direct Costs, line 17)

18) Surveying ¹⁰	\$0
19) Project Design and Engineering (line 5 *5%) ¹¹	\$0
20) Project Permitting, Environmental Review & related Legal Costs ((Lines 5+17) * 2%)	\$0
21) Project Management (including Wicks Law costs) (Line 17 * 3.5%) ¹²	\$0
22) Owner's Liability Insurance (Line 17* 1.25%)	\$0
23) Allowance for Funds Used During Construction (AFUDC) ¹³	\$0
24) ... Indirect Costs (lines 18 to 23)	Total: \$0
25) Reconstruction Cost New (lines 17+24) RCN	Total: \$0
26) RCN Adjusted to Valuation Year (line 25 * Index #)	\$0

PHYSICAL DEPRECIATION

27) Reservoir Corpus	None
28) Buildings and support structures pursuant to RPTL §102(12)(b) ¹⁴	\$0
29) Apparatus pursuant to RPTL §102(12)(f). ¹⁵	\$0
30)... Total Physical Depreciation (lines 27to 29) D	Total: \$0

VALUE

31) Reconstruction New Less Depreciation (line 26 less line 30)
32) RCNLD plus Land (lines 5+31)
33) Equalization Rate (State Determination)
34) Indicated Assessed Value (line 32 * line 33)

¹Hamlet valuation will be determined as follows:

- a) Hamlets currently underwater within a town will be identified by the historical acquisition maps assisted as necessary by the historical applicable USGS maps to identify the hamlet areas.
- b) A count would be made of all of the parcels in the hamlet(s), looking at parcels that either had improvements or

were “developable” within the thickly settled area.

c) Comparables sales would be determined by arms-length transactions of vacant developable lots of 1 acre or less in hamlets or villages within the subject town. If there are not enough comparables in the subject town meeting that definition, sales in hamlet or village areas in nearby towns with similar market conditions may be used. The goal would be to find 10 comparable sales to give a statistically valid comparison, but depending upon the availability of comparable sales, that number could be adjusted.

d) The mean (or average) price of the comparables would be multiplied by the number of hamlet parcels in the town.

e) It will be necessary to calculate the total acreage included in the hamlets. That will be done by adding up the actual acreage for the parcels in the hamlet, with a cap of 2 acres per parcel. That total acreage would then be subtracted from the town total acreage area to arrive at the rural acreage figure.

² Rural valuation will be determined as follows:

a) Using a Mass Valuation Methodology that gathers sales data for all arms-length transactions (including NYC acquisitions) of vacant land parcels 25 acres or larger in size. For a statistically valid sampling the goal is to acquire a minimum of 30 comparable sales.

b) At a minimum, market area for data set shall include the town where subject property is located. Data set may also include sales of nearby towns with similar market conditions, with appropriate adjustments. Number of years to include in data set shall be determined by expert completing the Valuation Report and reasons therefore shall be set forth in such report.

c) A weighted average of sales price per acre will be determined (sum of all sale prices/sum of all acres)

d) The weighted average will be multiplied by the total acreage in the town less the hamlet acreage.

³ Use RS Means based upon appropriate material and length.

⁴ Use RS Means based upon appropriate material and length and also includes, if it can be determined, length and width of asphalt/tar roadway surface removed.

⁵ RS Means factor times a category of utility (ie: utility electrical poles) at industry standard spacing

⁶ RS means for building removal (ie: wood frame removal per sq. foot) in hamlet areas with square footage and type based upon original contracts where available or number and types of buildings in hamlet areas (not including outbuildings, ie: sheds, chicken coops). Removal shall also include costs of septic tank pump-out for buildings in hamlet areas and cost shall be based upon CWC Schedule of Values utilized in CWC Septic Program or if unavailable, current market rate for septic tank pumpout. Demolition of gas stations identified in historic data shall also include (per gas station) RS Means, for excavate, pull, and load one 8000 gallon plus steel tank, backfill hole (RS Means 2 65 10.30 1203). Cemetery removal and re-internment shall be \$1,000 per grave, based upon historical data for number of graves.

⁷ RS Means multiplied by acreage shall represent costs for clearing and clearing and grubbing. Total acreage of land to be cleared or cleared and grubbed shall be based upon modern construction techniques and standards for reservoir construction and utilizing historical data for reservoir engineering plans and contracts. Total acreage of clearing and grubbing will at a minimum equal to total area of the reservoir at the mean high water line. Clearing cost shall be per acre RS Means for medium trees RS 31 11 10.10 (0200)(cut & chip) for wooded areas or RS Means for brush mowing medium density (RS 31 13 13.10(1040)) for non-wooded areas. Clearing and Grubbing costs shall be per acre of RS Means for medium trees (RS 31 11 10.10 (sum of 0200 (Cut and chip) and 0250(grub stumps and remove))) for wooded areas or RS Means for brush mowing medium density (twice the amount of RS 31 13 13.10 (1040)) for non-wooded areas. To account for scale of work, O&P will not be included in RS Means factor.

⁸ Engineering estimates or RS Means where appropriate for reconstruction costs of structures. Actual costs for any new construction.

⁹ Specific location factor under RS Means shall be based upon location of subject property and nearest location factor locale.

¹⁰. Surveying shall be 80% of minimum RS Means per acre for topographical surveying including O&P.

¹¹ For Reservoir Lands template only.

¹² For Reservoir Lands template only.

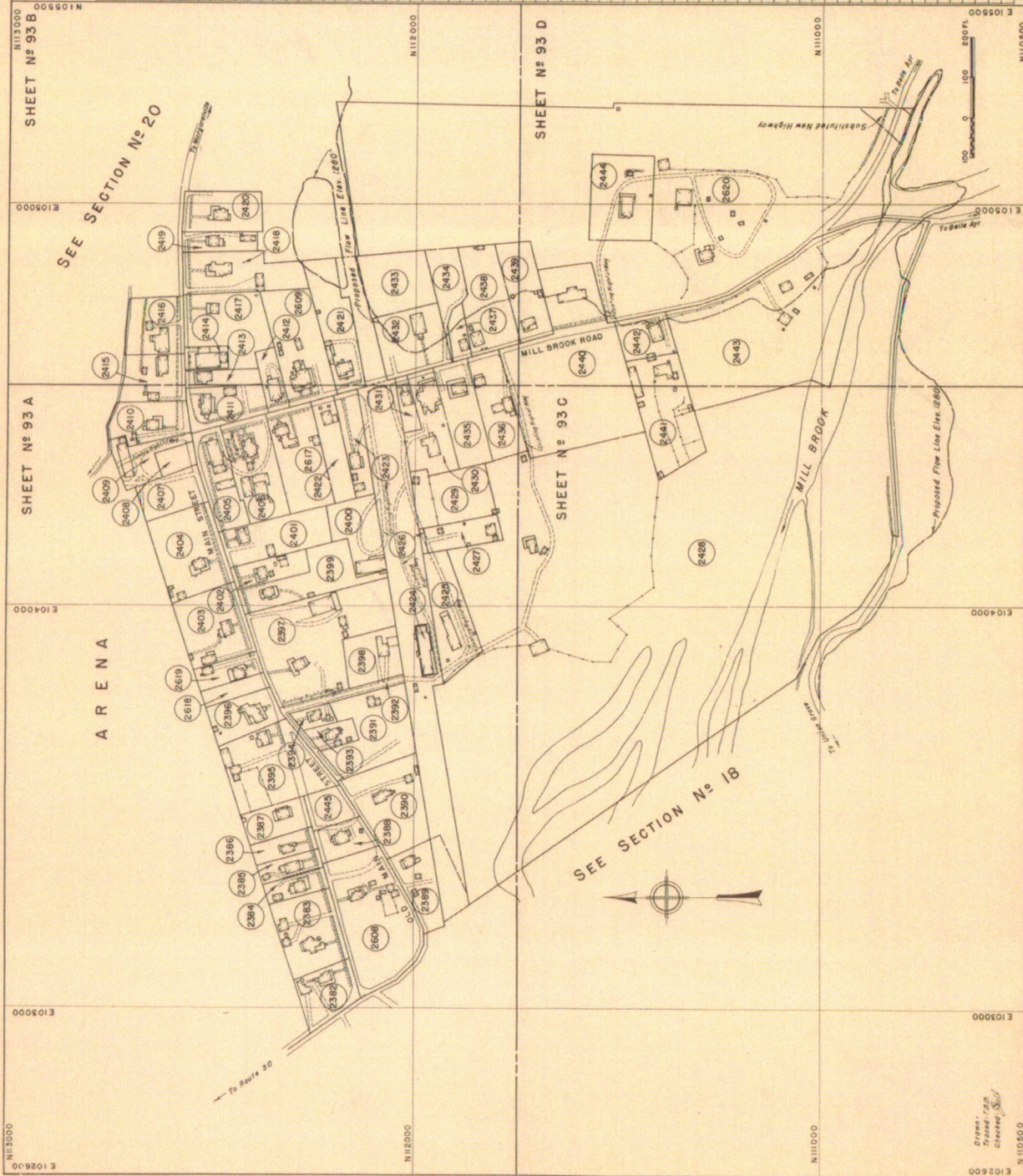
¹³ For this template only, will be determined by multiplying the Direct costs (Line 17 plus the principal payment on the land and tax payments (carrying costs but not acquisition costs)) and Indirect costs (Lines 18 to 22), by the municipal bond rate for the NYC Water Authority, multiplied by one half of the agreed upon duration of construction which will be measured from the date of notice to proceed under the first construction contract for the property using modern construction techniques.

¹⁴ The presumed service lives are as follows: Buildings – 100 years; Roads – 100 years; Fencing – 75 years; Trees where required for stabilization of improvements – 100 years; Bridges – 75 years. Depreciation to be determined in Valuation Report based upon presumed service life and its current effective age (based upon inspection and

evaluation by expert) or based upon a curve agreed to by City and Town. In no case shall any apparatus be depreciated more than 20% of its full value.

¹⁵ Depreciation to be determined in Valuation Report based upon useful life of apparatus and its current effective age (based upon inspection and evaluation by expert) or based upon a curve agreed to by City and Town. In no case shall any apparatus be depreciated more than 20% of its full value.

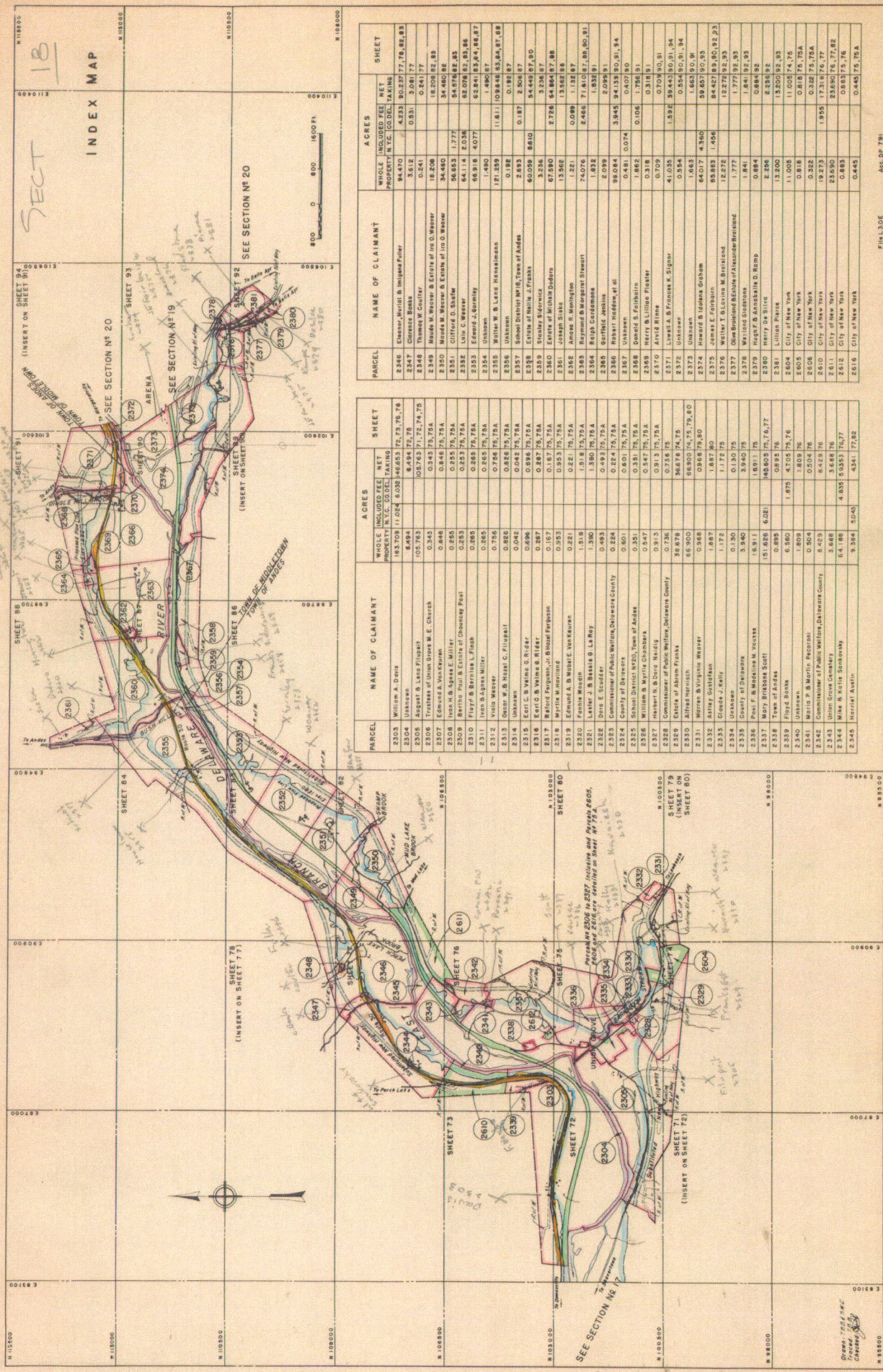
INDEX MAP
(SHEET N° 93)



PARCEL	NAME OF CLAIMANT	ACRES	WHOLE INCLUDED FEE NET PROPERTY CITY OF N.Y.	SHEET
2382	Christy Graham	0.006	0.006 93A	
2383	FRISCH S.B. BARRISSE E.O. BATHAM	0.073	0.073 93A	
2384	FRISCH S.B. BARRISSE E.O. BATHAM	0.183	0.183 93A	
2385	MARK D. BRON	0.184	0.184 93A	
2386	STEPHEN B. LEO & KATHA	0.508	0.508 93A	
2387	Commissioner of Public Welfare, Queens County	0.251	0.251 93A	
2388	Margaret H. Moore	0.837	0.837 93A	
2389	John B. MORGENTHAU C. THOMASCHER	0.808	0.808 93A	
2390	Aristotle RICCI, et al	0.783	0.783 93A	
2391	Engene Gromley	2.389	2.159 93A	
2392	Unknown	0.181	0.181 93A	
2393	Lynn B. GARDNER	0.113	0.113 93A	
2394	Elmer A. E. EMMY D. SHELLEY	0.865	0.865 93A	
2395	John B. CONN. THOMASCHER	0.371	0.371 93A	
2396	Albert J. Murphy	1.953	1.953 93A	
2397	Thomas S.B. With L. HERS	0.377	0.377 93A	
2398	Engene Gromley	0.860	0.860 93A	
2399	Anthony S. & Elizabeth SULLIVAN	0.847	0.847 93A	
2400	M. E. J. O'NEILL	0.841	0.841 93A	
2401	JOHN A. WIGGINS L. WILDER	0.859	0.859 93A	
2402	PAUL THOMAS	0.770	0.770 93A	
2403	LLOYD M. B. GARRARD FAIRBAIN	0.482	0.482 93A	
2404	ERICH OF EDWARD H. DICKSON	0.359	0.359 93A	
2405	FRANK & ELIE M. O'CONNOR	0.380	0.380 93A	
2406	Mary A. Bradley	0.130	0.130 93A	
2407	Walter B. Bradley	0.320	0.320 93A	
2408	Esther of George W. Holmes	0.423	0.423 93A	
2409	John T. CLEMENT & MARY M. CLEMENT	0.394	0.394 93A	
2410	Leah R. & Mary E. LENA	0.188	0.188 93A	
2411	Stanford C. B. DINE & FORTUNE	0.187	0.187 93A	
2412	Trustees of Arena Free Methodist Church	0.417	0.417 93A	
2413	Alice B. Stafford	0.744	0.744 93A	
2414	Luis W. WASHAM	0.828	0.828 93A	
2415	Ernest L. B. JESSE HALL	0.828	0.828 93A	
2416	Ralph E. Stafford	0.819	0.819 93A	
2417	Alice B. Stafford	0.828	0.828 93A	
2418	Margaret J. & Percy K. HEED	0.828	0.828 93A	
2419	ERICH OF EDWARD H. DICKSON	0.828	0.828 93A	
2420	ERICH OF EDWARD H. DICKSON	0.828	0.828 93A	
2421	ERICH OF EDWARD H. DICKSON	0.828	0.828 93A	
2422	Anthony S. Sullivan	0.828	0.828 93A	
2423	Earl Smith	0.828	0.828 93A	
2424	Lowell B. HENNESSY & SPOON	0.828	0.828 93A	
2425	Edward J. WILLIAM GUMLEY	0.828	0.828 93A	
2426	Leah R. & Mary E. LENA	0.828	0.828 93A	
2427	Howard F. B. WASHAM & GRISH	0.828	0.828 93A	
2428	George M. Green	0.828	0.828 93A	
2429	August & Adeline GORLA	0.828	0.828 93A	
2430	Leah R. & Mary E. LENA	0.828	0.828 93A	
2431	Augustus B. Adeline GORLA	0.828	0.828 93A	
2432	Trustees of M. E. Church of Lumberville	0.828	0.828 93A	
2433	Trustees of Laurel Cemetery Association	0.828	0.828 93A	
2434	The Arena Cemetery Inc.	0.828	0.828 93A	
2435	Edward J. B. WILLIAM GUMLEY	0.828	0.828 93A	
2436	James B. ELLIOTT & THORPE	0.828	0.828 93A	
2437	Arena Free Church	0.828	0.828 93A	
2438	Trustees of M. E. Church of Lumberville	0.828	0.828 93A	
2439	Trustees of M. E. Church of Lumberville	0.828	0.828 93A	
2440	School District No. 1, Town of Middletown	0.828	0.828 93A	
2441	Oliver BATHAM & Estate of Alexander BATHAM	0.828	0.828 93A	
2442	Trustees of Arena Advent Christian Church	0.828	0.828 93A	
2443	Lyle T. Merrill	0.828	0.828 93A	
2444	Leah W. WARD	0.828	0.828 93A	
2445	Elizabeth W. KILLIP	0.828	0.828 93A	
2446	City of New York	0.828	0.828 93A	
2447	City of New York	0.828	0.828 93A	
2448	City of New York	0.828	0.828 93A	
2449	City of New York	0.828	0.828 93A	
2450	City of New York	0.828	0.828 93A	

FILE 11.02
Acc. DP 812

City of New York
Department of City Planning
Created 1/28/50
Checked 3/1/50



PARCEL	NAME OF CLAIMANT	ACRES	WHOLE INCLUDED EEE NET PROPERTY N.Y.C. CO. DEL. TAKING	SHEET
2346	Cleaver, Muriel & Virginia Fuller	94.470	4.333	90,227,77, 82, 83
2347	Charles Banks	3.612	0.531	3,041, 77
2348	Thomas G. Coitler	18.206	0.241	18,206, 82, 83
2349	George W. Weaver & Estate of Joe D. Weaver	34.400	0.177	34,400, 86
2350	George W. Weaver & Estate of Joe D. Weaver	46.653	1.777	54,576, 82, 83
2351	Clifford C. Miller	66.914	1.076	65, 076, 82, 83, 84
2352	Edmond A. Weisheit	66.914	4.077	65, 076, 82, 83, 84
2353	Edmond A. Weisheit	1.490	0.074	1, 490, 82, 83, 84
2354	Unknown	121.259	11.611	109,846, 83, 84, 87, 88
2355	William W. & Lene Hennemann	0.182	0.182	0, 182, 87
2356	Unknown	2.693	0.187	2, 506, 87
2357	School District No. 16, Town of Ades	40.059	8.650	54,449, 87, 90
2358	Estimate of Nellie J. Franks	3.236	3.236	3, 236, 87
2359	Estimate of Nellie J. Franks	47.590	2.726	64, 864, 87, 88
2360	Estimate of Michael Padden	13.562	1.356	13, 562, 88
2361	Joseph Siska	1.221	0.099	1, 122, 87
2362	Anna C. Monaghan	74.076	2.456	71, 610, 87, 89, 90, 91
2363	Raymond & Margaret Stewart	1.832	1.832	1, 832, 91
2364	Rejda Cedronas	2.099	2.099	2, 099, 91
2365	Gertrude Cedronas	99.084	3.845	94, 139, 90, 91, 94
2366	Robert Cedronas, et al	0.481	0.074	0, 407, 80
2367	Unknown	1.852	0.106	1, 746, 91
2368	Conrad S. Frohman	0.318	0.318	0, 318, 91
2369	Harry & Lillian Fleisher	0.709	0.709	0, 709, 90, 91
2370	Avrie Hiller	41.035	1.532	39,443, 90, 91, 94
2371	Avrie Hiller	0.954	0.954	0, 954, 90, 91, 94
2372	Unknown	1.777	1.777	1, 777, 92, 93
2373	Unknown	1.841	1.841	1, 841, 92, 93
2374	Howard S. Lehman Graham	64.017	4.300	59, 607, 90, 93
2375	Howard S. Lehman Graham	95.818	1.456	89, 827, 93, 90, 92, 93
2376	Walter E. Lehman M. Hollend	12.272	1.272	12, 272, 93
2377	Olga Bronstad Schaefer & Alexander Bronstad	1.777	1.777	1, 777, 93, 93
2378	Walden Graham	1.841	1.841	1, 841, 92, 93
2379	Hugh F. & Annabelle D. Remb.	0.884	0.884	0, 884, 92
2380	Henry De Silver	2.226	2.226	2, 226, 92
2381	Lillian Hirsch	13.200	13.200	13, 200, 92, 93
2604	City of New York	11.005	11.005	11, 005, 74, 75
2605	City of New York	0.818	0.818	0, 818, 75, 76
2606	City of New York	0.322	0.322	0, 322, 75, 76
2610	City of New York	19.273	1.935	17, 316, 76, 77
2611	City of New York	23.690	2.611	23, 690, 76, 77
2612	City of New York	0.883	0.883	0, 883, 76, 77
2616	City of New York	0.445	0.445	0, 445, 75, 76

PARCEL	NAME OF CLAIMANT	ACRES	WHOLE INCLUDED EEE NET PROPERTY N.Y.C. CO. DEL. TAKING	SHEET
2303	William A. Doria	181.109	17,024	140,853, 73, 75, 76, 76
2304	Unknown	105.765	105.765	105, 765, 73, 75
2305	Robert & Laura Flisler	0.343	0.343	0, 343, 73, 74
2306	Trinity of Union Stone M.E. Church	0.846	0.846	0, 846, 73, 74
2307	Edmond A. Weisheit	0.285	0.285	0, 285, 73, 74
2308	John H. & Agnes E. Miller	0.200	0.200	0, 200, 73, 74
2309	Bartho Paul & Estate of Charlotte Paul	0.203	0.203	0, 203, 73, 74
2310	Play & Barrows L. Fish	0.265	0.265	0, 265, 73, 74
2311	John & Agnes Miller	0.265	0.265	0, 265, 73, 74
2312	John Weaver	0.756	0.756	0, 756, 73, 74
2313	Oscar W. & Hazel C. Allisgall	0.822	0.822	0, 822, 73, 74
2314	Unknown	0.042	0.042	0, 042, 73, 74
2315	Carl C. B. Yehng, G. Riker	0.696	0.696	0, 696, 73, 74
2316	Kerig G. & Wilma B. Riker	0.167	0.167	0, 167, 73, 74
2317	Berford Ferguson, Jr. & Blaise Ferguson	0.953	0.953	0, 953, 73, 74
2318	Merrill M. Hurlbut	0.221	0.221	0, 221, 73, 74
2319	Edmond A. Weisheit, Expresser	1.519	1.519	1, 519, 73, 74
2320	Francis Woodin	1.390	1.390	1, 390, 73, 74
2321	Lester J. & Bessie B. Le May	0.493	0.493	0, 493, 73, 74
2322	Gore E. Scudder	0.204	0.204	0, 204, 73, 74
2323	Company of Public Wellers, Orleans County	0.204	0.204	0, 204, 73, 74
2324	School District No. 203, Town of Ades	0.601	0.601	0, 601, 73, 74
2325	William B. Merrill Chubbuck	0.357	0.357	0, 357, 73, 74
2326	Hebert N. & Doris Nealis	0.736	0.736	0, 736, 73, 74
2327	Commissioner of Public Wellers, Orleans County	36.878	36.878	36, 878, 74, 75
2328	Clara of Adams Franks	65.900	65.900	65, 900, 74, 75, 76, 80
2329	Alfred Hurlbut	1.887	1.887	1, 887, 75
2330	Merrill M. Hurlbut	1.172	1.172	1, 172, 75
2331	Merriam Virginia Weaver	3.940	3.940	3, 940, 75
2332	Asbury Gifford	1.631	1.631	1, 631, 75
2333	County of Orleans	45.602	45.602	45, 602, 75, 76, 77
2334	County of Orleans	0.895	0.895	0, 895, 76
2335	Prof. F. & Madeline M. Vossler	1.875	1.875	1, 875, 75, 76
2336	Mary Brisbane Scott	6.560	6.560	6, 560, 76
2337	Team of Ades	0.809	0.809	0, 809, 76
2338	Play & Barrows	0.204	0.204	0, 204, 76
2339	Merriam Virginia Weaver	8.429	8.429	8, 429, 76
2340	Unknown	3.688	3.688	3, 688, 76
2341	Merriam Virginia Weaver	64.186	64.186	64, 186, 76
2342	Union Grove Cemetery	9.364	9.364	9, 364, 76, 77
2343	Wm. B. Kellie Schockley	4.341	4.341	4, 341, 77, 82
2344	Harriet Austin	50.45	50.45	50, 45, 77, 82

FILE NO. 791
AC. DP. 791

Drawn: T. G. F. S. C.
Checked: S. J. C.