

**MAP, PLAN AND REPORT
SEWER DISTRICT FORMATION
SCHOHARIE BUSINESS PARK
TOWN OF SCHOHARIE, NEW YORK**

MARCH 11, 2020



**197 ELM STREET
PO BOX 610
COBLESKILL, NEW YORK 12043**

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1 INTRODUCTION

The Schoharie Business Park (SBP) consists of 13 tax parcels as indicated on the mapping in Appendix A. The Business Park is currently served by private water and sewer systems and a private road network. Recently, NYSDEC has urged the Town to consider forming a Sewer District so that certain administrative and ownership issues related to the sewer system can be addressed. While the water system and the road network also have some technical issues that need attention, the scope of this Map, Plan and Report (MPR) only includes the Sewer System.

2 WASTEWATER SYSTEM HISTORY

The wastewater system for the Schoharie Business Park was issued a discharge permit from NYSDEC in March of 2001. In 2002, Schoharie Park Sewage Works, Inc. was formed to operate the wastewater system under the NYS Transportation Corporation Law. In 2017, when many properties within the Schoharie Business Park were sold, Schoharie Park Sewage Works, Inc. was dissolved. This has left two options for the proper administration of the sewer system: 1) the current owner of the Schoharie Business Park (7 Summits, LLC) can form a new Transportation Corporation or 2) the Town of Schoharie can form a Sewer District. See Appendix B for a letter from DEC that further explains this issue.

Note that 7 Summits, LLC, the new owner of much of the Schoharie Business Park (and the lands that contain the wastewater system), has no desire to own and operate a wastewater system, so the Town has been asked to form a Sewer District.

3 EXISTING CONDITIONS

a. Sewer Collection System

The Schoharie Business Park sewer collection system consists of a small diameter gravity system (SDGS), where the individual properties connected each have a septic tank. Where commercial food service is involved, the individual properties also have a buried grease trap. The collection sewers are generally 6" PVC and deliver septic tank effluent to the wastewater treatment site by gravity. It is the responsibility of property owners (or tenants) to maintain their respective septic tanks and grease traps.

b. Wastewater Treatment Facility

The SBP wastewater treatment facility consists of an intermittent sand filter system. The system includes a triplex dosing pump station, two (2) buried sand filter beds, and a tablet chlorine feed system with contact tank. The sand filters are of the buried, single pass type. A 6" outfall pipe extends approximately 400 LF from the treatment site across an agricultural field to the Schoharie Creek. A schematic of the system is presented in Appendix C.

The dosing pump station consists of three (3) submersible ½ HP effluent pumps and a 1,500 gallon wetwell with a float control dosing system. Each pump is

rated to deliver 60 gpm at 20 ft. Total Dynamic Head (TDH). The pump station delivers effluent to a common header that feeds two (2) splitter boxes through small diameter force mains. Each splitter box is dedicated to a sand filter bed. Each splitter box further divides flow to three (3) distribution boxes that feed cells within each sand filter bed. Each cell has its own distribution network consisting of 12 laterals.

Design drawings indicate that the sand filters measure 117' x 100' and were lined with 30 mil PVC. The drawings indicate that a 24" layer of standard sand filter media was used.

Sand filter effluent is collected at the bottom of each sand filter by 18 perforated laterals (6 per cell) within a gravel layer and conveyed to the 460 gallon baffled chlorine contact tank. At the upstream end of the chlorine contact tank, a tablet chlorinator provides wastewater disinfection utilizing calcium hypochlorite tablets. While records indicate that past chlorination practices appeared to be deficient, the current operator attempts to maintain a chlorine residual of about 0.65-1.3 mg/l in the contact tank. Samples for permit compliance are collected at the downstream end of the chlorine contact tank; note that this is a common practice when the outfall is such a distance away and is difficult to access. Chlorine disinfection is provided year round.

The original design capacity of the sand filter system was 22,200 gpd. The issued SPDES permit identified that capacity, but also identified a lesser conditional capacity of 7,400 gpd since only 1 of 3 beds was initially constructed. In 2006, a second filter bed was constructed, which increased the permit capacity to 14,800 gpd. The third bed has not yet been constructed. The sand filters were designed at the allowable application rate of 1.0 gpd/SF (1988 Standards). However, note that the capacity of each bed is based on the capacity of two (2) of three (3) cells. This allows the cells to be periodically taken out of service and naturally rejuvenate.

The dosing pump station controls include a red alarm light located on a utility pole along the road near the treatment site driveway. No alarm dialer or other remote alarm notification exists.

c. Wastewater Flows

There is no separate metering of sewage flow. Instead, water system production is currently used to estimate the wastewater flow. Due to monthly water system flushing activities (to control iron and maintain chlorine residual), it is known that water production readings are conservative. A summary of recent data is presented below:

<u>Year</u>	<u>Average (gpd)</u>	<u>High 30-day Mean (gpd)</u>	<u>Maximum Day (gpd)</u>
2016	4,486	7,133	16,090
2017	3,997	6,546	16,430
2018	6,015	9,106	20,120

See Appendix D for water production data from 2016-18.

For the purposes of this report, the following wastewater flows will be used:

- Current Average Day 5,500 gpd
- Current High 30-day Mean 9,000 gpd
- Current Maximum Day 20,000 gpd

- Future Average Day 9,500 gpd
- Future High 30-day Mean 14,800 gpd
- Future Maximum Day (3.0 x Avg.) 28,500 gpd

Note that future flows are based on current permitted capacity. An increase in these flows can occur if the third bed is constructed and the SPDES permit limit is increased.

d. Property Ownership and Easements

Current ownership of the parcels in the Business Park is identified in the table below. As indicated by the tax map information, the Owner of the wastewater treatment site and the roads (which contain the collection sewers) is 7 Summits, LLC. Note that easements related to the operation and maintenance of the sewer system are also identified in the second table:

EXISTING PROPERTY OWNERSHIP

Tax Map ID	Owner	Address	Notes
48.-4-25.2	BJ Hospitality LLC	160 Holiday Way	Quality Inn Motel
48.-4-25.12	Teixeira, Carlos	106 Park Pl	Dunkin Donuts
48.-4-25.111	7 Summits LLC	Holiday Way	Roads, Wastewater Facilities, and Water Facilities
48.-4-25.112	Schoharie Park LLC	211 State Route 30A	Mobil Mart
48.-4-25.113	County of Schoharie	Park Pl	County Building Annex Area
48.-4-25.114	7 Summits LLC	State Route 30A	Vacant
48.-4-25.115	County of Schoharie	113 Park Pl	County Office Complex
48.-4-25.116	Milliron, Ladain	121 Park Pl	Day Care Center
48.-4-25.117	Schoharie Eagle Property	Park Pl	Vacant
48.-4-25. 118	Shaul Farms Inc	Holiday Way	Farm Field with Sewer Outfall
48.-4-25.119	Schoharie Eagle Property	108 Holiday Way	Rural Development Office
48.-4-26.1	Stanton, Horace	239 State Route 30A	House and Farm
48.-4-26.2	7 Summits LLC	Holiday Way	Vacant

EXISTING EASEMENTS

Tax Map ID	Owner	Address	Notes
48.-4-25.111	7 Summits LLC	Holiday Way	Collection Sewer Easement
48.-4-25. 118	Shaul Farms Inc	Holiday Way	Outfall Sewer Easement, 10 ft. wide

e. Discharge Permit

A State Pollutant Discharge Elimination System (SPDES) permit for the wastewater system was originally issued on March 1, 2001 and was last renewed on May 19, 2016 (see Appendix E). The permit was issued to Schoharie Business Park, Inc., an entity that has since dissolved.

Note that the SPDES permit covers three Outfalls as follows:

- 001 - This was for a subsurface system for the original tenant of the Business Park, and this system is no longer in use.
- 002 - This is for the Sand Filters.
- 003 - This is for a water softener system discharge, but the water softener system is not currently in use. It is unclear where the sampling for this outfall was intended.

f. System Operations

The system is currently operated on a part-time basis by a licensed wastewater operator who works for a local municipality. Discussions with the operator indicate that his regular duties include three (3) checks each week, with each visit generally lasting about 20-30 minutes. The operator also handles emergencies on an as-needed basis.

Even though Schoharie Business Park, Inc. has been dissolved, the principals of that corporation had been paying the wastewater system operation and maintenance costs until recently. Currently, the Town of Schoharie is paying the operation and maintenance costs with the understanding that these costs will be reimbursed when the Sewer District is formed.

g. User Costs and Operating Budget

A summary of the estimated existing system operation and maintenance costs is presented below (projected from 2008 SBP Budget numbers):

Operator	\$10,200
Taxes	\$ 450
Repairs and Maintenance	\$ 250
Dues and Subscriptions	\$ 100
Vehicle and Equipment	\$ 250
Insurance	\$ 250
Utilities	\$ 500
Telephone/Communications	\$ 150
Training	\$ 150
Regulatory Fees (Private)	\$ 330
Expenses	<u>\$ 120</u>
	\$12,750

Each wastewater customer must also pay directly for the maintenance (pumping out) of their septic tank and grease trap (if such exists).

4. EVALUATION OF FACILITIES

a. Sewer Collection System

In general, the Small Diameter Gravity Sewers are understood to be in reasonably good condition. However, the only way to confirm this would be to video-inspect the sewers. Sewage flow data is also necessary in order to evaluate any collection system relative to weather impacts (infiltration and inflow).

Based on our spot observations, the precast concrete in some of the sewer manholes was found to be corroded. This is likely due to the corrosive nature of septic tank effluent. While not a pressing need, this issue will likely require remedial action at some point.

b. Wastewater Treatment Facility

A SPDES permit application is required to be submitted to DEC to transfer the ownership to the Town.

The facility has no flow metering or other provisions in which to directly measure the hydraulic loading on the sand filters. As mentioned previously, water production is used to estimate wastewater flow, but that has some limitations.

According to discussions with the operator and the current pump vendor, one of the dosing pumps is in disrepair and a second pump has a seating problem with the slide rail system, which allows significant recirculation back into the wetwell. This leaves only one (1) fully operational pump. Further, the supply voltage to the pumps is marginal under load, due to a very long electrical feed. This is likely leading to premature pump failure.

Access to the wastewater treatment facilities for operational and maintenance activities is periodically hindered by excessively high vegetation.

The maintenance (pumping) of the septic tank and grease trap pump outs is not currently overseen by the operator. These tanks are a vital part of the treatment system, and the operator should have full knowledge and regulatory authority over these operations.

It is possible that a new SPDES permit will require de-chlorination; no current de-chlorination facilities exist.

c. Recommended Improvements

Sewer Collection System

The manholes should be lined to prevent further corrosion, or replaced.

The collection sewers should be video inspected so that the pipe condition can be fully evaluated and any deficiencies can be addressed.

Wastewater Treatment Facility

The pumping system at the wastewater treatment facility should be rehabilitated or replaced so that all three pumps are operational and reliable. Also, the voltage drop issue should be diagnosed and remedial measures should be identified.

A process for tracking the septic tank and grease trap pump outs by the system users should be established. Minimum pump-out frequencies should also be clearly identified and conveyed to the customers.

The mowing frequency at the treatment site needs to be greatly increased so that the operator can easily access the sand filters and related appurtenances regularly.

The sand filter beds were designed to allow for periodic resting of individual cells within each bed. This practice should begin and continue on a regular schedule.

If the new SPDES permit requires de-chlorination, a new tablet feeder system will be required downstream of the chlorine contact tank. A new effluent sampling location will also need to be established downstream of the dechlorination system.

A dedicated sewage flow meter would be ideal to have, but may be too costly. A simple alternative would be to adjust (correct) water production figures by the amount that is flushed monthly from the water distribution system; however, this method does not provide an indication of wet weather impacts.

If determined to be feasible, a remote alarm notification system should be employed. Both standard auto-dialer (using a land line) and cell phone notification systems should be considered.

5. PROPOSED SEWER DISTRICT OPTIONS

a. General

Operational data shows that the sand filter system has additional capacity as compared to its SPDES capacity. So, a service area expansion is a possible without any significant construction. Further, one sand filter has yet to be constructed, so a 50% increase beyond the existing SPDES capacity is possible.

b. Option 1 - Existing SBP Properties

The following properties are currently identified as being in the Schoharie Business Park and would be one logical Sewer District option:

Tax Map ID	Owner	2019 Assessed Valuation	Notes
48.-4-25.2	BJ Hospitality LLC	\$1,216,700	Quality Inn Motel
48.-4-25.12	Teixeira, Carlos	\$560,000	Dunkin Donuts
48.-4-25.111	7 Summits LLC	\$80,000	Roads, Wastewater Facilities, and Water Facilities
48.-4-25.112	Schoharie Park LLC	\$1,100,000	Mobil Mart
48.-4-25.113	County of Schoharie	\$90,000	County Vacant Parcel
48.-4-25.114	7 Summits LLC	\$80,000	Vacant
48.-4-25.115	County of Schoharie	\$1,050,000	County Office Complex
48.-4-25.116	Milliron, Ladain	\$300,000	Day Care Center
48.-4-25.117	Schoharie Eagle Property	\$50,000	Vacant
48.-4-25.118	Shaul Farms Inc	\$63,300	Farm Field with Sewer Outfall
48.-4-25.119	Schoharie Eagle Property	\$390,000	Rural Development
48.-4-26.1	Stanton, Horace	\$115,000	House and Farm
48.-4-26.2	7 Summits LLC	\$25,000	Vacant
		\$5,120,000	

c. Option 2 - Expanded District

The map in Appendix F shows one potential expansion area, which consist of 4 parcels on the north/east side of Rte. 30 A. It is likely that all of these parcels could be served by gravity or septic tank effluent pump (STEP) systems. Preliminarily, it is assumed that all extensions from the existing system will be made by the individual property owners. If NYSDOT requires the Town to own the Rte. 30 crossing(s), these can be dedicated to the Town after private construction.

The table below shows information on the 4 parcels in the potential expansion area:

Tax Map ID	Owner	2019 Assessed Valuation	Notes
48.-4-21	Schoharie/Schenectady BOCES	\$1,883,800	BOCES Campus
48.-4-22	Constitution Pipeline, LLC	\$350,000	Vacant Property along I-88
48.-4-23	Armstrong & Ruckdeschel	\$92,300	Residence
48.-4-24	Schrader, John and Corrie	\$111,400	Residence
		\$2,437,500	

Any connection of new parcels would be subject to provisions of the District's Sewer Use Law, including verification of system capacity and any required collection and treatment system expansion or upgrade.

d. Proposed Improvements

The proposed infrastructure improvements are identified on the mapping in Appendix G, and the costs of these improvements (including District Formation Costs) are presented in Appendix H. The O&M cost increases and proposed Sewer budget are also presented in Appendix H.

6. CONCLUSIONS AND RECOMMENDATIONS

Given the circumstances with the recent transfer of ownership of the Business Park, the best course of action for the existing sewer customers is for the Town to form a Sewer District. This approach will lead to necessary corrective actions and establishment of the administrative practices required to effectively operate and maintain the system. If the District is formed, all formation costs will be placed on the District and its users.

Based on feedback from both the Town Board and local property owners, the district is proposed to include the properties identified on the map in Appendix I.

The Sewer Use Fee calculation methodology is summarized as follows:

1. Total Annual Costs = Annual O&M Costs plus Debt Service
 - A. Debt Service includes District Formation Costs plus Capital Improvements
2. 50% of Total Annual Costs to be paid on a Benefit Unit Basis:
 - A. 1.0 Benefit Unit for properties connected to sewer
 - B. 0.5 Benefit Unit for buildable commercial properties
 - C. 0.0 Benefit Units for unconnected residential properties, flood zone properties, and unconnected properties north of Rte. 30A
3. 50% of Total Annual Costs to be paid on Metered Usage Basis. Usage will be based on water meter readings.

Based on feedback from the Town Board and existing sewer customers, a reduced-scope capital project is desired to lessen costs. Assuming a reduced-scope capital improvement project in the amount of \$50,000 (repaid over 5 years) and Annual Operating Costs in the amount of \$15,000 per year, the projected user fees per parcel are identified in the table below:

Tax Map ID	Owner	Property Description	Benefit Units	Metered Usage (%)	Annual Sewer Charge⁽¹⁾⁽²⁾
48.-4-25.2	BJ Hospitality LLC	Quality Inn Motel	1.0	61.46	\$9,604
48.-4-25.12	Teixeira, Carlos	Dunkin Donuts	1.0	9.65	\$2,809
48.-4-25.111	7 Summits LLC	Roads, Wastewater Facilities, and Water Facilities	0.5	0	\$772
48.-4-25.112	Schoharie Park LLC	Mobil Mart	1.0	11.10	\$2,999
48.-4-25.113	County of Schoharie	County Vacant Lot	0.5		\$772
48.-4-25.114	7 Summits LLC	Vacant	0.5		\$772
48.-4-25.115	County of Schoharie	County Office Complex	1.0	10.87	\$2,969
48.-4-25.116	Milliron, Ladain	Day Care Center	1.0	6.27	\$2,365
48.-4-25.117	Schoharie Eagle Property	Vacant	0.5		\$772
48.-4-25. 118	Shaul Farms Inc	Farm Field with Sewer Outfall	0.0		\$0
48.-4-25.119	Schoharie Eagle Property	Rural Development	1.0	0.66	\$1,630
48.-4-26.1	Stanton, Horace	Farm and Residence	0.0		\$0
48.-4-26.2	7 Summits LLC	Vacant	0.5		\$772
48.-4-21	Schoharie/Schenectady BOCES	BOCES	0.0		\$0
48.-4-22	Constitution Pipeline, LLC	Vacant Property along I-88	0.0		\$0
48.-4-23	Armstrong & Ruckdeschel	Residence	0.0		\$0
48.-4-24	Schrader, John and Corrie	Residence	0.0		\$0
		Totals	8.5	100	\$26,236

Notes:

1. Metered-usage portion of Annual Sewer Charge is based on metered water usage data from November 1, 2017 through February/March, 2019.
2. When properties are connected or otherwise become Buildable, an appropriate Annual Sewer Charge will be established.

With completion of the Map, Plan and Report, the following steps remain to be taken toward Sewer District Formation:

1. Town publishes Notice of Public Hearing for District Formation
2. Town conducts SEQR evaluation and completes SEQR Process
3. Town holds Public Hearing on District Formation
4. Town adopts Resolution to Form District (subject to Permissive Referendum)
5. If no petition for referendum, Town adopts Order to Form District.
6. Town executes required Legal Notices and Filings with State Comptroller.

As soon as the District is formed, the Town will need to submit a SPDES permit application to DEC for an updated discharge permit. Concurrently, the property, infrastructure, and assets of the wastewater system will need to be transferred to the Sewer District (Town). Thereafter, the Town can begin Operation of the Maintenance of the system, including implementation of recommended improvements within the Capital Improvement authorization.

APPENDIX A

SCHOHARIE BUSINESS PARK MAPPING

APPENDIX B

NYSDEC CORRESPONDENCE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Office of Environmental Quality, Region 4
1130 North Westcott Road, Schenectady, NY 12306-2014
P: (518) 357-2045 | F: (518) 357-2398
www.dec.ny.gov

February 1, 2018

TRANSMITTED VIA EMAIL

ctague@midtel.net

Christopher Tague, Supervisor
Town of Schoharie
P.O. Box 606
Schoharie, NY 12157

RE: Schoharie Business Park
Wastewater Treatment System
SPDES No. NY0249572

Dear Mr. Tague,

The Schoharie Business Park on State Route 30A has a privately owned wastewater collection and treatment system, which discharges to Schoharie Creek. In 2002, the Schoharie Park Sewage Works Company, Inc., was formed pursuant to Article 10 of the New York State Transportation Corporation Law in order to operate the system. This office has learned that the Sewage Works Company has been dissolved and that the Business Park was sold in 2017. The new property owner has not formed a sewage-disposal corporation to operate the system, nor has he actively maintained and monitored the treatment system.

Our understanding is that the Town consented to the formation of the Schoharie Park Sewage Works Company as a transportation corporation. Section 119 of the New York State Transportation Corporation Law requires that the stock of such a corporation be placed in escrow and that the title to the stock pass to the local governing body should the corporation abandon or cease to operate and maintain the wastewater collection and treatment system. Therefore, unless the new property owner forms a sewage-disposal corporation, the Town is responsible for the operation and maintenance of the subject sewage treatment and disposal system.

Within 30 days of the date of this letter, please notify this office of the Town's position related to the above and indicate whether the Town will assume responsibility for the system or the new property owner will form a sewage-disposal corporation. If the Town will take over the system, please submit a completed SPDES Permit Application Form NY-2A within 90 days of the date of this letter. An application is enclosed. The application is also available online at <http://www.dec.ny.gov/permits/6287.html>.



Department of
Environmental
Conservation

Please feel free to contact me at rebecca.mitchell@dec.ny.gov or (518) 357-2378 if you have any questions.

Sincerely,

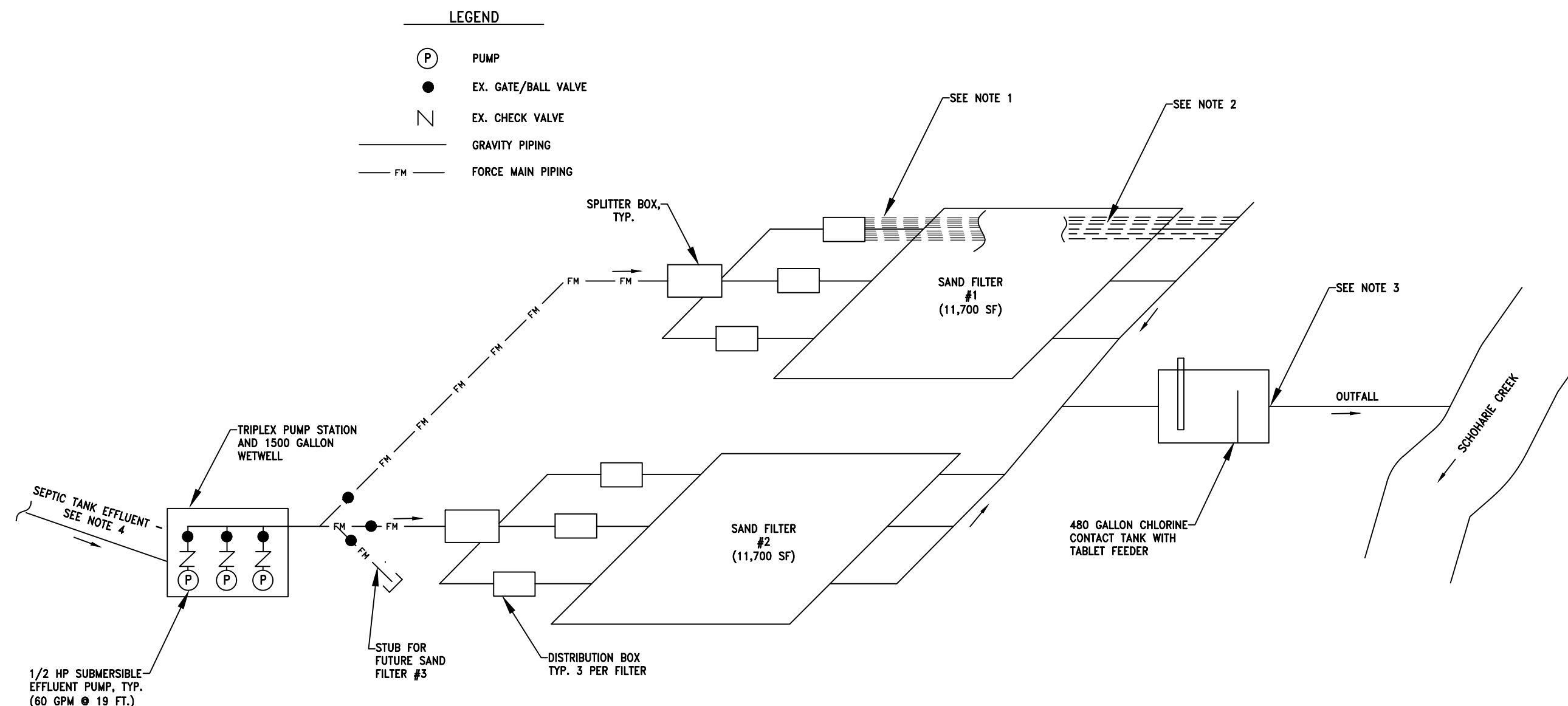


Rebecca Mitchell
Assistant Engineer
Region 4 - Division of Water

cc: T. Fagnani – Schoharie Business Park, Inc.
M. Shaughnessey – 7 Summits, LLC
C. Christman – Schoharie Co. DOH
M. Schwank, P.E. – NYSDEC DOW BWC

APPENDIX C

EXISTING SEWER SYSTEM SCHEMATIC



NOTES:

1. EACH SAND FILTER IS DIVIDED INTO 3 CELLS, EACH WITH 12 DISTRIBUTION LATERALS.
2. EACH CELL OF EACH SAND FILTER HAS 6 UNDERDRAINS.
3. CHLORINE CONTACT TANK EFFLUENT IS SAMPLED FOR SPDES PERMIT REPORTING.
4. ALL SEWER CONNECTIONS HAVE SEPTIC TANKS AND ALL FOOD SERVICE ESTABLISHMENTS HAVE GREASE TRAPS.



**Lamont
Engineers**

COBLESKILL NEW YORK
(518) 234-4028

TOWN OF SCHOHARIE
SCHOHARIE BUSINESS PARK
SEWER DISTRICT FORMATION
SCHOHARIE COUNTY
NEW YORK STATE

UNAUTHORIZED ALTERATION
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DOCUMENT AND/OR UNAUTHORIZED
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DOCUMENT IS A VIOLATION OF THE
NEW YORK STATE EDUCATION
LAW AND THE CONTRACT FOR
PROFESSIONAL SERVICES AND IS
THEREFORE PROHIBITED.

Project Number	2018047
Drawn By	DK
Designed By	MDH
Checked By	MDH
Date	7/26/18
Scale	N.T.S.
File Name	EXISTING SYSTEM SCHEMATIC

Sheet Title

SEWER
SYSTEM
SCHEMATIC

Sheet No.

APPENDIX D

WATER PRODUCTION DATA

**SCHOHARIE BUSINESS PARK WATER SYSTEM OPERATIONS DATA
2018**

PERIOD	ADD ₃₀	MDD	Notes
Jan-18	3749	7010	
Feb-18	3652	6410	
Mar-18	4001	6390	
Apr-18	4545	7910	
May-18	6225	11470	Same data as June
Jun-18	6225	11470	Same data as May
Jul-18	8287	20120	
Aug-18	9106	17210	
Sep-18	7390	19720	
Oct-18	6571	13190	
Nov-18	6803	13600	
Dec-18	5623	13690	
Average	6015	12349	
Maximum	9106	20120	
Minimum	3652	6390	

Notes:

1. ADD₃₀ (GPD) = Monthly Average Demand in Gallons per Day
2. MDD (GPD) = Maximum Day Demand in Gallons per Day

**SCHOHARIE BUSINESS PARK WATER SYSTEM OPERATIONS DATA
2017**

PERIOD	ADD ₃₀	MDD	Notes
Jan-17	3324	10280	
Feb-17	3430	8320	
Mar-17	3406	7270	
Apr-17	5438	12260	
May-17	5417	12820	
Jun-17	6236	15050	
Jul-17	0	0	No Report Available
Aug-17	0	0	No Report Available
Sep-17	6546	16430	
Oct-17	4806	11690	
Nov-17	4157	8760	
Dec-17	5204	14450	
Average	3997	9778	
Maximum	6546	16430	
Minimum	0	0	

Notes:

1. ADD₃₀ (GPD) = Monthly Average Demand in Gallons per Day
2. MDD (GPD) = Maximum Day Demand in Gallons per Day

**SCHOHARIE BUSINESS PARK WATER SYSTEM OPERATIONS DATA
2016**

PERIOD	ADD ₃₀	MDD	Notes
Jan-16	2367	5860	
Feb-16	2598	4790	
Mar-16	3395	5780	
Apr-16	3888	6611	
May-16	4816	9240	
Jun-16	5126	8801	
Jul-16	5660	15030	
Aug-16	7133	16090	
Sep-16	6207	14240	
Oct-16	5442	12280	
Nov-16	3730	7775	
Dec-16	3470	6130	
Average	4486	9386	
Maximum	7133	16090	
Minimum	2367	4790	

Notes:

1. ADD₃₀ (GPD) = Monthly Average Demand in Gallons per Day
2. MDD (GPD) = Maximum Day Demand in Gallons per Day

APPENDIX E

EXISTING SPDES PERMIT

New York State Department of Environmental Conservation
Division of Environmental Permits
NYSDEC HEADQUARTERS
625 BROADWAY
ALBANY, NY 12233
(518) 402-9167



SPDES PERMIT RENEWAL

5/19/2016

TONY FAGNANI
SCHOHARIE BUSINESS PARK
PO BOX 185
SCHOHARIE NY 12157

Permittee Name: Theresa Fagnani
Facility Name: SCHOHARIE BUSINESS PARK
Ind. Code: 8999 County: SCHOHARIE
DEC ID: 4-4342-00031/00002 SPDES No.: NY0249572
Permit Effective Date: 5/19/2016
Permit Expiration Date: 4/30/2021

Dear Permittee,

The State Pollutant Elimination System (SPDES) permit renewal for the facility referenced above is approved with the new effective and expiration dates. This letter together with the previous valid permit for this facility effective on 03/01/2011 and any subsequent modifications constitute authorization to discharge wastewater in accordance with all terms, conditions and limitations specified in the previously issued permit(s).

As a reminder, SPDES permits are renewed at a central location in Albany in order to make the process more efficient. All other concerns with your permit, including applications for permit modification or transfer to a new owner, a name change, and other questions, should be directed to:

Regional Permit Administrator
NYSDEC Region 4 Headquarters
1130 N Westcott Rd
Schenectady, NY 12306
(518) 357-2068

If you have already filed an application for modification of your permit, it will be processed separately by that office.

If you have questions concerning this permit renewal, please contact LINDY SUE CZUBERNAT at (518) 402-9167.

Sincerely,

Stuart M. Fox
Deputy Chief Permit Administrator

CC:
RPA
BWC

RWE
File

BWP
EPA



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
State Pollutant Discharge Elimination System (SPDES)
DISCHARGE PERMIT
Special Conditions (Part 1)

Print 99

Industrial Code: 8999
Discharge Class (CL): 09
Toxic Class (TX): N
Major Drainage Basin: 12
Sub Drainage Basin: 02
Water Index Number: H-240-82
Compact Area:

SPDES Number: NY- 0249572
DEC Number: 4-4342-00031/00002
Effective Date (EDP): March 1, 2001
Expiration Date (ExDP): March 1, 2006
Modification Dates: January 28, 2003
Attachment(s): General Conditions (Part II) Date: 11/90

This SPDES permit is issued in compliance with Title 8 of Article 17 of the Environmental Conservation Law of New York State and in compliance with the Clean Water Act, as amended, (33 U.S.C. §1251 et seq.) (hereinafter referred to as "the Act").

PERMITTEE NAME AND ADDRESS

Name: Schoharie Business Park
Street: RD #2 Box 332B
City: Schoharie

Attention: Matthew and Theresa Fagnani
State: NY Zip Code: 12157

is authorized to discharge from the facility described below:

FACILITY NAME AND ADDRESS

Name: Schoharie Business Park
Location (C,T,V): Town of Schoharie
Facility Address: Rout 30A
City: Schoharie

County: Schoharie

State: NY Zip Code: 12157

NYTM -E:

NYTM - N:

From Outfall No.: 002 & 003 at Latitude: 42 ° 42 ' 12 " & Longitude: 74 ° 18 ' 47 "
into receiving waters known as: Schoharie Creek Class: C

and; (list other Outfalls, Receiving Waters & Water Classifications)

001, Groundwater, GA

in accordance with the effluent limitations, monitoring requirements and other conditions set forth in Special Conditions (Part I) and General Conditions (Part II) of this permit.

DISCHARGE MONITORING REPORT (DMR) MAILING ADDRESS


Mailing Name: Schoharie Business Park
Street: RD #2, Box 332B
City: Schoharie
Responsible Official or Agent: Matthew Fagnani

State: NY Zip Code: 12157
Phone: 518-295-6088

This permit and the authorization to discharge shall expire on midnight of the expiration date shown above and the permittee shall not discharge after the expiration date unless this permit has been renewed, or extended pursuant to law. To be authorized to discharge beyond the expiration date, the permittee shall apply for permit renewal not less than 180 days prior to the expiration date shown above.

DISTRIBUTION:

Bureau of Water Permits-Albany
R4DOW-D. Lis/M. Kazmierski
Schoharie County Dept. of Health

Permit Administrator: John H. Feltman	
Address: 65561 State Highway 10, Suite 1, Stamford, NY 12167	
Signature: 	Date: 1 / 28 / 03

EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

During the period beginning EDP and lasting until ExpD the discharges from the permitted facility shall be limited and monitored by the permittee as specified below:

OUTFALL NUMBER: 001 - sanitary -subsurface

EFFLUENT LIMITATIONS

EFFLUENT PARAMETER	DISCHARGE LIMITATIONS		UNITS	MONITORING REQUIREMENTS	
	DAILY AVG.	DAILY MAX.		FREQUENCY	SAMPLE TYPE
flow	2,000		gpd	daily	

NOTES

Modified: January 28, 2003

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL No.	LIMITATIONS APPLY:	RECEIVING WATER	EFFECTIVE	EXPIRING
002	[x] All Year [] Seasonal from _____ to _____	Schoharie Creek		

PARAMETER	EFFLUENT LIMIT					MONITORING REQUIREMENTS				FN
	Type	Limit	Units	Limit	Units	Sample Frequency	Sample Type	Location		
								Inf.	Eff.	
Flow	30 day arithmetic mean	22,200	GPD			daily	instantaneous	x		
BOD ₅	30 day arithmetic mean	30	mg/l	6.3	lbs/d	2/yr			x	
Solids, Suspended	30 day arithmetic mean	30	mg/l	6.3	lbs/d	2/yr			x	
Solids, Settleable	Daily Max.	0.1	ml/l			weekly			x	
pH	Range	6.5 - 8.5	SU			weekly			x	
Effluent Disinfection required: [x] All Year [] Seasonal from _____ to _____										(1)
Coliform, Fecal	30 day geometric mean	200	No./100 ml			2/yr			x	
Coliform, Fecal	7 day geometric mean	400	No./100 ml			2/yr			x	
Chlorine, Total Residual	Daily Max	2.0	mg/l			weekly			x	

FOOTNOTES (1) if chlorine is used for disinfection, a chlorine residual of 0.5 - 2.0 mg/L should be maintained in the contact tank.

PERMIT LIMITS, LEVELS AND MONITORING

OUTFALL No.	WASTEWATER TYPE	RECEIVING WATER	EFFECTIVE	EXPIRING
003	water softener treatment back wash	Schoharie Creek		

PARAMETER	MINIMUM	MAXIMUM	UNITS	SAMPLE FREQUENCY	SAMPLE TYPE	FOOTNOTES (FN)
pH	6.5	8.5	SU	2/yr	Grab	

PARAMETER	COMPLIANCE LIMIT		MONITORING ACTION LEVEL		UNITS	SAMPLE FREQUENCY	SAMPLE TYPE	FN
	Daily Avg.	Daily Max.	TYPE I	TYPE II				
Flow	750				gpd	Daily		
Iron	2.0	4.0			mg/L	2/yr	Composite	(1)
Manganese	2.0	4.0			mg/L	2/yr	Composite	(1)
Chloride		500			mg/L	2/yr	Composite	(1)

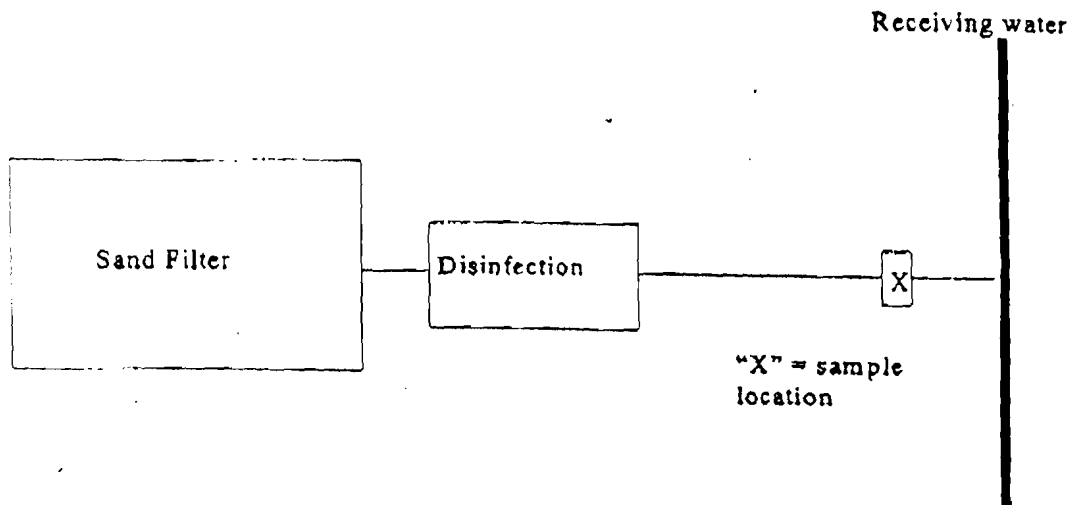
Footnotes: (1) The composite sample shall consist of three grab samples. Take one grab sample at the beginning, middle, and end of the discharge event.

Definition of Daily Average and Daily Maximum

The daily average discharge is the total discharge by weight or in other appropriate units as specified herein, during a calendar month, divided by the number of days in the month that the production or commercial facility was operating. Where less than daily sampling is required by this permit, the daily average discharge shall be determined by the summation of all the measured daily discharges in appropriate units as specified herein, divided by the number of days during the calendar month when the measurements were made. The daily maximum discharge means the total discharge by weight or in other appropriate units as specified herein, during any calendar day.

Monitoring Locations

Permittee shall take samples and measurements to meet the monitoring requirements at the location(s) indicated on the sketch or flow diagram below.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SPECIAL CONDITIONS

For Article 17 (SPDES _____)

1. Until plans for the completion of the sewage disposal system Phases 2 and 3 have been approved, the permittee shall not exceed 7,400 gpd sewage effluent discharge. The discharge shall be in compliance with effluent limits on the outfall 002 "Effluent Limitations and Monitoring Requirements" page of this permit.
2. The sewage disposal system can be expanded only after Phase 2 and 3 plan approval has been granted.
3. Areas 1, 2, 4 and 5 as shown on project drawings will be flagged and fenced to prevent disturbance during construction.
4. The landscape planting plan will be completed according to a drawing entitled "Schoharie Business Park - MVF Construction - Buffer Concept - Planting Plan" dated April 5, 1999 prepared by Kenneth A. Gifford, RLA as approved by the QPRHP by its letter dated April 22, 1999.

RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- a) The permittee shall also refer to the General Conditions (Part II) of this permit for additional information concerning monitoring and reporting requirements and conditions.
- b) The monitoring information required by this permit shall be summarized, signed and retained for a period of three (3) years from the date of the sampling for subsequent inspection by the Department or its designated agent. Also,
- [X] (if box is checked) monitoring information required by this permit shall be summarized and reported by submitting completed and signed Discharge Monitoring Report (DMR) forms for each 1 month reporting period to the locations specified below. Blank forms are available at the Department's Albany office listed below. The first reporting period begins on the effective date of this permit and the reports will be due no later than the 28th day of the month following the end of each reporting period.

Send the original (top sheet) of each DMR page to:

Department of Environmental Conservation
Division of Water
Bureau of Water Compliance Programs
50 Wolf Road
Albany, New York 12233-3506
Phone: (518) 457-3790

Send the first copy (second sheet) of each DMR page to:

Department of Environmental Conservation
Regional Water Engineer
1150 N. Westcott Road
Schenectady, New York 12306

- c) A monthly "Wastewater Facility Operation Report..." (form 92-15-7) shall be submitted (if box is checked) to the [] Regional Water Engineer and/or [] County Health Department or Environmental Control Agency listed above.
- d) Noncompliance with the provisions of this permit shall be reported to the Department as prescribed in the attached General Conditions (Part II).
- e) Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- f) If the permittee monitors any pollutant more frequently than required by the permit, using test procedures approved under 40 CFR Part 136 or as specified in this permit, the results of this monitoring shall be included in the calculations and recording of the data on the Discharge Monitoring Reports.
- g) Calculation for all limitations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- h) Unless otherwise specified, all information recorded on the Discharge Monitoring Report shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- i) Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section five hundred two of the Public Health Law shall be conducted by a laboratory which has been issued a certificate of approval. Inquiries regarding laboratory certification should be sent to the Environmental Laboratory Accreditation Program, New York State Health Department Center for Laboratories and Research, Division of Environmental Sciences, The Nelson A. Rockefeller Empire State Plaza, Albany, New York 12201.

APPENDIX F

MAPPING OF SEWER DISTRICT OPTIONS

A

B

C

D

E

F

Schoharie Business Park – Potential Expanded Sewer District			
Tax Map ID	Owner	Address	Assessed Valuation – 2019
48.-4-21	BOCES Schoharie/Schenectady Cty	174 State Route 30A	\$1,883,800
48.-4-22	Constitution Pipeline Co. LLC	State Route 30 A	\$350,000
48.-4-23	Armstrong, Nathan	212 State Route 30A	\$92,300
48.-4-24	Schrader, John	218 State Route 30 A	\$111,400
Total =			\$2,437,500

PROPOSED SEWER DISTRICT BOUNDARY (OPTION 1)

POTENTIAL EXPANDED SERVICE AREA (OPTION 2)

WASTEWATER TREATMENT SITE

WATER TREATMENT FACILITY

GRAPHIC SCALE



Schoharie Business Park – Existing Properties			
Tax Map ID	Owner	Address	Assessed Valuation – 2019
48.-4-25.2	BJ Hospitality LLC	106 Holiday Way	\$1,216,700
48.-4-25.12	Teixeira, Carlos	106 Park Place	\$560,000
48.-4-25.111	7 Summits LLC	Holiday Way	\$80,000
48.-4-25.112	Schoharie Park LLC	211 State Route 30A	\$1,100,000
48.-4-25.113	County of Schoharie	Park Place	\$90,000
48.-4-25.114	7 Summits LLC	State Route 30A	\$80,000
48.-4-25.115	County of Schoharie	113 Park Place	\$1,050,000
48.-4-25.116	Milliron, Ladain	121 Park Place	\$300,000
48.-4-25.117	Schoharie Eagle Properties	108 Holiday Way	\$50,000
48.-4-25.118	Shaul Farms Inc	Holiday Way	\$63,300
48.-4-25.119	Schoharie Eagle Properties	108 Holiday Way	\$390,000
48.-4-26.1	Stanton, Horace	239 State Route 30A	\$115,000
48.-4-26.2	7 Summits LLC	Holiday Way	\$25,000
Total =			\$5,120,000



**Lamont
Engineers**
ENGINEERS - PLANNERS
FACILITY OPERATIONS
197 ELM ST., COBLESKILL, NY 12043
(518) 234-4028
www.lamontengineers.com

Consultant

SCHOHARIE BUSINESS PARK
SEWER DISTRICT

NEW YORK STATE

SCHOHARIE COUNTY

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Stamp

Rev.	Date	Revised By	Revisions
1	7/25/19	A	Initial Issue

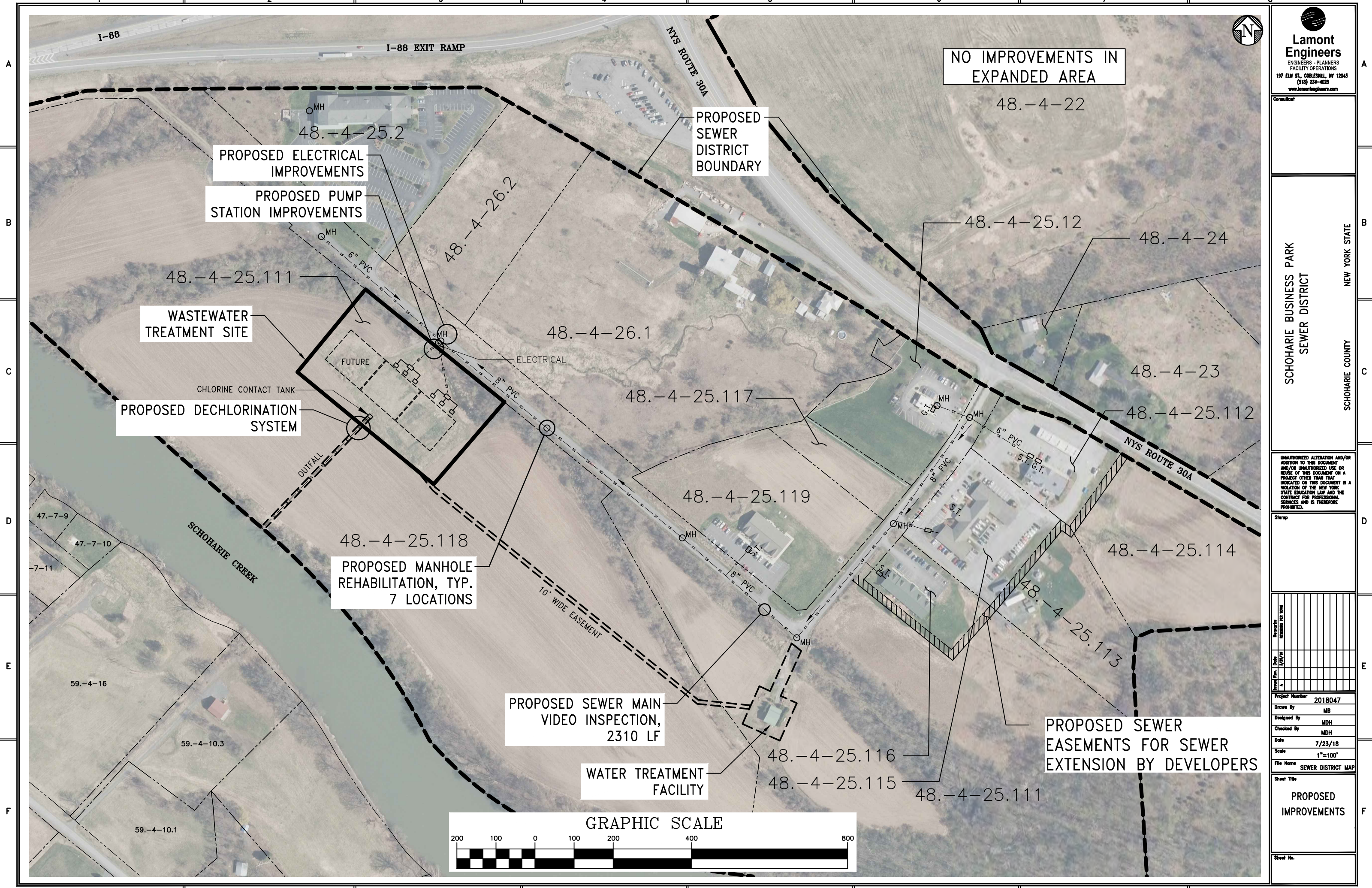
Project Number	2018047
Drawn By	MB
Designed By	MDH
Checked By	MDH
Date	7/3/18
Scale	1"=200'
File Name	SEWER DISTRICT MAP

PROPOSED
SEWER DISTRICT
OPTIONS

Sheet No.

APPENDIX G

MAPPING OF PROPOSED IMPROVEMENTS



Lamont Engineers
ENGINEERS - PLANNERS
FACILITY OPERATIONS
197 ELM ST., COBLESKILL, NY 12043
(518) 234-4028
www.lamontengineers.com

Consultant

SCOHARIE BUSINESS PARK
SEWER DISTRICT

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Stamp

Rev.	Date	By	Remarks
1	7/23/18	MDH	Initial Design
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project Number	2018047
Drawn By	MB
Designed By	MDH
Checked By	MDH
Date	7/23/18
Scale	1"=100'
File Name	SEWER DISTRICT MAP

Sheet Title

PROPOSED IMPROVEMENTS

Sheet No.

APPENDIX H

USER COST CALCULATIONS

Schoharie Business Park - Sewer District Charge Schedule (Meter-based)**Buildable Vacants Charged**

Tax Map ID	Owner	Address	Common Name	Benefit Units	Fixed Charge Factor	Annual Fixed Charge	Meter Charge Factor	Annual Meter Charge	Total Annual Charge	Total Monthly Charge
48.-4-25.2	BJ Hospitality LLC	160 Hol. Way	Hotel	1.0	0.118	1,543.02	61.46%	\$8,061	\$ 9,603.92	\$ 800.33
48.-4-25.12	Teixeira, Carlos	106 Park Pl	Dunkin	1.0	0.118	1,543.02	9.65%	\$1,266	\$ 2,808.68	\$ 234.06
48.-4-25.111	7 Summits LLC	Holiday Way	Vacant	0.5	0.059	771.51		\$0	\$ 771.51	\$ 64.29
48.-4-25.112	Schoharie Park LLC	211 State Route	Mobil	1.0	0.118	1,543.02	11.10%	\$1,456	\$ 2,998.86	\$ 249.91
48.-4-25.113	County of Schoharie	Park Pl	Vacant	0.5	0.059	771.51		\$0	\$ 771.51	\$ 64.29
48.-4-25.114	7 Summits LLC	State Rte 30A	Vacant	0.5	0.059	771.51		\$0	\$ 771.51	\$ 64.29
48.-4-25.115	County of Schoharie	113 Park Pl	County	1.0	0.118	1,543.02	10.87%	\$1,426	\$ 2,968.70	\$ 247.39
48.-4-25.116	Milliron, Ladain	121 Park Pl	Daycare	1.0	0.118	1,543.02	6.27%	\$822	\$ 2,365.37	\$ 197.11
48.-4-25.117	Schoharie Eagle	Park Pl	Vacant	0.5	0.059	771.51		\$0	\$ 771.51	\$ 64.29
48.-4-25.118	Shaul Farms Inc	Holiday Way	Vacant	0.0	0.000	0.00		\$0	\$ -	\$ -
48.-4-25.119	Schoharie Eagle	108 Holiday Way	USDA	1.0	0.118	1,543.02	0.66%	\$87	\$ 1,629.58	\$ 135.80
48.-4-26.1	Stanton, Horace	239 State Route	Vacant	0.0	0.000	0.00		\$0	\$ -	\$ -
48.-4-26.2	7 Summits LLC	Holiday Way	Vacant	0.5	0.059	771.51		\$0	\$ 771.51	\$ 64.29
48.-4-21	Constitution Pipe	Rte. 30A	I-88	0.0	0.000	0.00		\$0	\$ -	\$ -
48.-4-22	BOCES	Rte. 30A	BOCES	0.0	0.000	0.00		\$0	\$ -	\$ -
48.-4-23	Armstrong, et. al.	Rte. 30A	Res.	0.0	0.000	0.00		\$0	\$ -	\$ -
48.-4-24	Schrader, J. and C.	Rte. 30A	Res.	0.0	0.000	0.00		\$0	\$ -	\$ -
				8.5		13,115.68	1.000	\$13,117	\$26,232.67	\$2,186.06

Total O&M = \$15,000

Total Debt Service = \$11,231 (assumes \$50,000 for district formation and capital improvement, 5 yrs., 4%)

Total Annual Cost = \$26,231

Annual Cost for Fixed Charge = \$13,116 (50% of total)

Annual Cost for Meter Charge = \$13,116 (50% of total)

Principal	Term (yrs)
\$50,000	5
Annual	
Interest	Payment
4.00%	\$11,231
3.50%	\$11,074
3.00%	\$10,918

TOWN OF SCHOHARIE
SCHOHARIE BUSINESS PARK - WASTEWATER SYSTEM IMPROVEMENTS
PROJECT SCOPE AND COST ESTIMATE

WASTEWATER TREATMENT FACILITY**1) Dosing Pump System**

	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
Replace Pumps	EA	3	\$2,000	\$6,000
Electrical Feed Improvements	LS	1	\$2,500	\$2,500
Remote Alarm Notification System	LS	1	\$7,500	\$7,500

Subtotal = \$16,000**2) De-Chlorination System**

Tablet Feeder	LS	1	\$1,000	\$1,000
Concrete Manhole	LS	1	\$5,000	\$5,000

Subtotal = \$6,000**SUBTOTAL WASTEWATER TREATMENT FACILITY = \$22,000****WASTEWATER COLLECTION SYSTEM****3) Collection System**

Videotape Inspection of Collection System	LS	1	\$5,000	\$5,000
Manhole Repairs/Replacements	EA	7	\$1,500	\$10,500

Subtotal = \$15,500**SUBTOTAL COLLECTION SYSTEM = \$15,500****SUBTOTAL ALL CONSTRUCTION = \$37,500****Contingency (10%) = \$3,750****TOTAL ALL CONSTRUCTION = \$41,250****Non-Construction (20%) = \$8,250****Project Development, including Legal = \$12,500****Surveys for Land Transfers = \$5,000****SPDES Permit Application = \$1,500****Add'l Environmental Review (SEQR, Wetlands, Cultural Resources) = \$0****Land Acquisition = \$0****SUBTOTAL BUDGET = \$68,500****ACCRUED OPERATING COSTS (THROUGH 9/30/20)**

Operator	MO	12	\$850	\$10,200
Miscellaneous Expenses	MO	12	\$400	\$4,800

GRAND TOTAL BUDGET = \$83,500

TOWN OF SCHOHARIE
SCHOHARIE BUSINESS PARK - WASTEWATER SYSTEM IMPROVEMENTS
OPERATION AND MAINTENANCE COST INCREASE

1) <u>Wastewater Treatment Facility</u>	<u>HP</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
De-Chlor Chemicals		LS	1	\$250	\$250
Annual Pump and Controls Service		LS	1	\$500	\$500
Brush-hogging and Snowplowing		LS	1	\$500	\$500
Alarm System Fees		LS	1	\$500	\$500
				Subtotal =	\$1,750
2) <u>Collection System</u>		<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
Annual Manhole Inspections		LS	1	\$500	\$500
				Subtotal =	\$500
				TOTAL =	\$2,250

2018047/excel/004

							2018 CBSD Budget	2019 CBSD Budget	2008 SBP W/S Budget	Draft 2019 SBP Budget	2019 SBP Budget Notes	
Ordinary Income/Expense												
	Income											
		SW2120 · Sewer Rents					126,000.00		126,000.00	0.00	0.00	
		SW2122 · Sewer Charges					0.00		0.00	0.00	0.00	
		SW2128 · Interest & Penalties on Rents					1,500.00		1,500.00	0.00	0.00	
		SW2401 · Interest and Earnings					50.00		50.00	0.00	0.00	
		SW2590 · Permits / Connection Fees					0.00		0.00	0.00	0.00	
		SW2680 · Insurance Recovery					0.00		0.00	0.00	0.00	
		SW2770 · Unclassified					0.00		0.00	0.00	0.00	
		SW4960 · Federal Aid Emergency Disaster					0.00		0.00	0.00	0.00	
	Total Income						127,550.00	127,550.00	0.00	0.00		
Expense												
Administration												
	SW81101 · Personnel											
			100 · Bookkeeping Services	4,437.00	4,600.00	0.00	300.00		Pro-rata from CBSD			
			101 · Sewer Board Clerk	6,283.00	6,510.00	0.00	300.00		Pro-rata from CBSD			
			102 · Legal fees	1,938.00	2,000.00	0.00	0.00		N/A			
			103 · Superintendent	28,050.00	29,060.00	0.00	0.00		N/A			
			104 · Assistant Superintendent	5,100.00	5,285.00	0.00	0.00		N/A			
	Total SW81101 · Personnel					45,808.00	47,455.00		0.00	600.00		
SW81104 · Sewer Administration												
			400 · Bookkeeping Expenses	800.00	800.00	0.00	0.00		See 100			
			401 · Sewer Board Clerk Expenses	1,500.00	1,600.00	0.00	0.00		See 101			
			402 · Equipment - Office	500.00	500.00	0.00	50.00		Pro-rata from CBSD			
			403 · Easement Fee to D&H	225.00	500.00	0.00	0.00		N/A			
			404 · Insurance	5,520.00	5,600.00	800.00	200.00		Estimated			
			405 · Superintendent Expenses	350.00	350.00	225.00	0.00	N/A				
			407 · Legal expenses	0.00	0.00	0.00	0.00	N/A				
			408 · 2008 SBP Property Taxes	0.00	0.00	350.00	0.00	N/A				
	Total SW81104 · Sewer Administration					8,895.00	9,350.00	1,375.00	250.00			
	Total Administration					54,703.00	56,805.00	1,375.00	850.00			

						2018 CBSD Budget	2019 CBSD Budget	2008 SBP W/S Budget	Draft 2019 SBP Budget	2019 SBP Budget Notes
					Employee Benefits					
					SW90108 · Retirement	6,365.00	6,800.00	0.00	0.00	N/A
					SW90308 · Social Security/Mdcr	3,504.00	3,630.00	0.00	0.00	N/A
					SW90408 · Worker's Comp	2,105.00	2,200.00	0.00	0.00	N/A
					SW90508 · Unemployment Insurance	497.00	350.00	0.00	0.00	N/A
					Total Employee Benefits	12,471.00	12,980.00	0.00	0.00	
					Sanitary Sewers					
					SW81204 · Sanitary Sewers					
					201 · Equipment - Sanitary	2,000.00	2,600.00	0.00	0.00	N/A
					202 · Pump Station Electric	800.00	800.00	0.00	0.00	N/A
					203 · Maintenance & Repairs	5,000.00	4,000.00	0.00	500.00	Video Inspection / Sewer Jetting
					204 · Fuel Oil - Propane	500.00	1,000.00	0.00	0.00	N/A
					Total SW81204 · Sanitary Sewers	8,300.00	8,400.00	0.00	500.00	
					Total Sanitary Sewers	8,300.00	8,400.00	0.00	500.00	
					Sewage Treatment					
					SW81304 · Sewage Treatment & Disposal					
					301 · Equipment-Treatment	2,000.00	0.00	750.00	250.00	Test Kit Supplies and Calibration
					302 · Treatment Plant Electric	11,000.00	15,000.00	4,500.00	500.00	Dosing Pump Station
					303 · Maintenance & Repairs	5,000.00	10,000.00	300.00	1,000.00	Sand Filter Mowing / PS Parts
					304 · Fuel Oil	500.00	500.00	0.00	0.00	N/A
					305 · Telephone Alarm Dialer	1,200.00	1,200.00	0.00	500.00	New Alarm System Fees
					306 · Chemicals	500.00	500.00	350.00	250.00	Chlorination Tablets
					307 · Lab Testing	2,000.00	1,800.00	500.00	500.00	Semi-annual lab testing
					308 · Sludge Disposal	6,000.00	6,000.00	0.00	0.00	N/A
					309 · Plant Operations (labor)	100.00	100.00	0.00	0.00	

							2018 CBSD Budget	2019 CBSD Budget	2008 SBP W/S Budget	Draft 2019 SBP Budget	2019 SBP Budget Notes
						310 - Plant Operator				10,200.00	Maintains 3 days per week coverage
						Training Operator			0.00	0.00	
						Plant Operator - Inspections	100.00	0.00	0.00	0.00	
						Total 310 - Plant Operator	0.00	0.00	0.00	10,200.00	
						311 - SPDES Program Fee	535.00	535.00	150.00	425.00	Current Annual Fee - Municipal
						312 - Telephone	0.00	0.00	100.00	0.00	See 305
						Total SW81304 - Sewage Treatment & Disposal	28,935.00	35,635.00	6,650.00	13,625.00	
						SW8760 - Emergency Disaster Work					
						701 - Diesel - off road	500.00	0.00	0.00	0.00	N/A
						702 - Repairs	0.00	0.00	0.00	0.00	N/A
						703 - Professional Fees	0.00	0.00	0.00	0.00	N/A
						Total SW8760 - Emergency Disaster Work	500.00	0.00	0.00	0.00	
						Total Sewage Treatment	29,435.00	35,635.00	6,650.00	13,625.00	
						SW8094 - Environmental Control	0.00	0.00	0.00	0.00	N/A
						Total SW8094 - Environmental Control	0.00	0.00	0.00	0.00	
						SW97300 - Bond Anticipation Notes					
						SW97306 - Principal	0.00	0.00	0.00	0.00	N/A
						SW97307 - Interest	0.00	0.00	0.00	0.00	N/A
						Total SW97300 - Bond Anticipation Notes	0.00	0.00	0.00	0.00	
						SW9789 - Other Long-Term Debt					
						SW97896 - Principal	23,500.00	23,700.00	0.00	0.00	N/A
						Total Expense	128,409.00	137,520.00	8,025.00	14,975.00	
						Net Ordinary Income	-859.00	-9,970.00	-8,025.00	-14,975.00	
						Net Income	-859.00	-9,970.00	-8,025.00	-14,975.00	

APPENDIX I

PROPOSED SEWER DISTRICT MAP AND DESCRIPTION

A

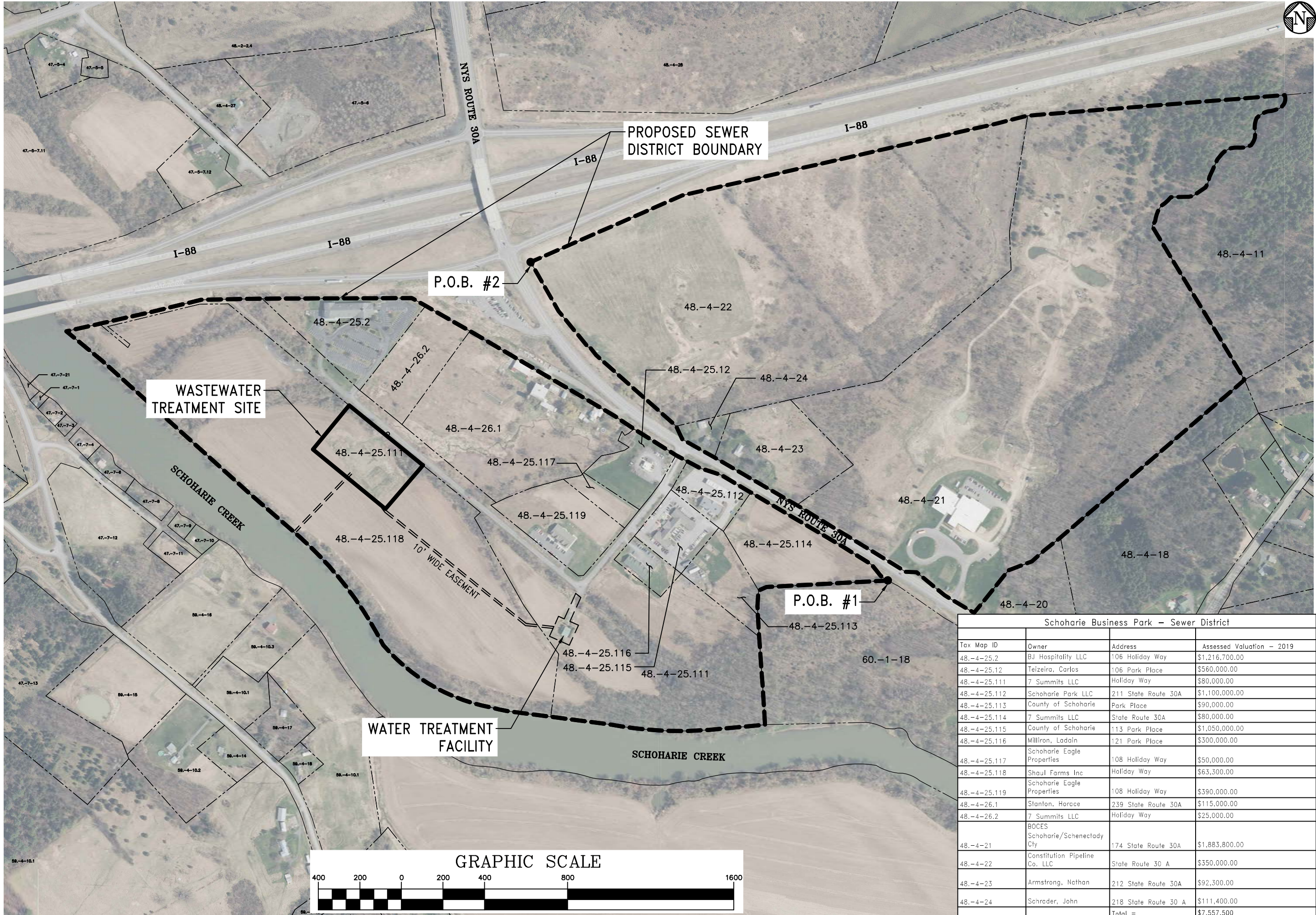
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TOWN OF SCHOHARIE
SCHOHARIE BUSINESS PARK
SEWER DISTRICT
NEW YORK STATE
SCHOHARIE COUNTY

UNAUTHORIZED ALTERATION AND/OR ADDITION TO THIS DOCUMENT AND/OR UNAUTHORIZED USE OR REUSE OF THIS DOCUMENT ON A PROJECT OTHER THAN THAT INDICATED ON THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE CONTRACT FOR PROFESSIONAL SERVICES AND IS THEREFORE PROHIBITED.

Stamp

Revisions	Rev.	Date	Description
1	1	7/25/19	Initial Issue
2	2		
3	3		
4	4		
5	5		
6	6		
7	7		
8	8		
9	9		
10	10		

Project Number	2018047
Drawn By	MB
Designed By	MDH
Checked By	MDH
Date	7/3/18
Scale	1"=200'
File Name	SEWER DISTRICT MAP

Sheet Title

PROPOSED SEWER DISTRICT MAP

Sheet No.

Schoharie Business Park - Sewer District			
Tax Map ID	Owner	Address	Assessed Valuation - 2019
48.-4-25.2	BJ Hospitality LLC	106 Holiday Way	\$1,216,700.00
48.-4-25.12	Teixeira, Carlos	106 Park Place	\$560,000.00
48.-4-25.111	7 Summits LLC	Holiday Way	\$80,000.00
48.-4-25.112	Schoharie Park LLC	211 State Route 30A	\$1,100,000.00
48.-4-25.113	County of Schoharie	Park Place	\$90,000.00
48.-4-25.114	7 Summits LLC	State Route 30A	\$80,000.00
48.-4-25.115	County of Schoharie	113 Park Place	\$1,050,000.00
48.-4-25.116	Milliron, Laddain	121 Park Place	\$300,000.00
48.-4-25.117	Schoharie Eagle Properties	108 Holiday Way	\$50,000.00
48.-4-25.118	Shaul Farms Inc	Holiday Way	\$63,300.00
48.-4-25.119	Schoharie Eagle Properties	108 Holiday Way	\$390,000.00
48.-4-26.1	Stanton, Horace	239 State Route 30A	\$115,000.00
48.-4-26.2	7 Summits LLC	Holiday Way	\$25,000.00
48.-4-21	BOCES Schoharie/Schenectady Cty	174 State Route 30A	\$1,883,800.00
48.-4-22	Constitution Pipeline Co. LLC	State Route 30 A	\$350,000.00
48.-4-23	Armstrong, Nathan	212 State Route 30A	\$92,300.00
48.-4-24	Schrader, John	218 State Route 30 A	\$111,400.00
Total =			\$7,557,500

SCHEDULE A

Sewer District Boundary – Section 1

ALL THAT DISTRICT BOUNDARY situate, lying and being on the southerly side of New York State Route 30A and Interstate 88, on the east side of the Schoharie Creek, and bounded by Barton S. and Brideen Finegan on the east, in the Town of Schoharie, County of Schoharie and State of New York, bounded and described as follows:

COMMENCING at a point (POB #1) at the south east corner of the 7 Summits LLC parcel 48.-4-25.114 on the south side of State Route 30A where the same is intersected by the division line between lands now or formerly of Barton S. and Brideen Finegan parcel 60.-1-18 on the south and the lands now and formerly of 7 Summits LLC parcel 48.-4-25.114 on the north; thence running South 86-55-31 West, 583.33 feet along the boundary line between lands now or formerly of Barton S. and Brideen Finegan on the south and the lands now and formerly of 7 Summits LLC parcel 48.-4-25.114 on the north; thence running along the boundary line the following two (2) courses and distance:

1. South 66-43-51 West, 23.60 feet;
2. South 66-23-36 West, 18.13 feet;

Thence running South 4-22-56 West, 76.01 feet along the division line between lands now or formerly of Barton S. and Brideen Finegan parcel 60.-1-18 on the east and County of Schoharie parcel 48.-4-25.113 on the west; thence running along the boundary line the following one (1) course and distance:

1. South 03-17-46 East, 147.95 feet;

Thence running South 4-03-59 West, 273.18 feet along the division line between lands now or formerly of Barton S. and Brideen Finegan parcel 60.-1-18 on the east and now and formerly of 7 Summits LLC parcel 48.-4-25.111 on the west; thence running along the boundary line following one (1) course and distance:

1. South 3-30-24 East, 186.82 feet;

Thence running South 84-43-11 West, 271.26 feet along the division line between lands now or formerly of 7 Summits LLC parcel 48.-4-25.111 on the north and The Schoharie Creek on the south; thence running along the boundary line the following eight (8) courses and distance:

1. South 87-13-43 West, 102.37 feet;
2. North 89-56-08 West, 76.78 feet;
3. North 87-41-24 West, 58.40 feet;
4. North 85-50-29 West, 58.40 feet;
5. North 83-59-34 West, 58.40 feet;
6. North 82-08-39 West, 58.40 feet;
7. North 80-17-43 West, 58.40 feet;
8. North 82-34-36 West, 291.34 feet;

Thence running North 82-34-36 West, 177.51 feet along the division line between lands now or formerly Shaul Farms, Inc. parcel 48.-4-25.118 on the north and The Schoharie Creek on the south; thence running along the boundary line the following three (3) courses and distance:

1. North 82-07-27 West, 37.35 feet;
2. North 78-51-58 West, 37.35 feet;
3. North 75-36-29 West, 37.35 feet;

Thence along an Arc with a Radius of 900.6 feet, a Delta of 39.03 and a distance of 613.05 feet:

Thence along an Arc with a Radius of 1174.01 feet, a Delta of 23.44 and a distance of 725.87 feet:

Thence running North 49-00-51 West, 256.22 feet along the division line between lands now or formerly Shaul Farms, Inc. parcel 48.-4-25.118 on the north and The Schoharie Creek on the south; thence running along the boundary line the following three (3) courses and distance:

1. North 47-59-27 West, 951.90 feet;
2. North 50-30-19 West, 224.97 feet;
3. North 77-10-00 East, 45.32 feet;

Thence running North 77-10-01 East 367.36 feet along the division line between 7 Summits, Inc. parcel 48.-4-25.111 on the south and Interstate I-88 on the north; thence running along the boundary line the following three (3) courses and distance:

1. North 76-15-31 East, 253.03 feet;
2. North 88-54-00 East, 215.97 feet;
3. North 89-05-20 East, 78.50 feet;

Thence running North 89-46-24 East, 720.15 feet along the division line between BJ Hospitality parcel 48.-4-25.2 on the south and Interstate I-88 on the north; thence running along the boundary line the following one (1) course and distance:

1. South 60-33-43 East, 76.72 feet;

Thence running South 60-22-31.43 East, 244.79 feet along the division line between 7 Summits LLC parcel 48.-4-26.2 on the west and Interstate I-88 on the east:

Thence running South 59-37-51 East, 573.75 feet, along the division line between Horace Stanton parcel 48.-4-26.1 on the west and New York State Route 30A on the east; thence running along the boundary line the following two (2) courses and distance:

1. South 59-30-24 East, 233.95 feet;
2. South 56-13-16 East, 115.48 feet;

Thence running South 57-59-39 East, 18.18 feet, along the division line between Carlos Teixeira parcel 48.-4-25.12 on the west and New York State Route 30A on the east; thence running along the boundary line the following one (1) course and distance:

1. South 57-54-53 East, 217.20 feet;

Thence running South 61-45-08 East, 61.78 feet, along the division line between 7 Summits LLC parcel 48.-4-25.111 on the west and New York State Route 30A on the east; thence running along the boundary line:

Thence running South 61-54-08 East, 69.45 feet, along the division line between Schoharie Park LLC parcel 48.-4-25.112 on the west and New York State Route 30A on the east; thence running along the boundary line the following two (2) courses and distance:

1. South 71-53-13 East, 107.14 feet;
2. South 59-25-49 East, 166.01 feet;

Thence running South 59-32-38 East, 508.12 feet, along the division line between 7 Summits LLC parcel 48.-4-25.114 on the west and New York State Route 30A on the east; thence running along the boundary line the following three (3) courses and distance to the point of beginning:

1. South 57-57-57 East, 169.95 feet;
2. South 38-53-02 East, 69.86 feet;
3. South 56-04-16 East, 38.65 feet;

Sewer District Boundary – Section 2

ALL THAT DISTRICT BOUNDARY situate, lying and being on the southerly side of Interstate I-88, bordered by New York State Route 30A on the west, bordered by Timothy and Diana Sweeney, Robert and Arlene Price and Barton and Brideen Finegan on the east; in the Town of Schoharie, County of Schoharie and State of New York, bounded and described as follows:

COMMENCING at a point (POB #2) at the north west corner of Constitution Pipeline, Co. LLC. parcel 48.-4-22, on the south side of Interstate I-88 where the same is intersected by the division line between lands now or formerly of Constitution Pipeline, Co. LLC. Parcel 48.-4-22 on the south and New York State Route 30A. Thence running North 66-15-49 East, 516.12 feet along the boundary line between lands now or formerly of Constitution Pipeline Co., LLC. Parcel 48.-4-22 on the south and Interstate I-88 on the north; thence running along the boundary line the following three (3) courses and distance:

1. North 66-15-49 East, 281.34 feet;
2. North 77-07-25 East, 1562.88 feet;

3. North 75-39-07 East, 142.91 feet;

Thence running North 85-24-53 East, 1241.76 feet, along the division line between BOCES Schoharie and Schenectady Counties parcel 48.-4-21 on the south and Interstate I-88 on the north; thence running along the boundary line:

Thence running South 13-54-36 East, 8.66 feet, along the division line between BOCES Schoharie and Schenectady Counties parcel 48.-4-21 on the west and Timothy and Diana Sweeney parcel 48.-4-11 the east; thence running along the boundary line the following fifty-two (52) courses and distance:

1. South 4-32-20 East, 8.66 feet;
2. South 14-12-13 West, 8.66 feet;
3. South 23-34-30 West, 8.66 feet;
4. South 32-56-46 West, 8.66 feet;
5. South 42-19-03 West, 8.66 feet;
6. South 51-41-19 West, 8.66 feet;
7. South 61-03-36 West, 8.66 feet;
8. South 69-04-20 West, 18.40 feet;
9. South 75-57-50 West, 18.40 feet;
10. South 82-51-21 West, 18.40 feet;
11. South 70-10-50 West, 15.48 feet;
12. South 62-56-12 West, 15.48 feet;
13. South 55-41-33 West, 15.48 feet;
14. South 48-26-54 West, 15.48 feet;
15. South 21-26-43 West, 14.12 feet;
16. South 13-50-24 West, 14.12 feet;
17. South 6-14-04 West, 14.12 feet;
18. South 1-22-15 East, 14.12 feet;
19. South 8-58-35 East, 14.12 feet;
20. South 0-13-03 West, 13.42 feet;
21. South 8-50-45 West, 13.42 feet;
22. South 17-28-28 West, 13.42 feet;
23. South 26-06-11 West, 13.42 feet;
24. South 34-43-53 West, 13.42 feet;
25. South 67-26-30 West, 17.29 feet;
26. South 75-57-33 West, 17.29 feet;
27. South 84-28-35 West, 17.29 feet;
28. North 87-00-22 West, 17.29 feet;
29. South 89-01-04 West, 14.08 feet;
30. South 80-01-27 West, 14.08 feet;
31. South 71-01-51 West, 14.08 feet;
32. South 62-02-15 West, 14.08 feet;
33. South 53-02-39 West, 14.08 feet;
34. South 44-03-02 West, 14.08 feet;

35. South 40-29-04 West, 31.23 feet;
36. South 24-12-42 West, 94.64 feet;
37. South 14-32-09 West, 32.32 feet;
38. South 30-08-22 West, 20.77 feet;
39. South 55-56-01 West, 73.43 feet;
40. South 77-16-33 West, 18.41 feet;
41. South 88-51-42 West, 87.49 feet;
42. South 41-20-20 West, 21.03 feet;
43. South 48-22-00 West, 21.03 feet;
44. South 55-23-40 West, 21.03 feet;
45. South 33-36-32 West, 15.99 feet;
46. South 27-32-57 West, 15.99 feet;
47. South 21-29-22 West, 15.99 feet;
48. South 15-25-46 West, 15.99 feet;
49. South 9-22-11 West, 15.99 feet;
50. South 31-45-15 West, 29.02 feet;
51. South 31-11-35 East, 598.50 feet;
52. South 30-39-10 East, 264.79 feet;

Thence running South 49-23-39 West, 1166.52 feet, along the division line between BOCES Schoharie and Schenectady Counties parcel 48.-4-21 on the north and Robert and Arlene Price parcel 48.-4-18 on the south; thence running along the boundary line:

Thence running South 51-34-55 West, 95.80 feet, along the division line between BOCES Schoharie and Schenectady Counties parcel 48.-4-21 on the north and Barton and Brideen Finegan parcel 48.-4-20 the south; thence running along the boundary line the following three (3) courses and distance:

1. South 48-22-34 West, 84.16 feet;
2. South 69-16-49 West, 119.95 feet;
3. South 38-55-00 West, 263.54 feet;

Thence running North 59-22-12 West, 165.57 feet, along the division line between BOCES Schoharie and Schenectady Counties parcel 48.-4-21 on the east and New York State Route 30A on the west; thence running along the boundary line the following three (3) courses and distance:

1. North 50-29-15 West, 174.74 feet;
2. North 87-16-47 West, 52.29 feet;
3. North 58-31-50 West, 614.46 feet;

Thence running North 59-55-04 West, 457.91 feet, along the division line between Nathan Armstrong and Angela Ruckdeschel parcel 48.-4-23 on the east and New York State Route 30A on the west; thence running along the boundary line:

Thence running North 60-25-04 West, 178.81 feet, along the division line between John and Corrie Schrader parcel 48.-4-24 on the east and New York State Route 30A on the west; thence running along the boundary line the following one (1) courses and distance:

1. North 24-53-12 West, 69.03 feet;

Thence running North 48-25-46 West, 514.56 feet, along the division line between Constitution Pipeline parcel 48.-4-22 on the east and New York State Route 30A on the west; thence running along the boundary line the following four (4) courses and distance to the point of beginning:

1. North 38-39-33 West, 53.17 feet;
2. South 54-48-59 West, 6.39 feet;
3. North 39-15-13 West, 221.26 feet;
4. North 29-35-16 West, 271.39 feet;

DISCLAIMER:

This document was not produced as a result of a survey. Boundary information was obtained from Schoharie County Real Property office tax mapping, and therefore this description is only accurate to the extent of the accuracy of that mapping.