

## **TOWN BOARD MEETING AGENDA**

**PLACE:** Senior Citizen Center, 119 North Main Street, Liberty, NY 12754

**DATE:** September 9, 2026

**TIME:** 6:30 P.M.

**FRANK DEMAYO, SUPERVISOR**  
**DEAN FARRAND, COUNCILMEMBER**  
**VINCENT MCPHILLIPS, COUNCILMEMBER**

**LAURIE DUTCHER, TOWN CLERK**  
**SHERRI KAVLESKI, COUNCILMEMBER**  
**BRUCE DAVIDSON, COUNCILMEMBER**

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### **PLEDGE OF ALLEGIANCE**

### **CORRESPONDENCE**

#### **INCOMING:**

1. Correspondence from the Sullivan County Industrial Development Agency regarding 26 Holland Development.
2. Correspondence from the NYS Department of Environmental Conservation regarding the Swan Lake Commons NYS Regulated Freshwater Wetlands Permit.
3. Copies of the Sullivan County 911 Communications for July 2026.
4. Notice to the Municipality that an application has been submitted by Robert J. O'Neill dba Operator Canna Co. to the Office of Cannabis Management to operate a microbusiness (with retail authorization) at 3195 State Rt. 52, White Sulphur Springs.
5. Correspondence from the NYSDEC regarding the SPEDES permit for the Arrowhead Ranch and Retreat.

#### **OUTGOING:**

### **NEW BUSINESS**

1. Motion to consent to the Town of Liberty Planning Board acting as the SEQRA lead agency for the PPG Grossinger's LLC Development Project and to authorize the Supervisor to complete the Consent Report.
2. Motion to accept the recommendation of the Code Enforcement Officer in his letter dated 8/17/26 to demolish and remove and to remove an unsafe building, SBL 31.-1-38, 3575 State Route 52, in accordance with Chapter 64 of the Town of Liberty Code and; to authorize the Code Enforcement Officer to immediately have a process server make every effort to serve notice to the executor of the estate, and to the relatives identified in the estate filings and/or any other know interested parties in accordance with Chapter 64-6 of the Town of Liberty Town Code; and further, for the Town Board to schedule a public hearing in accordance with Chapter 64-6 of the Town of Liberty Town Code for 10/19/26 at 6:15 p.m. at the Town of Liberty Senior Center, 119 North Main Street, Liberty.
3. Motion to adopt the 2026 Sullivan County Hazard Mitigation Plan.
4. Motion to establish a civil penalty in the amount of \$500.00 per day for violations pursuant to Code Subsection §121-41.
5. Motion to hire Michael Davidoff, Esq. as counsel to represent Town Justice at an hourly rate of \$350.00.

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6. Motion to hire James Gerard as part-time Building Inspector for 4-6 hours per week at \$35.00 per hour.
7. Motion approving the following minutes as submitted by the Town Clerk:
  - Town Board Mtg. 8/17/26
8. Motion authorizing the Justice Court to apply for a JCAP grant.
9. Motion authorizing the Highway Department to declare the following as surplus equipment and authorize sending it to auction:
  - 2003 Chevy Utility Truck
  - 8' Fisher Snowplow
  - 2006 Sterling Dump Truck
  - 5' County Line Brush Hog
10. Motion accepting the low bid received for a 2014 New Holland Tractor w/2001 Case Tractor w/ Alamo Side Boom Mower Trade-In.
11. Motion to hire intern Zoe Scott as a temporary clerk beginning September 21, 2026, for 4 months, up to 30 hours per week at 20.00 per hour; scope of work to bring the Town to a Bronze designation under the Climate Smart Communities Program. A NYSEDA Grant has been secured to cover 90% of the cost for the hire.
12. Motion authorizing the expenditure from the Data Processing Equipment Capital Reserve Fund for upgrades to the Network Cybersecurity not to exceed \$6,050.00.
13. Motion authorizing the Water and Sewer Department to purchase safety shoes online through Saf-Gard with the same conditions as previously approved.
14. Motion accepting Subsurface Technologies as a preferred vendor for the Town of Liberty.
15. Motion accepting quote in the amount of \$30,740 to clean the Sherwood Well and Roth Well for a total maximum cost of \$61,480.00 to be expended out of the Stevensville Water District Operating Budget.
16. Motion accepting TAM Enterprises as a preferred vendor for the Town of Liberty.
17. Motion approving voucher for Jim Kozala of 24 McNamara Lane, Goshen, NY in the amount of \$450.00 for pumpkins for the Fall Festival.
18. Motion approving the lowest quote from Atlantic Underwater Services, Inc. in the amount of \$2,750.00 to be expended from the White Sulphur Springs Water District Operational Fund.
19. Motion authorizing the Supervisor to execute Change Order No. 2 for the General Contract TL1-G-26-General Construction, to deduct the cost of fabricating the new plate and refurbishing the grease/scum wiper assembly, which will decrease the

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contract by \$8,825, resulting in a revised contract amount of \$56,610 (previous contract amount of \$65,435 minus \$8,825 for Change Order No. 2).

20. Motion authorizing the Supervisor to sign the Certificate of Substantial Completion Form for Contract TL1-G-26-General, which shall fix the date of Substantial Completion as August 25, 2026, and the final contract amount of \$56,610.
21. Motion authorizing the Payment Application No 1 (Final), including retainage for all contract work completed, to General Contract No. TL1-G-26 for Poolbrook Contract, Inc., in the amount of \$56,610, contingent upon the receipt of the complete closeout package, including Payment Application No. 1 (Final).

### **DISCUSSION**

### **OLD BUSINESS**

#### **UNDER REVIEW**

1. Regulations for Battery Energy Storage Systems.
2. One-Way Street in Parksville.
3. Mountainview Meadows Sewer Agreement.
4. Fines and Fees.
5. Rd. Abandonment Big Woods Rd.
6. Heat/AC for Town Hall.
7. Rt. 52 Trailer.

#### **IN PROGRESS**

1. Illegal dumping of garbage.
2. Walnut Mt. Pavilion.
3. Solar Moratorium in the Commercial Industrial Zone.
4. Basketball court.

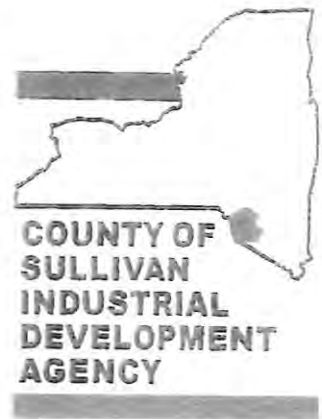
### **PUBLIC PARTICIPATION**

### **BOARD DISCUSSION**

### **EXECUTIVE SESSION**

### **ADJOURN**

548 Broadway  
Monticello, New York 12701  
(845) 428-7575  
(845) 428-7577  
TTY 711



August 17, 2026

Mr. Joshua Potosek, County Manager  
County of Sullivan  
100 North Street, P.O. Box 5012  
Monticello, New York 12701  
[joshua.potosek@sullivanny.gov](mailto:joshua.potosek@sullivanny.gov)

*via electronic mail and certified mail with  
return receipt requested*

Mr. Frank DeMayo, Supervisor ✓  
Town of Liberty  
120 North Main Street  
Liberty, New York 12754  
[supervisordemayo@townofliberty.org](mailto:supervisordemayo@townofliberty.org)

*via electronic mail and certified mail with  
return receipt requested*

Dr. Patrick Sullivan, Superintendent  
Liberty Central School District  
115 Buckley Street  
Liberty, New York 12754  
[psullivan@libertyk12.org](mailto:psullivan@libertyk12.org)

*via electronic mail and certified mail with  
return receipt requested*

Ms. Pamela Teed Fisk, President  
Liberty CSD Board of Education  
115 Buckley Street  
Liberty, New York 12754  
[BoardofEducation@LibertyK12.org](mailto:BoardofEducation@LibertyK12.org)

*via electronic mail and certified mail with  
return receipt requested*

**Re: 26 Holland Development, LLC and Gelsomino and Davis Speech, Occupational,  
Physical Therapy Services, PLLC—Inducement and Final Approving Resolution**

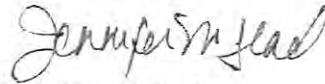
Dear Mr. Potosek, Mr. DeMayo, Dr. Sullivan, and Ms. Fisk,

On August 10, 2026, the County of Sullivan Industrial Development Agency ("Agency") adopted the enclosed inducement and final approving resolution relating to the **26 Holland Development, LLC and Gelsomino and Davis Speech, Occupational, Physical Therapy Services, PLLC Project**.



If you have any questions or concerns, please do not hesitate to contact me. Thank you.

Sincerely,



Jennifer M Flad  
Executive Director

ec:

Rosemarie Savaglio-Chous, Exec. Assistant to the Co. Manager, [rosemarie.savaglio-chous@sullivanyny.gov](mailto:rosemarie.savaglio-chous@sullivanyny.gov)

Anna-Marie Novello, SC Commissioner of Management & Budget, [anna-marie.novello@sullivanyny.gov](mailto:anna-marie.novello@sullivanyny.gov)

Laurie Dutcher, Town of Liberty Clerk, [ldutcher@townofliberty.org](mailto:ldutcher@townofliberty.org)

Donna Wainman, Town of Liberty Assessor, [assessor@townofliberty.org](mailto:assessor@townofliberty.org)

Laurene McKenna, Assistant Superintendent for Business, Liberty CSD, [lmckenna@libertyk12.org](mailto:lmckenna@libertyk12.org)

Tania DeFrank, District Clerk, Liberty CSD, [tdefank@libertyk12.org](mailto:tdefank@libertyk12.org)

Marjorie Linko, Director, Liberty Public Library, [mlinko@rcls.org](mailto:mlinko@rcls.org)

enclosure

## RESOLUTION

A regular meeting of the County of Sullivan Industrial Development Agency ("Agency") was convened on August 10, 2026 at 11:00 a.m. local time at the Sullivan County Government Center, 100 North Street, Monticello, New York 12701.

The meeting was called to order by Chairman Howard A. Siegel, and, upon the roll being called, the following members of the Agency were:

|                  | <u>PRESENT</u> | <u>ABSENT</u> |
|------------------|----------------|---------------|
| Howard A. Siegel | [ √ ]          | [   ]         |
| Kathleen Lara    | [ √ ]          | [   ]         |
| Scott Smith      | [ √ ]          | [   ]         |
| Sean Brooks      | [   ]          | [ √ ]         |
| Ira Steingart    | [ √ ]          | [   ]         |
| Joseph Perrello  | [   ]          | [ √ ]         |
| Edward T. Sykes  | [ √ ]          | [   ]         |

The following persons were also present:

Jennifer M. Flad, Executive Director

Ira Steingart, Chief Executive Officer

Walter F. Garigliano, Agency General Counsel

The following resolution was duly offered by Kathleen Lara, and seconded by Scott Smith, to wit:

### Resolution No. 22 - 26

*RESOLUTION OF THE AGENCY APPOINTING 26 HOLLAND DEVELOPMENT, LLC ("26 HOLLAND") AND GELSOMINO AND DAVIS SPEECH, OCCUPATIONAL, PHYSICAL THERAPY SERVICES, PLLC ("G&D" AND TOGETHER WITH 26 HOLLAND, COLLECTIVELY, THE "COMPANY") AS ITS AGENT FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, RENOVATING, INSTALLING AND EQUIPPING THE PROJECT (HEREINAFTER DEFINED); MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGENT AND PROJECT AGREEMENT BETWEEN THE AGENCY AND THE COMPANY; AND AUTHORIZING THE AGENCY TO EXECUTE A LEASE TO AGENCY ("LEASE"), LEASEBACK TO COMPANY ("LEASEBACK"), PAYMENT IN LIEU OF TAX AGREEMENT ("PILOT AGREEMENT") AND RELATED DOCUMENTS WITH RESPECT TO THE ACQUISITION, CONSTRUCTION, RENOVATION, INSTALLATION AND EQUIPPING OF THE PROJECT*

*WHEREAS*, the Agency was created by Chapter 560 of the Laws of 1970 of the State of New York, as amended pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

*WHEREAS*, on or about June 26, 2026, the Company presented an application to the Agency ("Application"), a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of the: (i) acquisition, construction, renovation, installation and equipping of one (1) existing building and one (1) new building aggregating approximately 24,700+/- square feet intended to be used as a private early childhood special education preschool (collectively, the "Buildings") situate on four (4) parcels of real estate consisting of approximately 29.07+/- acres of land located at 26 Holland Road and Twin Bridge Road in the hamlet of Ferndale, Town of Liberty ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 36, Block 1, Lots 131.1, 131.3, and 131.4 and Section 37, Block 1, Lot 6.7 ("Land"); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Buildings, the Land and the Equipment (collectively, the Buildings, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company; and

*WHEREAS*, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of acquiring, constructing, renovating, installing and equipping the Project; (ii) negotiate and enter into an Agent and Project Agreement, the Lease, the Leaseback and the PILOT Agreement with the Company (collectively, the "Transaction Documents"); (iii) hold a leasehold interest in the Land, the improvements and personal property thereon which constitute the Project; and (iv) provide financial assistance to the Company in the form of (a) sales tax exemption for purchases related to the acquisition, construction, renovation, installation and equipping of the Project; (b) a real property tax abatement on increased value resulting from improvements to the Land through the PILOT Agreement; and (c) a mortgage tax exemption for financing related to the Project; and

*WHEREAS*, the total financial assistance being contemplated by the Agency is greater than \$100,000; and

*WHEREAS*, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("SEQR"), the Agency constitutes a "State Agency"; and

*WHEREAS*, to aid the Agency in determining whether the Project may have significant adverse effects on the environment, the Town of Liberty Planning Board, acting as lead agency ("Planning Board"), completed an environmental review under SEQR for the Project; and

*WHEREAS*, on July 7, 2026, the Planning Board determined that the Project will not have a significant adverse impact on the environment and issued a Negative Declaration; and

*WHEREAS*, the Agency was not included in the coordinated review by the Planning Board and, therefore, will make an independent determination of significance; and

*WHEREAS*, the Agency has given due consideration to the Application of the Company and to representations by the Company that the proposed financial assistance is an inducement to the Company to undertake the Project; and

*WHEREAS*, the Agency has considered the following matters as more fully set forth in its Uniform Tax Exemption Policies:

- A. Permanent private sector job creation and retention;
- B. Estimated value of the tax exemption;
- C. Whether the affected taxing jurisdictions shall be reimbursed by the Company if the Project does not fulfill the purposes for which the exemption was granted;
- D. Impact of Project on existing and proposed business or economic development projects;
- E. The amount of private sector investment generated or likely to be generated by the Project;
- F. Demonstrated public support for the Project;
- G. Likelihood of accomplishing the Project in a timely fashion;
- H. Environmental impact;
- I. Extent to which the Project will require additional services including, but not limited to educational, police, transportation, EMS and fire;
- J. Extent to which the Project will provide additional revenues; and
- K. A Cost/Benefit Analysis.

; and

*WHEREAS*, the Agency desires to encourage the Company to advance the job opportunities, health, general prosperity and economic welfare of the people of Sullivan County, New York by providing the contemplated financial assistance and undertaking the Project; and

*WHEREAS*, the Executive Director has negotiated the Transaction Documents with the Company; and

*WHEREAS*, the Transaction Documents have been prepared by Agency Counsel.

*NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE AGENCY AS FOLLOWS:*

- Section 1. The Company has presented to the Agency, among other things:
- (A) An Application in form acceptable to the Agency; and
  - (B) a Full Environmental Assessment Form ("EAF").

- Section 2. Based upon (i) the representations made by the Company to the Agency, and (ii) a review of the EAF presented to the Agency, the EAF reviewed and acted upon by the Planning Board, and (iii) related documents, the Agency hereby determines that:

- (A) The Project constitutes a Type I Action under the SEQR;
- (B) The Project will result in no major impacts and, therefore, is one which will not cause significant damage to the environment;
- (C) The Project will not have a "significant effect on the environment" as such quoted term is defined in Article 8 of the Environmental Conservation Law and Regulations adopted pursuant thereto by the Department of Environmental Conservation;
- (D) No "environmental impact statement" as such quoted term is defined in SEQR need be prepared for this action; and
- (E) This determination constitutes a negative declaration for purposes of SEQR.

A copy of this resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. The Agency has determined that the proposed financial assistance exceeds the sum of \$100,000.00 and, therefore, a public hearing on due notice was held on July 21, 2026, at 9:00 a.m., local time, at the Town of Liberty Senior Center, 119 North Main Street, Liberty, New York 12754, at which hearing comments relating to the proposed financial assistance were solicited. Said public hearing was open to the general public and public notice of the time and place of said public hearing was duly given in accordance with the applicable provisions of the General Municipal Law of the State.

Section 4. Based upon representations made by the Company to the Agency, the Agency hereby makes, finds and determines as follows:

- (A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;
- (B) It is desirable and in the public interest for the Agency to (i) acquire an interest in the Land and the improvements constituting the Project; (ii) appoint the Company as its agent for purposes of acquiring, constructing, renovating, installing and equipping the Project, and (iii) lease the Land and improvements constituting the Project to the Company pursuant to the Lease, subject to the Leaseback and the PILOT Agreement;
- (C) The Agency has the authority to take the actions contemplated therein under the Act; and
- (D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in the County and otherwise furthering the purposes of the Agency as set forth in the Act.

Section 5. Subject to the Company executing an Agent and Project Agreement in form and substance approved by the Executive Director, the Agency hereby authorizes the Company to proceed with the acquisition, construction, renovation, installation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency to acquire, construct, renovate, install and equip the Project



on behalf of the Agency; with the authority to delegate its status as agent of the Agency to the Company's agents, subagents, contractors, subcontractors, suppliers, vendors and other such parties as the Company may choose. The appointment described above includes the following activities as they relate to the acquisition, construction, renovation, installation and equipping of the Project, whether or not the materials, services or supplies described below are incorporated into or become an integral part of the Project; (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, construction, renovation, installation and equipping of the Project; (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description in connection with the acquisition, construction, renovation, installation and equipping of the Project; and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs with respect thereto), installed or placed in, upon or under the Project, including all repairs and replacements of such property. This Agency appointment includes the power to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agents for the Agency, and in general to do all things which may be requisite or proper for completing the Project, all with the same powers and with the same validity as the Agency could do if acting on its own behalf. The aforesaid appointment of the Company as agent of the Agency to construct, install and equip the Project shall expire on October 31, 2026, if the Transaction Documents have not been executed and delivered.

Section 6. Based upon the representation and warranties made by the Company in its application for financial assistance, the Agency hereby authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount up to \$3,500,000, which result in New York State and local sales and use tax exemption benefits ("sales and use tax exemption benefits") not to exceed \$280,000. The Agency agrees to consider any requests by the Company for increase to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 7. Pursuant to Section 875(3) of the New York General Municipal Law, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the sales and use tax exemption benefits; (ii) the sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the sales and use tax exemption benefits are for property

or services not authorized by the Agency as part of the Project; or (iv) the sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with a material term or condition to use property or services in the manner approved by the Agency in connection with the Project. As a condition precedent of receiving sales and use tax exemption benefits, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must (i) cooperate with the Agency in its efforts to recover or recapture any sales and use tax exemption benefits, and (ii) promptly pay over any such amounts to the Agency that the Agency demands.

Section 8. The Transaction Documents which were negotiated by the Executive Director are hereby approved as to form and substance on condition that: (i) the payments under the Leaseback include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy.

Section 9. The Chairman or Executive Director of the Agency, each acting individually, is hereby authorized, on behalf of the Agency, to execute and deliver the Transaction Documents, all with such changes, variations, omissions and insertions as the Chairman or Executive Director of the Agency shall approve, the execution thereof by the Chairman or Executive Director of the Agency to constitute conclusive evidence of such approval.

Section 10. The officers, employees and agents of the Agency are hereby authorized and directed in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of this resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 11. It is hereby found and determined that all formal actions of the Agency concerning and relating to the adoption of this resolution were adopted in an open meeting of the Agency; and that all deliberations of the Agency and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

Section 12. The Chairman, Executive Director or Counsel to the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company; and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 13. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

|                  |                                         |                             |                                            |                                  |
|------------------|-----------------------------------------|-----------------------------|--------------------------------------------|----------------------------------|
| Howard A. Siegel | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Absent            | <input type="checkbox"/> Abstain |
| Kathleen Lara    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Absent            | <input type="checkbox"/> Abstain |
| Scott Smith      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Absent            | <input type="checkbox"/> Abstain |
| Sean Brooks      | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Absent | <input type="checkbox"/> Abstain |
| Ira Steingart    | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Absent            | <input type="checkbox"/> Abstain |
| Joseph Perrello  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Absent | <input type="checkbox"/> Abstain |
| Edward T. Sykes  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Absent            | <input type="checkbox"/> Abstain |

The resolution was thereupon duly adopted.

STATE OF NEW YORK :  
:SS  
COUNTY OF SULLIVAN :

I, the undersigned Secretary of the Agency DO HEREBY CERTIFY THAT:

1. I have compared the foregoing copy of a resolution of the County of Sullivan Industrial Development Agency ("Agency") with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.
2. Such resolution was passed at a meeting of the Agency duly convened in public session on August 10, 2026 at 11:00 a.m. at the Sullivan County Government Center, 100 North Street, Village of Monticello, Sullivan County, New York, at which the following members were present:

|                  | <u>PRESENT</u>                          | <u>ABSENT</u>                           |
|------------------|-----------------------------------------|-----------------------------------------|
| Howard A. Siegel | [ <input checked="" type="checkbox"/> ] | [ ]                                     |
| Kathleen Lara    | [ <input checked="" type="checkbox"/> ] | [ ]                                     |
| Scott Smith      | [ <input checked="" type="checkbox"/> ] | [ ]                                     |
| Sean Brooks      | [ ]                                     | [ <input checked="" type="checkbox"/> ] |
| Ira Steingart    | [ <input checked="" type="checkbox"/> ] | [ ]                                     |
| Joseph Perrello  | [ ]                                     | [ <input checked="" type="checkbox"/> ] |
| Edward T. Sykes  | [ <input checked="" type="checkbox"/> ] | [ ]                                     |

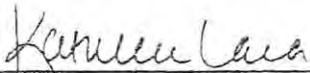
3. The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

|                  |                                             |        |                                                |             |
|------------------|---------------------------------------------|--------|------------------------------------------------|-------------|
| Howard A. Siegel | [ <input checked="" type="checkbox"/> ] Yes | [ ] No | [ ] Absent                                     | [ ] Abstain |
| Kathleen Lara    | [ <input checked="" type="checkbox"/> ] Yes | [ ] No | [ ] Absent                                     | [ ] Abstain |
| Scott Smith      | [ <input checked="" type="checkbox"/> ] Yes | [ ] No | [ ] Absent                                     | [ ] Abstain |
| Sean Brooks      | [ ] Yes                                     | [ ] No | [ <input checked="" type="checkbox"/> ] Absent | [ ] Abstain |
| Ira Steingart    | [ <input checked="" type="checkbox"/> ] Yes | [ ] No | [ ] Absent                                     | [ ] Abstain |
| Joseph Perrello  | [ ] Yes                                     | [ ] No | [ <input checked="" type="checkbox"/> ] Absent | [ ] Abstain |
| Edward T. Sykes  | [ <input checked="" type="checkbox"/> ] Yes | [ ] No | [ ] Absent                                     | [ ] Abstain |

and therefore, the resolution was declared duly adopted.

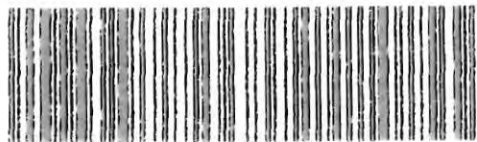
I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103(a) and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103(a) and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10<sup>th</sup> day of August,  
2026.

  
\_\_\_\_\_  
Kathleen Lara, Secretary



CERTIFIED MAIL



9589 0710 5270 3713 1902 87

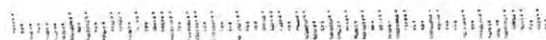


LIBERTY  
TOWN OF LIBERTY  
LIBERTY, NEW YORK

148 Broadway  
Monticello, New York 12701

Mr. Frank DeMayo, Supervisor  
Town of Liberty  
120 North Main Street  
Liberty, New York 12754

12754-189399





**Department of  
Environmental  
Conservation**

KATHY HOCHUL  
Governor  
AMANDA LEFTON  
Commissioner

August 11, 2026

Swan Lake Commons LLC  
48 E Old County Rd  
Mineola, NY 11530

RE: **Swan Lake  
NYS Regulated Freshwater Wetlands  
Town of Liberty, Sullivan County  
DEC Application ID 3-4836-00335/00001**

**PERMIT REISSUANCE**

Dear Mr. Gorman,

The New York State Department of Environmental Conservation (Department) received your request to modify the above referenced permit (DEC Permits 3-4836-00335/00001), originally issued 6/19/2018; reissued 6/04/2020, 6/22/2022; and reissued and modified 7/17/2024. The Department received this request from you on behalf of Swan Lake Commons, LLC on 3/17/2026. The permit currently authorizes the treatment of a section of Swan Lake that is within the state regulated freshwater wetland 100 foot adjacent area with the pesticides Clipper, Weedar 64, and Nautique to control Water Chestnut and Curly-leafed Pondweed.

Therefore, in accordance with your request, this letter authorizes the reissuance of the above-referenced permit with an expiration date of 6/18/2028.

**Please note: this permit has reached the maximum permit term of ten years and cannot be extended again. A new permit will be needed to treat after June 18, 2028.**

Please note the take-avoidance measures included with the previous reissuances must continue to be followed. You had stated you would use a non-air boat for this application, so it was determined that no further review was necessary to avoid a take of this species at that time. If this changes, further review would be required.

Please also note that the Aquatic Pesticides permit application (AQV) needs to be submitted and approved by the Bureau of Pesticides each year prior to treatment. The Total Amount of Pesticide Authorized for Clipper, Weedar 64, and/or Nautique must be consistent with the annually approved Aquatic Pesticide permit.

RE: **Swan Lake**  
**NYS Regulated Freshwater Wetlands**  
**Town of Liberty, Sullivan County**  
**DEC Application ID 3-4836-00335/00001**

Please continue to submit the Year End Wetland Report, pursuant to Natural Resource Condition # 8, to Paige Lewandowski in the Bureau of Habitat, at [Paige.Lewandowski@dec.ny.gov](mailto:Paige.Lewandowski@dec.ny.gov) Please also include the general mailbox for Bureau of Habitat: [R3.BEH@dec.ny.gov](mailto:R3.BEH@dec.ny.gov)

All other terms and conditions of the original permit (and subsequent reissuances) remain in effect as part of this permit modification. Please attach this Permit Modification to the rest of your permits for this site. A new permit notice sign is also enclosed which must be posted conspicuously at the work site with appropriate weather protection.

If you have any questions regarding the above request, please contact Mike Grosso via e-mail at [mike.grosso@dec.ny.gov](mailto:mike.grosso@dec.ny.gov).

Sincerely,

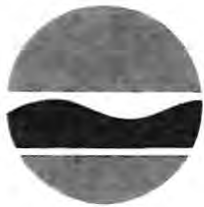
*Rebecca S. Crist*

**Rebecca Crist**  
Deputy Regional Permit Administrator

cc. Supervisor, Town of Liberty  
James Gorman, The Pond and Lake Connection  
Mike Fraatz, R3 BEH  
R3 Wildlife  
NYSDEC R3 Pesticides

Enc. Permit Sign

New York State  
Department of Environmental Conservation



## NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department condition on it, contact the DEC at 845-256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Swan Lake Commons LLC

Permit No. 3-4836-00335/00001

Effective Date: August 11, 2026

Expiration Date: June 18, 2028

☐ Applicable if checked. No instream work allowed between October 1 & April 30

**NOTE:** This notice is **NOT** a permit.



# Sullivan County 911 Communications EMS Dispatch Report July 2023



| Ambulance Agencies      |  | Jeffersonville | Cochecton | Livingston Manor | Lumberland | Mountaindale | Tusten | Neverink | Rock Hill | Roscoe/Rockland | Bethel | Woodbourne | Mamakating | Highland EMS | Upper Delaware | Grahamsville | Catskill Hatzalah | Empress | County EMS | Total |
|-------------------------|--|----------------|-----------|------------------|------------|--------------|--------|----------|-----------|-----------------|--------|------------|------------|--------------|----------------|--------------|-------------------|---------|------------|-------|
| Call Type               |  |                |           |                  |            |              |        |          |           |                 |        |            |            |              |                |              |                   |         |            |       |
| Abdominal Pain          |  | 1              | 1         | 1                | 0          | 1            | 0      | 0        | 1         | 0               | 6      | 1          | 4          | 0            | 0              | 2            | 3                 | 22      | 19         | 62    |
| Allergic Reaction       |  | 0              | 0         | 1                | 0          | 0            | 1      | 1        | 0         | 0               | 3      | 1          | 3          | 1            | 0              | 1            | 1                 | 11      | 13         | 37    |
| Animal Bite             |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 2      | 0          | 0          | 0            | 0              | 1            | 0                 | 3       | 2          | 8     |
| Assault/Sexual Assault  |  | 0              | 1         | 0                | 0          | 0            | 0      | 0        | 1         | 1               | 2      | 0          | 0          | 1            | 0              | 0            | 1                 | 10      | 3          | 20    |
| Back Pain               |  | 0              | 0         | 1                | 0          | 0            | 0      | 1        | 1         | 1               | 2      | 1          | 3          | 1            | 0              | 0            | 1                 | 8       | 3          | 23    |
| Breathing Problems      |  | 2              | 3         | 7                | 0          | 0            | 2      | 3        | 3         | 1               | 15     | 3          | 15         | 2            | 2              | 5            | 7                 | 46      | 61         | 177   |
| Burns / Electrical      |  | 0              | 0         | 1                | 0          | 0            | 0      | 0        | 0         | 0               | 0      | 0          | 0          | 0            | 0              | 0            | 0                 | 1       | 1          | 3     |
| Cardiac Arrest          |  | 0              | 0         | 2                | 0          | 0            | 0      | 0        | 0         | 2               | 1      | 0          | 1          | 0            | 1              | 0            | 1                 | 9       | 8          | 25    |
| Cardiac Problem         |  | 1              | 0         | 1                | 1          | 1            | 0      | 0        | 1         | 0               | 2      | 0          | 1          | 0            | 1              | 1            | 0                 | 15      | 13         | 38    |
| Chest Pain              |  | 2              | 0         | 4                | 0          | 2            | 0      | 1        | 1         | 0               | 12     | 2          | 17         | 1            | 0              | 0            | 9                 | 43      | 57         | 151   |
| Choking                 |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 0      | 1          | 1          | 2            | 0              | 0            | 0                 | 1       | 3          | 8     |
| Diabetic                |  | 1              | 0         | 0                | 1          | 0            | 0      | 0        | 1         | 0               | 2      | 0          | 3          | 0            | 1              | 0            | 1                 | 5       | 6          | 21    |
| Drowning/Water Related  |  | 0              | 0         | 2                | 4          | 0            | 0      | 0        | 0         | 1               | 0      | 0          | 0          | 0            | 0              | 0            | 0                 | 1       | 1          | 9     |
| Eye Problems            |  | 0              | 0         | 1                | 0          | 0            | 0      | 0        | 0         | 0               | 2      | 0          | 0          | 0            | 0              | 0            | 0                 | 3       | 0          | 6     |
| Fall                    |  | 3              | 3         | 16               | 2          | 2            | 5      | 2        | 6         | 4               | 17     | 2          | 13         | 9            | 4              | 4            | 6                 | 74      | 69         | 241   |
| Headache                |  | 0              | 0         | 2                | 0          | 0            | 0      | 0        | 0         | 0               | 2      | 2          | 0          | 0            | 0              | 1            | 0                 | 4       | 3          | 14    |
| Heat/Cold Emergencies   |  | 0              | 0         | 2                | 0          | 0            | 0      | 0        | 0         | 0               | 1      | 1          | 0          | 0            | 0              | 0            | 1                 | 3       | 4          | 12    |
| Hemorrhage/Laceration   |  | 3              | 0         | 3                | 0          | 1            | 1      | 0        | 3         | 0               | 11     | 2          | 3          | 1            | 3              | 1            | 2                 | 14      | 18         | 66    |
| Inaccessible/Entrapment |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 0      | 0          | 0          | 0            | 0              | 0            | 0                 | 0       | 0          | 0     |
| Medical Facilities      |  | 0              | 0         | 18               | 0          | 1            | 0      | 1        | 5         | 3               | 10     | 0          | 4          | 0            | 0              | 0            | 5                 | 62      | 29         | 138   |
| Mental Emergencies      |  | 3              | 0         | 4                | 0          | 3            | 0      | 2        | 3         | 0               | 14     | 2          | 3          | 1            | 1              | 2            | 2                 | 38      | 20         | 98    |
| MVA                     |  | 0              | 3         | 5                | 3          | 2            | 2      | 0        | 7         | 4               | 17     | 3          | 13         | 1            | 2              | 1            | 27                | 44      | 46         | 180   |
| Overdose                |  | 1              | 0         | 2                | 1          | 2            | 0      | 0        | 2         | 1               | 4      | 0          | 4          | 1            | 0              | 0            | 1                 | 18      | 21         | 58    |
| Poisoning/HAZMAT        |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 0      | 0          | 0          | 0            | 0              | 0            | 0                 | 0       | 0          | 0     |
| Pregnancy               |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 2      | 0          | 0          | 0            | 1              | 0            | 0                 | 1       | 2          | 6     |
| Seizures                |  | 0              | 1         | 7                | 0          | 1            | 0      | 0        | 1         | 0               | 7      | 0          | 1          | 1            | 3              | 0            | 3                 | 18      | 20         | 63    |
| Sick Person (Gen. Ill)  |  | 13             | 3         | 17               | 4          | 10           | 6      | 12       | 8         | 3               | 49     | 6          | 40         | 15           | 6              | 7            | 12                | 151     | 121        | 483   |
| Stab/GSW                |  | 0              | 0         | 0                | 0          | 0            | 0      | 0        | 0         | 0               | 0      | 1          | 0          | 0            | 0              | 0            | 0                 | 1       | 1          | 3     |
| Stroke(CVA)             |  | 1              | 0         | 4                | 0          | 1            | 0      | 1        | 0         | 0               | 1      | 0          | 4          | 1            | 2              | 0            | 1                 | 6       | 15         | 37    |
| Trauma                  |  | 1              | 2         | 4                | 1          | 0            | 2      | 1        | 0         | 0               | 7      | 0          | 1          | 5            | 1              | 2            | 0                 | 18      | 10         | 55    |
| Unconscious/Fainting    |  | 1              | 0         | 6                | 1          | 1            | 1      | 1        | 0         | 3               | 6      | 2          | 8          | 6            | 1              | 1            | 3                 | 31      | 43         | 115   |
| Unknown Medical         |  | 0              | 1         | 3                | 0          | 1            | 5      | 0        | 2         | 0               | 10     | 0          | 4          | 0            | 3              | 0            | 2                 | 20      | 14         | 65    |
| Mutual Aid              |  | 0              | 9         | 1                | 3          | 3            | 8      | 0        | 33        | 9               | 0      | 10         | 18         | 0            | 3              | 9            | 0                 | 198     | 0          | 304   |
| Standby                 |  | 1              | 2         | 2                | 6          | 0            | 1      | 2        | 3         | 1               | 3      | 0          | 0          | 1            | 1              | 2            | 1                 | 3       | 6          | 35    |
| Agency Totals           |  | 34             | 29        | 117              | 27         | 32           | 34     | 28       | 82        | 34              | 210    | 40         | 164        | 50           | 36             | 40           | 90                | 882     | 632        | 2561  |



# Sullivan County 911 Communications

## Fire Dispatch Report July 2026



| Call Types                 | Departments       |             |           |                  |            |             |             |          |               |             |             |                |                |                |                 |      |         |                  |           |                |            |            |              |             |           |              |           |                 |           |                  | Total |          |             |           |                |            |                       |            |           |           |             |       |    |    |     |    |
|----------------------------|-------------------|-------------|-----------|------------------|------------|-------------|-------------|----------|---------------|-------------|-------------|----------------|----------------|----------------|-----------------|------|---------|------------------|-----------|----------------|------------|------------|--------------|-------------|-----------|--------------|-----------|-----------------|-----------|------------------|-------|----------|-------------|-----------|----------------|------------|-----------------------|------------|-----------|-----------|-------------|-------|----|----|-----|----|
|                            | Beaverkill Valley | Bloomington | Callicoon | Callicoon Center | Claryville | Forestburgh | Grahamville | Hastings | Highland Lake | Hortonville | Hulseyville | Jeffersonville | Kaukaunga Lake | Kaukaunga Lake | Lake Huntington | Lava | Liberty | Livingston Manor | Long Eddy | Loth Sheldrake | Lumberland | Monticello | Mountaindale | Narrowsburg | Neversink | North Branch | Rock Hill | Roscoe Rockland | Shandwood | Shandwood Valley |       | Fallburg | Summitville | Swan Lake | Westbrookville | White Lake | White Sulphur Springs | Woodbourne | Woodridge | Wurtsboro | Youngsville | Yulan |    |    |     |    |
| Activated Alarm            | 1                 | 4           | 0         | 1                | 0          | 1           | 2           | 0        | 1             | 2           | 16          | 3              | 7              | 0              | 3               | 8    | 22      | 6                | 0         | 16             | 3          | 58         | 4            | 8           | 5         | 0            | 0         | 0               | 3         | 2                | 17    | 3        | 0           | 1         | 3              | 1          | 4                     | 11         | 3         | 2         | 8           | 239   |    |    |     |    |
| Aircraft Emergency         | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  |    |     |    |
| Bomb Threat/Found          | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  |     |    |
| Brush Fire                 | 0                 | 1           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 1              | 0              | 0              | 0               | 2    | 0       | 0                | 0         | 1              | 1          | 5          | 0            | 2           | 0         | 0            | 0         | 1               | 0         | 1                | 1     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 2         | 0           | 1     | 19 |    |     |    |
| Cellar Pump Out            | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 1              | 0              | 0              | 0               | 0    | 0       | 1                | 1         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 3  |     |    |
| CO Detector                | 0                 | 0           | 0         | 0                | 0          | 4           | 0           | 0        | 0             | 0           | 2           | 0              | 0              | 3              | 1               | 0    | 1       | 5                | 0         | 2              | 2          | 7          | 0            | 0           | 0         | 0            | 0         | 3               | 0         | 1                | 2     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 1         | 0         | 0           | 0     | 37 |    |     |    |
| Drowning/Water Rescue      | 1                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 1           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 1         | 0              | 5          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 10 |     |    |
| Dumpster/Trash Fire        | 0                 | 1           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 1          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 3  |     |    |
| Explosion                  | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  |     |    |
| HAZMAT                     | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  |     |    |
| Investigation              | 1                 | 2           | 0         | 1                | 0          | 1           | 0           | 0        | 0             | 0           | 1           | 0              | 0              | 0              | 0               | 3    | 8       | 0                | 0         | 0              | 0          | 1          | 0            | 0           | 0         | 0            | 1         | 0               | 0         | 1                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 0   | 24 |
| LZ                         | 0                 | 0           | 0         | 0                | 1          | 0           | 1           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 2          | 1            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 8  |     |    |
| Medical                    | 0                 | 0           | 4         | 2                | 1          | 8           | 1           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 1    | 0       | 1                | 2         | 0              | 0          | 1          | 8            | 0           | 1         | 1            | 1         | 0               | 3         | 0                | 0     | 1        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 11  |    |
| Miscellaneous              | 1                 | 1           | 0         | 0                | 0          | 0           | 0           | 0        | 1             | 0           | 1           | 0              | 1              | 0              | 0               | 0    | 0       | 1                | 0         | 1              | 1          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 17  |    |
| MVA                        | 0                 | 8           | 0         | 0                | 0          | 0           | 0           | 1        | 1             | 0           | 3           | 0              | 3              | 1              | 3               | 3    | 3       | 3                | 2         | 3              | 28         | 1          | 3            | 0           | 1         | 3            | 1         | 1               | 5         | 2                | 2     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 65  |    |
| Mutual Aid                 | 0                 | 3           | 7         | 2                | 2          | 1           | 4           | 0        | 27            | 1           | 2           | 4              | 6              | 0              | 0               | 0    | 5       | 1                | 0         | 3              | 10         | 5          | 0            | 1           | 1         | 8            | 2         | 2               | 31        | 1                | 1     | 0        | 8           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 168 |    |
| Odor of Gas/Gas Leak       | 0                 | 1           | 0         | 0                | 0          | 0           | 1           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 2              | 0          | 1          | 0            | 0           | 0         | 0            | 0         | 2               | 0         | 1                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 1  | 9   |    |
| Public Service Call        | 0                 | 1           | 0         | 0                | 0          | 0           | 2           | 1        | 0             | 1           | 0           | 2              | 0              | 0              | 0               | 1    | 1       | 2                | 0         | 0              | 1          | 5          | 0            | 1           | 2         | 0            | 2         | 1               | 0         | 0                | 1     | 0        | 0           | 1         | 1              | 0          | 1                     | 0          | 1         | 0         | 0           | 0     | 0  | 28 |     |    |
| Rescue                     | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 3              | 1          | 0          | 0            | 0           | 0         | 0            | 1         | 0               | 0         | 1                | 0     | 0        | 1           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 1  | 9   |    |
| Search for Lost Person     | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 3   |    |
| Structural/Trench Collapse | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  |     |    |
| Structure Fire             | 0                 | 0           | 1         | 0                | 0          | 0           | 0           | 1        | 1             | 1           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 26  |    |
| Traffic/Fire Police        | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  | 5   |    |
| Tree/Wires/Pole            | 6                 | 8           | 1         | 1                | 6          | 3           | 6           | 6        | 0             | 1           | 1           | 1              | 3              | 2              | 3               | 0    | 10      | 7                | 0         | 5              | 14         | 14         | 4            | 0           | 5         | 0            | 1         | 5               | 9         | 4                | 3     | 2        | 4           | 1         | 1              | 4          | 7                     | 3          | 4         | 3         | 158         |       |    |    |     |    |
| Unknown                    | 0                 | 0           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 0          | 0          | 0            | 0           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 0  |     |    |
| Vehicle Fire               | 0                 | 1           | 0         | 0                | 0          | 0           | 0           | 0        | 0             | 0           | 0           | 0              | 0              | 0              | 0               | 0    | 0       | 0                | 0         | 0              | 3          | 0          | 0            | 1           | 0         | 0            | 0         | 0               | 0         | 0                | 0     | 0        | 0           | 0         | 0              | 0          | 0                     | 0          | 0         | 0         | 0           | 0     | 0  | 13 |     |    |
| Total Fire Dispatches      | 10                | 32          | 12        | 7                | 11         | 17          | 17          | 10       | 30            | 8           | 29          | 31             | 20             | 8              | 14              | 15   | 53      | 32               | 0         | 31             | 43         | 208        | 12           | 17          | 15        | 3            | 31        | 19              | 17        | 77               | 11    | 8        | 6           | 16        | 10             | 17         | 48                    | 20         | 16        | 22        | 979         |       |    |    |     |    |

All data accurate +/- 2%





# Sullivan County 911 Communications

## Law Enforcement Activity Report

### July 2026



|                                  | Sheriff | NYSP | LPD | MPD | FPD | WPD | EnCon | DEC | NYC DEP | NPS | Totals |
|----------------------------------|---------|------|-----|-----|-----|-----|-------|-----|---------|-----|--------|
| Assist EMS                       | 40      | 66   | 30  | 60  | 13  | 5   | 0     | 0   | 0       | 1   | 215    |
| Assist Fire                      | 10      | 19   | 2   | 47  | 8   | 4   | 0     | 0   | 0       | 4   | 94     |
| P-101 Abduction                  | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-102 Abuse/Abandonment/Neglect  | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-103 Administrative             | 0       | 2    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 2      |
| P-104 Alarms                     | 1       | 3    | 1   | 1   | 1   | 0   | 0     | 0   | 0       | 0   | 7      |
| P-105 Animal                     | 9       | 16   | 3   | 3   | 5   | 0   | 0     | 0   | 1       | 0   | 37     |
| P-106 Assault/Sexual Assault     | 1       | 3    | 1   | 3   | 4   | 0   | 0     | 0   | 0       | 0   | 12     |
| P-107 Assist Other Agency        | 3       | 9    | 2   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 14     |
| P-108 Bomb Found/Susp Package    | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-109 Bomb Threat                | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-110 Burglary                   | 2       | 7    | 1   | 1   | 0   | 0   | 0     | 0   | 0       | 0   | 11     |
| P-111 Damage/Vandalism/Mischief  | 3       | 3    | 1   | 1   | 0   | 1   | 0     | 0   | 0       | 0   | 9      |
| P-112 Deceased Person            | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-113 Disturbance                | 41      | 62   | 22  | 31  | 23  | 3   | 0     | 0   | 1       | 0   | 183    |
| P-114 Domestic Violence          | 25      | 57   | 11  | 24  | 15  | 1   | 0     | 0   | 1       | 0   | 134    |
| P-115 Driving Impaired           | 0       | 2    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 2      |
| P-116 Drugs                      | 0       | 0    | 0   | 1   | 0   | 0   | 0     | 0   | 0       | 0   | 1      |
| P-117 Explosion                  | 0       | 1    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 1      |
| P-118 Fraud/Deception            | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| P-119 Harassment/Stalking/Threat | 1       | 2    | 1   | 1   | 0   | 0   | 0     | 0   | 0       | 0   | 5      |
| P-120 Indecency/Lewdness         | 0       | 0    | 0   | 1   | 0   | 0   | 0     | 0   | 0       | 0   | 1      |
| P-121 Mental Disorder            | 16      | 24   | 8   | 19  | 5   | 0   | 1     | 0   | 0       | 0   | 73     |
| P-122 Miscellaneous              | 3       | 11   | 0   | 1   | 1   | 1   | 0     | 0   | 0       | 0   | 17     |
| P-123 Missing/Found Person       | 2       | 3    | 1   | 2   | 0   | 1   | 0     | 0   | 0       | 0   | 9      |
| P-124 Officer Needs Assistance   | 6       | 12   | 2   | 3   | 2   | 1   | 0     | 0   | 0       | 0   | 26     |
| P-125 Public Svc                 | 12      | 39   | 6   | 9   | 11  | 1   | 0     | 0   | 0       | 1   | 79     |
| P-126 Robbery/Carjacking         | 0       | 0    | 0   | 1   | 0   | 0   | 0     | 0   | 0       | 0   | 1      |
| P-127 Suicidal Persn/Att Suicide | 2       | 5    | 0   | 2   | 1   | 1   | 0     | 0   | 0       | 0   | 11     |
| P-128 Supplemental               | 1       | 40   | 0   | 0   | 1   | 0   | 0     | 0   | 0       | 0   | 42     |
| P-129 Susp/Wanted Pers/Veh       | 10      | 14   | 0   | 5   | 4   | 1   | 0     | 0   | 0       | 0   | 34     |
| P-130 Theft (Larceny)            | 3       | 4    | 2   | 2   | 3   | 0   | 0     | 0   | 0       | 0   | 14     |
| P-131 MVA                        | 73      | 129  | 6   | 14  | 39  | 6   | 0     | 0   | 3       | 1   | 271    |
| P-132 Traffic Violation/Hazard   | 40      | 134  | 2   | 8   | 19  | 5   | 1     | 0   | 2       | 0   | 211    |
| P-133 Trespassing/Unwanted       | 13      | 12   | 1   | 5   | 3   | 0   | 0     | 0   | 0       | 0   | 34     |
| P-134 Unknown Problem            | 7       | 18   | 6   | 11  | 6   | 0   | 0     | 0   | 1       | 0   | 49     |
| P-135 Weapons/Firearms           | 3       | 4    | 1   | 2   | 1   | 1   | 0     | 0   | 0       | 0   | 12     |
| P-Abandoned Call                 | 111     | 202  | 28  | 45  | 115 | 10  | 0     | 0   | 1       | 0   | 512    |
| P-Responder Safety               | 0       | 0    | 0   | 0   | 0   | 0   | 0     | 0   | 0       | 0   | 0      |
| Transfers                        | 102     | 150  | 35  | 59  | 71  | N/A | N/A   | N/A | N/A     | N/A | 417    |
| Totals                           | 540     | 1053 | 173 | 362 | 351 | 42  | 2     | 0   | 10      | 7   | 2540   |



RE: Notification of microbusiness (with retail authorization) application

License Type: License Renewal

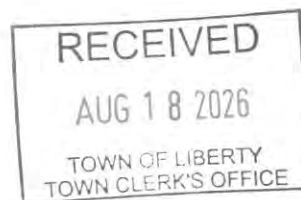
Previous DBA: Operator Canna Co

License Number (if applicable): OCM-MICR-24-000179

Applicant Name: Robert J. O'Neill

Phone Number: 917-771-2396

Email Address: rob@operatorcanna.com



Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Robert J. O'Neill  
of (dba) Operator Canna Co.

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management  
to open a(n):

- ☐ retail dispensary premises (new or additional) ☐ registered organization with  
dispensing (or ROD)
- ☒ microbusiness

in (county name) Sullivan County. This business, once the license is approved, shall be located  
at:

Address Line 1: 3195 State Route 52

Address Line 2: \_\_\_\_\_

City: White Sulphur Springs

Zip code: 12787

The mailing address is (if different from business location):

Address Line 1: PO Box 449

Address Line 2: \_\_\_\_\_

City/Town/Village: Scarsdale

State: NY Zip code: 10583

(As applicable, name of business if different from above) has \_\_\_\_\_  
retained the legal services of (attorney or representative)

Name: \_\_\_\_\_

Address Line 1: \_\_\_\_\_

Address Line 2: \_\_\_\_\_

City/Town/Village: \_\_\_\_\_

State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Telephone with area code: \_\_\_\_\_

RECEIVED

AUG 18 2026

TOWN OF LIBERTY  
TOWN CLERK'S OFFICE

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov). This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at [municipalities@ocm.ny.gov](mailto:municipalities@ocm.ny.gov) with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed Robert J. O'Neill

Today's date: 8/7/26

Print Robert J. O'Neill

If you are the **Town Clerk in New York State** and you receive an OCM “**Notification to Municipality**” for a cannabis microbusiness, your primary role is to **receive and document the notice and bring it to the Town’s attention**. You do **not** approve or deny the cannabis license yourself.

For a **microbusiness that will have retail sales to consumers**, NYS OCM requires the applicant to notify the municipality in the same manner as an adult-use retail dispensary. The notice is made to the Town Clerk because Cannabis Law §76 designates the municipal clerk as the recipient. [Office of Cann...](#)

## What I would do as Town Clerk

1. **Date-stamp the notice when received.** Keep the notice, envelope/proof of delivery if applicable, and any attachments in the Town’s records. The applicant needs proof that municipal notification occurred, so the date of receipt is important. OCM requires notification generally **30–270 days before the applicable application filing**. [Office of Cann...](#)
2. **Review what they submitted for basic completeness.** The OCM notice identifies such things as the applicant, DBA/trade name, license type, contact information, and proposed premises. The current OCM form specifically includes **microbusiness** as a license type. [Office of Cann...](#)
3. **Give a copy to the Town Supervisor/Town Board** and, as appropriate, the Town Attorney, Code Enforcement/Zoning Officer, or Planning Department/Board. I would put it in the Town Board’s correspondence or otherwise make sure the Board is formally aware of it.
4. **Check the proposed location against applicable Town requirements.** Municipalities have some authority over local **time, place, and manner** regulations, including zoning/location, hours, and building-code matters, although local regulations cannot make operation of a state cannabis license unreasonably impracticable. [Cannabis Registry](#)
5. **The Town Board can choose whether to express an opinion.** Under Cannabis Law §76(4), a town may express an opinion **for or against** the granting of the application. If it does, that opinion becomes part of OCM’s record, and the Cannabis Control Board must explain in writing how the municipality’s opinion was considered. [NYSenate.gov](#)

One important distinction: **receiving the notice does not mean the Town is approving the business**. It is statutory notice to the municipality that the applicant  ends to pursue the state cannabis license.



### **IMPORTANT NOTICE TO ALL PERMITTEES**

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. As of December 26, 2023, all operational permits are conditioned such that **renewal applications are due 180 days or more prior to the expiration date.**

- Applications for renewal of all operational permits except for SPDES must be submitted to the Regional Permit Administrator. Applications for renewal submitted to the Regional Permit Administrator must be sent via electronic copy to [dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov), with one hard copy mailed to the above address.
- Application for renewal of SPDES permit must be submitted on forms prescribed by the department and sent both via hard copy to the Chief Permit Administrator, Division of Environmental Permits, 625 Broadway, Albany, NY 12233-1750, and via electronic copy via [deppermitting@dec.ny.gov](mailto:deppermitting@dec.ny.gov).

The DEC permit number & program ID number (if applicable) noted on page 1 of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If this project will entail construction of new water pollution control facilities or modifications to existing facilities then plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any technical questions regarding the permit, please contact the applicable DEC program staff included on this permit's distribution. For general questions, you may contact me.

Ellen Hart  
Division of Environmental Permits, Region 3





Department of  
Environmental  
Conservation

## State Pollutant Discharge Elimination System (SPDES) DISCHARGE PERMIT

|                                          |                            |                                          |
|------------------------------------------|----------------------------|------------------------------------------|
| SIC Code: <b>8999</b>                    | NAICS Code: <b>721214</b>  | SPDES Number: <b>NY0035611</b>           |
| Discharge Class (CL): <b>02</b>          |                            | DEC Number: <b>3-4836-00003/00003</b>    |
| Toxic Class (TX): <b>N</b>               |                            | Effective Date (EDP): <b>10/1/2026</b>   |
| Major-Sub Drainage Basin: <b>14 - 03</b> |                            | Expiration Date (ExDP): <b>9/30/2031</b> |
| Water Index Number: <b>D-70-20-25-9</b>  | Item No.: <b>815.6-528</b> | Modification Dates (EDPM):               |
| Compact Area: <b>DRBC</b>                |                            |                                          |

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.)

| PERMITTEE NAME AND ADDRESS |                                    |            |                                  |
|----------------------------|------------------------------------|------------|----------------------------------|
| Name:                      | <b>Arrowhead Ranch and Retreat</b> | Attention: | <b>Rose Barnett</b>              |
| Street:                    | <b>461 Cooley Road</b>             |            |                                  |
| City:                      | <b>Parksville</b>                  | State:     | <b>NY</b> Zip Code: <b>12768</b> |
| Email:                     | <b>rose@arrowheadranch.org</b>     | Phone:     | <b>845-707-2037</b>              |

is authorized to discharge from the facility described below:

| FACILITY NAME, ADDRESS, AND PRIMARY OUTFALL |                                    |                            |                                        |              |                            |                            |                       |
|---------------------------------------------|------------------------------------|----------------------------|----------------------------------------|--------------|----------------------------|----------------------------|-----------------------|
| Name:                                       | <b>Arrowhead Ranch and Retreat</b> |                            |                                        |              |                            |                            |                       |
| Address / Location:                         | <b>461 Cooley Road</b>             |                            |                                        |              | County:                    | <b>Sullivan</b>            |                       |
| City:                                       | <b>Parksville</b>                  |                            |                                        | State:       | <b>NY</b>                  | Zip Code:                  | <b>12768</b>          |
| Facility Location:                          | Latitude:                          | <b>41 ° 51 ' 43.01 " N</b> | & Longitude:                           |              | <b>74 ° 43 ' 22.09 " W</b> |                            |                       |
| Primary Outfall No.:                        | <b>001</b>                         | Latitude:                  | <b>41 ° 51 ' 42.06 " N</b>             | & Longitude: |                            | <b>74 ° 43 ' 21.11 " W</b> |                       |
| Outfall Description:                        | <b>Treated Sanitary</b>            | Receiving Water:           | <b>Tributary of Little Beaver Kill</b> |              | Class:                     | <b>B</b>                   | Standard: <b>B(T)</b> |

in accordance with: effluent limitations; monitoring and reporting requirements; other provisions and conditions set forth in this permit; and 6 NYCRR Part 750-1 and 750-2. The co-permittees subject to one or more conditions of this permit are listed on page 2.

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:

BWP Permit Coordinator ([permit.coordinator@dec.ny.gov](mailto:permit.coordinator@dec.ny.gov))  
EPA Region II ([Region2\\_NPDES@epa.gov](mailto:Region2_NPDES@epa.gov))  
Regional Water Engineer, NYSDEC Region 3  
Aung Lwin, DEC DOW  
Town of Liberty  
Sullivan County Department of Health  
Delaware River Basin Commission

|                                                                     |                                                     |          |
|---------------------------------------------------------------------|-----------------------------------------------------|----------|
| Permit Administrator:                                               | Ellen M. Hart, Deputy Regional Permit Administrator |          |
| Address:                                                            | 21 S Putt Corners Rd, New Paltz, NY 12561           |          |
| Ellen Hart                                                          |                                                     | 9/1/2026 |
| Digitally signed by Ellen Hart<br>Date: 2026.09.01 16:07:51 -04'00' |                                                     |          |
| Signature                                                           |                                                     | Date     |



## DEFINITIONS

| TERM                                   | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7-Day Geo Mean                         | The highest allowable geometric mean of daily discharges over a calendar week.                                                                                                                                                                                                                                                                                                                                                                                                |
| 7-Day Average                          | The average of all daily discharges for each 7-days in the monitoring period. The sample measurement is the highest of the 7-day averages calculated for the monitoring period.                                                                                                                                                                                                                                                                                               |
| 12-Month Rolling Average (12 MRA)      | The current monthly value of a parameter, plus the sum of the monthly values over the previous 11 months for that parameter, divided by the number of months for which samples were collected in the 12-month period.                                                                                                                                                                                                                                                         |
| 30-Day Geometric Mean                  | The highest allowable geometric mean of daily discharges over a calendar month, calculated as the antilog of: the sum of the log of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.                                                                                                                                                                                                       |
| Action Level                           | Action level means a monitoring requirement characterized by a numerical value that, when exceeded, triggers additional permittee actions and DEC review to determine if numerical effluent limitations should be imposed.                                                                                                                                                                                                                                                    |
| Compliance Level / Minimum Level       | A compliance level is an effluent limitation. A compliance level is given when the water quality evaluation specifies a Water Quality Based Effluent Limit (WQBEL) below the Minimum Level. The compliance level shall be set at the Minimum Level (ML) for the most sensitive analytical method as given in 40 CFR Part 136, or otherwise accepted by the DEC.                                                                                                               |
| Daily Discharge                        | The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for the purposes of sampling. For pollutants expressed in units of mass, the 'daily discharge' is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the 'daily discharge' is calculated as the average measurement of the pollutant over the day. |
| Daily Maximum                          | The highest allowable Daily Discharge.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Daily Minimum                          | The lowest allowable Daily Discharge.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Effective Date of Permit (EDP or EDPM) | The date this permit is in effect.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Effluent Limitations                   | Effluent limitation means any restriction on quantities, quality, rates and concentrations of chemical, physical, biological, and other constituents of effluents that are discharged into waters of the state.                                                                                                                                                                                                                                                               |
| Expiration Date of Permit (ExDP)       | The date this permit is no longer in effect.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Instantaneous Maximum                  | The maximum level that may not be exceeded at any instant in time.                                                                                                                                                                                                                                                                                                                                                                                                            |
| Instantaneous Minimum                  | The minimum level that must be maintained at all instants in time.                                                                                                                                                                                                                                                                                                                                                                                                            |
| Monthly Average                        | The highest allowable average of daily discharges over a calendar month, calculated as the sum of each of the daily discharges measured during a calendar month divided by the number of daily discharges measured during that month.                                                                                                                                                                                                                                         |
| Outfall                                | The terminus of a sewer system, or the point of emergence of any waterborne sewage, industrial waste or other wastes or the effluent therefrom, into the waters of the State.                                                                                                                                                                                                                                                                                                 |
| Range                                  | The minimum and maximum instantaneous measurements for the reporting period must remain between the two values shown.                                                                                                                                                                                                                                                                                                                                                         |
| Receiving Water                        | The classified waters of the state to which the listed outfall discharges.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Sample Frequency / Sample Type / Units | See NYSDEC's "DMR Manual for Completing the Discharge Monitoring Report for the SPDES" for information on sample frequency, type and units.                                                                                                                                                                                                                                                                                                                                   |

## FINAL PERMIT LIMITS, LEVELS AND MONITORING

| OUTFALL | LIMITATIONS APPLY               | RECEIVING WATER                         | EFFECTIVE                                                    | EXPIRING |
|---------|---------------------------------|-----------------------------------------|--------------------------------------------------------------|----------|
| 001     | All year unless otherwise noted | Unnamed Tributary of Little Beaver Kill | Upon <sup>5</sup> completion of the new treatment facilities | ExDP     |

| PARAMETER                                                         | EFFLUENT LIMITATION   |         |            |       |       | MONITORING REQUIREMENTS |             |          |      | FN  |
|-------------------------------------------------------------------|-----------------------|---------|------------|-------|-------|-------------------------|-------------|----------|------|-----|
|                                                                   | Type                  | Limit   | Units      | Limit | Units | Sample Frequency        | Sample Type | Location |      |     |
|                                                                   |                       |         |            |       |       |                         |             | Inf.     | Eff. |     |
| Flow                                                              | Monthly Average       | 13,080  | GPD        |       |       | Continuous              | Meter       | X        |      |     |
| pH                                                                | Daily Minimum         | 6.5     | SU         |       |       | Daily                   | Grab        |          | X    |     |
|                                                                   | Daily Maximum         | 8.5     | SU         |       |       |                         |             |          |      |     |
| Temperature                                                       | Daily Maximum         | Monitor | °F         |       |       | Daily                   | Grab        |          | X    |     |
| BOD <sub>5</sub>                                                  | Daily Maximum         | 5       | mg/L       | 0.55  | lbs/d | Quarterly               | Grab        | X        | X    | 1,4 |
| Total Suspended Solids (TSS)                                      | Daily Maximum         | 10      | mg/L       | 1.09  | lbs/d | Quarterly               | Grab        | X        | X    | 1,4 |
| Settleable Solids                                                 | Daily Maximum         | 0.1     | mL/L       |       |       | Daily                   | Grab        |          | X    |     |
| Dissolved Oxygen                                                  | Daily Minimum         | 7.0     | mg/L       |       |       | Daily                   | Grab        |          | X    |     |
| Ammonia (as N)<br>June 1 <sup>st</sup> – October 31 <sup>st</sup> | Monthly Average       | 0.97    | mg/L       | 0.11  | lbs/d | Quarterly               | Grab        |          | X    | 4   |
| Ammonia (as N)<br>November 1 <sup>st</sup> – May 31 <sup>st</sup> | Monthly Average       | 1.81    | mg/L       | 0.20  | lbs/d | Quarterly               | Grab        |          | X    | 4   |
| EFFLUENT DISINFECTION                                             |                       | Limit   | Units      | Limit | Units | Sample Frequency        | Sample Type | Inf.     | Eff. | FN  |
| Required Seasonal from May 1st - October 31st                     |                       |         |            |       |       |                         |             |          |      |     |
| Coliform, Fecal                                                   | 30-Day Geometric Mean | 200     | No./100 mL |       |       | Quarterly               | Grab        |          | X    | 4   |
| Coliform, Fecal                                                   | 7-Day Geometric Mean  | 400     | No./100 mL |       |       | Quarterly               | Grab        |          | X    | 4   |
| Chlorine, Total Residual                                          | Daily Maximum         | 0.03    | mg/L       |       |       | Daily                   | Grab        |          | X    | 2,3 |

## FOOTNOTES:

- Effluent shall not exceed 15% and 15% of influent concentration values for BOD<sub>5</sub> & TSS respectively.
- Sampling and reporting for total residual chlorine are only necessary if chlorine is used for disinfection, elsewhere in the treatment process, or the facility otherwise has reasonable potential to discharge chlorine. Otherwise, the permittee shall report NODI-9 on the DMR.
- This is a Compliance Level. The calculated WQBEL is 0.005 mg/L.
- Quarterly samples shall be collected in calendar quarters (Q1 – January 1<sup>st</sup> to March 31<sup>st</sup>; Q2 – April 1<sup>st</sup> to June 30<sup>th</sup>; Q3 – July 1<sup>st</sup> to September 30<sup>th</sup>; Q4 – October 1<sup>st</sup> to December 31<sup>st</sup>).
- Refer to the Schedule of Compliance on Page 6 of this permit. The facility shall not commence operation until the Department has approved the Certificate of Compliance.

## SPECIAL CONDITIONS FOR WASTEWATER DISCHARGE WITHIN THE DELAWARE RIVER BASIN WATERSHED

1. The WWTP shall have available standby power facilities unless it can be shown that a proposed discharge can be interrupted for an extended period with no threat to the water quality of Delaware River Basin Commission (DRBC)-designated Special Protection Waters (SPW)." 18 CFR Part 410 Section 3.10.3. A. 2.d.1.
2. "In the event that the WWTP is not staffed 24 hours every day, the WWTP shall have a remote alarm that will continuously monitor plant operations whenever the plant is not staffed. The alarm system shall be designed to alert someone available with authority and knowledge to take appropriate action." 18 CFR Part 410 Section 3.10.3. A. 2.d.2.
3. "The permittee shall prepare and implement an emergency management plan (EMP) following the guidance provided in the Water Pollution Control Federation's Manual of Practice SM-8, Emergency Planning for Municipal Wastewater Facilities, the U.S. EPA's Design Criteria for Mechanical, Electric and Fluid System and Component Reliability or other suitable manuals. Emergency management plans shall include an emergency notification procedure covering all affected downstream users." 18 CFR Part 410 Section 3.10.3. A. 2.d.4.
4. Prior to the permittee initiating any substantial alterations or additions to the existing WWTP as defined in Section 3.10.3A2.a.16) of the Delaware River Basin Commission's Water Quality Regulations (18CFR Part 410), a No Measurable Change to Existing Water Quality Analysis must be conducted by the Delaware River Basin Commission. The No Measurable Change to Existing Water Quality Analysis shall be conducted prior to final design to ensure that the Commission can provide the permittee with proposed effluent limitations to be included in a future SPDES permit for Special Protection Waters specific parameters as guidance for treatment design purposes. The permittee is encouraged to contact DRBC staff during the planning stages of any project that meets the definition of substantial alteration or additions, as per DRBC.
5. Based upon the written recommendation of the DRBC staff, when the discharge is operated in accordance with the provisions and conditions established by this permit, then with respect to effluent quality and stream quality objectives, the project does not substantially impair or conflict with the Commission's Comprehensive Plan.

## DISCHARGE NOTIFICATION REQUIREMENTS

- (a) The permittee shall install and maintain identification signs at all outfalls to surface waters listed in this permit, unless the Permittee has obtained a waiver in accordance with the Discharge Notification Act (DNA). Such signs shall be installed before initiation of any new discharge location.
- (b) Subsequent modifications to or renewal of this permit does not reset or revise the deadline set forth in (a) above, unless a new deadline is set explicitly by such permit modification or renewal.
- (c) The Discharge Notification Requirements described herein do not apply to outfalls from which the discharge is composed exclusively of storm water, or discharges to ground water.
- (d) The sign(s) shall be conspicuous, legible and in as close proximity to the point of discharge as is reasonably possible while ensuring the maximum visibility from the surface water and shore. The signs shall be installed in such a manner to pose minimal hazard to navigation, bathing or other water related activities. If the public has access to the water from the land in the vicinity of the outfall, an identical sign shall be posted to be visible from the direction approaching the surface water.

The signs shall have **minimum** dimensions of eighteen inches by twenty-four inches (18" x 24") and shall have white letters on a green background and contain the following information:

**N.Y.S. PERMITTED DISCHARGE POINT**

**SPDES PERMIT No.: NY\_\_\_\_\_**

**OUTFALL No. : \_\_\_\_\_**

For information about this permitted discharge contact:

Permittee Name: \_\_\_\_\_

Permittee Contact: \_\_\_\_\_

Permittee Phone: ( ) - ### - #####

OR:

NYSDEC Division of Water Regional Office Address:

NYSDEC Division of Water Regional Phone: ( ) - ### - #####

- (e) Upon request, the permittee shall make available electronic or hard copies of the sampling data to the public. In accordance with the RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS page of your permit, each DMR shall be maintained (either electronically or as a hard copy) on record for a period of five years.
- (f) The permittee shall periodically inspect the outfall identification sign(s) in order to ensure they are maintained, are still visible, and contain information that is current and factually correct. Signs that are damaged or incorrect shall be replaced within 3 months of inspection.

## SCHEDULE OF COMPLIANCE

a) The permittee shall comply with the following schedule:

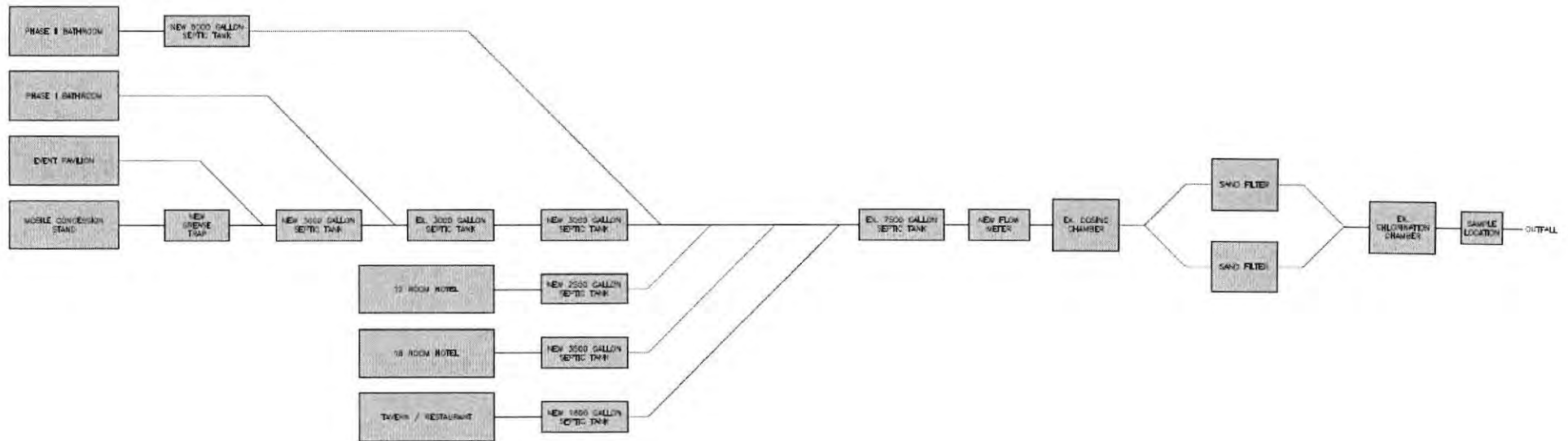
| Outfall(s)                                                           | Compliance Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Compliance Date <sup>1</sup>                                              |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 001                                                                  | <b>COMMENCE OPERATION</b><br><br>The permittee shall provide a Construction Completion Certification to the DEC (send to the Regional Water Engineer) that the disposal system has been fully completed in accordance with the NYSDEC approved Design Document and an engineering report certified by a professional engineer, that identifies the facilities necessary to achieve compliance with final effluent limitation(s) described in this permit.<br><br>Following receipt of DEC acceptance of the P.E. Certification of Compliance, the permittee shall comply with the final effluent limitation(s) described in this permit. | Upon completion of construction of WWTP<br><br>Upon Department Acceptance |
| Unless noted otherwise, the above actions are one-time requirements. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                           |

<sup>1</sup> 6 NYCRR 750-1.14 (a)



## MONITORING LOCATIONS

The permittee shall take samples and measurements, to comply with the monitoring requirements specified in this permit, at the locations(s) specified below:



1 PROCESS FLOW DIAGRAM  
C840 NTS



## GENERAL REQUIREMENTS

- A. The regulations in 6 NYCRR Part 750 are hereby incorporated by reference and the conditions are enforceable requirements under this permit. The permittee shall comply with all requirements set forth in this permit and with all the applicable requirements of 6 NYCRR Part 750 incorporated into this permit by reference, including but not limited to the regulations in paragraphs B through I as follows:
- B. General Conditions
- |                                                  |                                         |
|--------------------------------------------------|-----------------------------------------|
| 1. Duty to comply                                | 6 NYCRR 750-2.1(e) & 2.4                |
| 2. Duty to reapply                               | 6 NYCRR 750-1.16(a)                     |
| 3. Need to halt or reduce activity not a defense | 6 NYCRR 750-2.1(g)                      |
| 4. Duty to mitigate                              | 6 NYCRR 750-2.7(f)                      |
| 5. Permit actions                                | 6 NYCRR 750-1.1(c), 1.18, 1.20 & 2.1(h) |
| 6. Property rights                               | 6 NYCRR 750-2.2(b)                      |
| 7. Duty to provide information                   | 6 NYCRR 750-2.1(i)                      |
| 8. Inspection and entry                          | 6 NYCRR 750-2.1(a) & 2.3                |
- C. Operation and Maintenance
- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1. Proper Operation & Maintenance | 6 NYCRR 750-2.8                      |
| 2. Bypass                         | 6 NYCRR 750-1.2(a)(17), 2.8(b) & 2.7 |
| 3. Upset                          | 6 NYCRR 750-1.2(a)(94) & 2.8(c)      |
- D. Monitoring and Records
- |                           |                                                                  |
|---------------------------|------------------------------------------------------------------|
| 1. Monitoring and records | 6 NYCRR 750-2.5(a)(2), 2.5(a)(6), 2.5(c)(1), 2.5(c)(2), & 2.5(d) |
| 2. Signatory requirements | 6 NYCRR 750-1.8 & 2.5(b)                                         |
- E. Reporting Requirements
- |                              |                             |
|------------------------------|-----------------------------|
| 1. Reporting requirements    | 6 NYCRR 750-2.5, 2.7 & 1.17 |
| 2. Anticipated noncompliance | 6 NYCRR 750-2.7(a)          |
| 3. Transfers                 | 6 NYCRR 750-1.17            |
| 4. Monitoring reports        | 6 NYCRR 750-2.5(e)          |
| 5. Compliance schedules      | 6 NYCRR 750-1.14(d)         |
| 6. 24-hour reporting         | 6 NYCRR 750-2.7(c) & (d)    |
| 7. Other noncompliance       | 6 NYCRR 750-2.7(e)          |
| 8. Other information         | 6 NYCRR 750-2.1(f)          |
- F. Planned Changes
- |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. In accordance with 6 NYCRR 750-2.7, the permittee shall give notice to the DEC at least 45 days prior to planned physical alterations or additions to the permitted facility when:                                                                                                                                                                                                                                                               |  |
| a. The alteration or addition to the permitted facility may meet any of the criteria for determining whether facility is a new source in 40 CFR §122.29(b); or                                                                                                                                                                                                                                                                                      |  |
| b. The alteration or addition could significantly change the nature or increase the quantity of pollutants discharged. This notification applies to pollutants which are subject either to effluent limitations in the permit, or to notification requirements under 40 CFR §122.42(a)(1); or                                                                                                                                                       |  |
| c. The alteration or addition results in a significant change in the permittee's sludge use or disposal practices, and such alteration, addition, or change may justify the application of permit conditions that are different from or absent in the existing permit, including notification of additional use or disposal sites not reported during the permit application process or not reported pursuant to an approved land application plan. |  |

In addition to the DEC, the permittee shall submit a copy of this notice to the United States Environmental Protection Agency at the following address: U.S. EPA Region 2, Clean Water Regulatory Branch, 290 Broadway, 24th Floor, New York, NY 10007-1866.

## GENERAL REQUIREMENTS (continued)

### G. Sludge Management

The permittee shall comply with all applicable requirements of 6 NYCRR Part 360 series.

### H. SPDES Permit Program Fee

The permittee shall pay to the Department an annual SPDES permit program fee within 30 days of the date of the first invoice, unless otherwise directed by the DEC, and shall comply with all applicable requirements of ECL 72-0602 and 6 NYCRR Parts 480, 481 and 485. Note that if there is inconsistency between the fees specified in ECL 72-0602 and 6 NYCRR Part 485, the ECL 72-0602 fees govern.

### I. Water Treatment Chemicals (WTCs)

New or increased use and discharge of a WTC requires prior DEC review and authorization. At a minimum, the permittee must notify the DEC in writing of its intent to change WTC use by submitting a completed *WTC Notification Form* for each proposed WTC. The DEC will review that submittal and determine if a SPDES permit modification is necessary or whether WTC review and authorization may proceed outside of the formal permit administrative process. The majority of WTC authorizations do not require SPDES permit modification. In any event, use and discharge of a WTC shall not proceed without prior authorization from the DEC. Examples of WTCs include biocides, coagulants, conditioners, corrosion inhibitors, defoamers, deposit control agents, flocculants, scale inhibitors, sequestrants, and settling aids.

1. WTC use shall not exceed the rate explicitly authorized by this permit or otherwise authorized in writing by the DEC.
2. The permittee shall maintain a logbook of all WTC use, noting for each WTC the date, time, exact location, and amount of each dosage, and, the name of the individual applying or measuring the chemical. The logbook must also document that adequate process controls are in place to ensure that excessive levels of WTCs are not used.
3. The permittee shall submit a completed WTC Annual Report Form each year that they use and discharge WTCs. This form shall be submitted in electronic format and attached to either the December DMR or the annual monitoring report required below. The *WTC Notification Form* and *WTC Annual Report Form* are available from the DEC's website at: <http://www.dec.ny.gov/permits/93245.html>

## RECORDING, REPORTING AND ADDITIONAL MONITORING REQUIREMENTS

- A. The monitoring information required by this permit shall be retained for a period of at least five years from the date of the sampling for subsequent inspection by the DEC or its designated agent.
- B. Annual SPDES Monitoring Reports: An annual report shall be submitted to DEC by February 1<sup>st</sup> each year. The report shall summarize information for January to December of the previous year and shall be submitted electronically to [DOW.R3@dec.ny.gov](mailto:DOW.R3@dec.ny.gov), utilizing the SPDES Annual Report Form available on the DEC's website.
- C. Monitoring and analysis shall be conducted using sufficiently sensitive test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
- D. Calculations which require averaging of measurements shall utilize an arithmetic mean unless otherwise specified in this permit.
- E. Unless otherwise specified, all information recorded on the Annual Monitoring Reports shall be based upon measurements and sampling carried out during the most recently completed reporting period.
- F. Any laboratory test or sample analysis required by this permit for which the State Commissioner of Health issues certificates of approval pursuant to section 502 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 directed to the New York State Department of Health, Environmental Laboratory Accreditation Program.

**Town of Liberty Planning Board  
120 North Main Street  
Liberty, NY 12754  
(845) 292-8511**

**NOTICE OF INTENT TO DESIGNATE SEQRA LEAD AGENCY**

**Date of Notice:** August 25, 2026

To all Involved and Interested Agencies:

This notice is issued pursuant to NYS Environmental Quality Review Act (Environmental Conservation Law, Article 8) and its implementing regulations at 6 NYCRR Part 617 (collectively, "SEQRA") to designate a Lead Agency for the action described herein.

Please take notice that PPG Grossingers, LLC (the "Applicant") owns lands located in the Town of Liberty, which property while formerly a Resort Hotel and Golf Course is currently largely undeveloped and vacant and located in the Town and Village of Liberty and identified on Town and Village of Liberty tax maps as SBLs: 23.-1-78.2, 23.-1-87, 23.-1-112.3, 23.-1-117, 23.-1-121.5, 23.-1-123.1, 23.-2-3, 23.-2-7, 30.-1-1.1, 30.-1-4, 30.-1-5, 125.-1-1.1, and 125.-1-1.2 (the "Property"). The Applicant, by way of application to the Town and Village of Liberty Planning Boards, seeks to subdivide and develop the approximately 1029 acre Property in a multi-phase process that will see the Property developed into a Resort Hotel, Polo and Equestrian Center, Golf and Athletic Center and Residential Subdivision. Additional details pertaining to the specific phases are provided below.

The project will be phased (currently envisioned as 4 total phases) with Phase 1 containing the construction of the following project components:

1. Resort Hotel / Lodge ("Lodge") approximately 50 hotel rooms / keys, plus 5,600 sf of beach amenities
2. Resort Cottages ("Cottages") Approximately 50 guest units/keys that will be privately owned but also utilized as additional resort guest accommodations managed by the Lodge operator
3. Ridgetop Club ("Ridgetop Club") consisting of Golf, Tennis and Sporting Operations center, hospitality, parking and amenities for homeowners and resort guests.
4. Equestrian and Polo Center that will include stables, show rings, polo grounds, hospitality, parking and amenities for homeowners and resort guests
5. Farming Operations consisting of agricultural barns, outbuildings, fields and greenhouses to support on-site hospitality products
6. South Golf Course –Project will create a new tournament level golf course
7. Branded Residential Units – Approximately fifty (50) privately owned residences to be utilized by the resort when directed by homeowners as overflow/luxury resort guest accommodations

8. Private Residential – 30 single family residences that will be built and marketed for sale, to include deeded HOA rights and maintenance obligations with access to resort and amenities. Number of lots in Phase 1 is estimated to be thirty (30) but final count to be determined at a later date (overall site maximum total of not more than 175 lots in all 4 phases).
9. Back of House Accessory structures to support operational needs of Project.

Later Phases of development will include the following:

- Private Residential – One Hundred and Forty-Five (145) residences to be built within the areas designated “residential lots” in Phases 2, 3 and 4 with access to resort and amenities.
- North Golf Course – Development of additional 18-hole golf course in Phase 2
- Runway Club – Clubhouse and amenities to support approximately eighty-nine (89) residences within Phase 3 which will include deeded HOA rights and maintenance obligations with access to resort and amenities.

Based on the enclosed information before the Town of Liberty Planning Board, this action is a **TYPE I** action pursuant to 6 NYCRR Part 617. The Town of Liberty Planning Board has caused the preparation of the enclosed SEQRA Full Environmental Assessment Form, Part 1 for its review.

Under the SEQRA regulations, the Town of Liberty Planning Board intends to designate itself as the lead agency for the environmental review of the Action, which Action includes the proposed subdivision, Site Plan Approval and Special Permit Approval of the Project in all of its phases. This notification is being sent to all involved agencies to state the intent of the Town of Liberty Planning Board to assume lead agency status for this Action. If you have any objections, please submit them in writing within 30 days of the notice date above to the Town of Liberty Planning Board at the above address.

Involved agencies should fill out the attached form stating their position on lead agency status for this matter and return it to the Town of Liberty Planning Board within (30) days of the date of this notice. If you do not respond within thirty (30) days, it will be assumed that your agency does not wish to serve as lead agency for this matter. As required by SEQRA, you will continue to receive copies of all SEQRA determinations, SEQRA documents and notices.

At this time, the Town of Liberty Planning Board also requests any comments you may have with regard to potential environmental impacts related to the Project. Please provide your comments on a separate sheet and return them with the attached form.

Very truly yours,

Town of Liberty Planning Board

Enclosures to this Notice:

- 1) Lead Agency Consent Form;
- 2) Preliminary Subdivision Plan by Hart Howerton, dated April 27, 2026 with supplemental subdivision plat prepared by Lanc & Tully;
- 3) Preliminary Phase 1 Site Plan prepared by Hart Howerton;
- 4) PPG Grossinger LLC Site Plan Application, prepared by Whiteman, Osterman & Hanna, LLP, dated June 24, 2026.
- 5) PPG Grossinger LLC Special Permit Application, prepared by Whiteman, Osterman & Hanna, LLP dated June 24, 2026
- 6) PPG Grossinger EAF Part I dated 6/25/2026 and prepared by Kimley Horn Engineering.

Copies of this Notice shall be sent to following Involved and Interested Agencies:

*Involved Agencies*

- 1) Town of Liberty Town Board
- 2) Village of Liberty Board of Trustees
- 3) Village of Liberty Planning Board
- 4) Sullivan County Planning Department
- 5) New York State Department of Environmental Conservation
- 6) New York State Department of Health
- 7) United States Army Corps of Engineers

*Interested Agencies*

- 1) County of Sullivan IDA
- 2) Delaware River Basin Commission
- 3) New York State Department of Transportation



Town of Liberty Planning Board  
120 North Main Street  
Liberty, NY 12754  
(845) 292-8511

**CONSENT TO SEQRA LEAD AGENCY**

**Name of Involved Agency:** \_\_\_\_\_

**Proposed Lead Agency:** Town of Liberty Planning Board

**Name of Action:** PPG Grossingers LLC Development

**Preliminary Classification of Action:** Type I

On behalf of \_\_\_\_\_ (involved agency), I acknowledge receipt of the enclosed Notice to Designate SEQRA Lead Agency in this matter.

The above-named involved agency hereby: **(please check one)**

- ☐ **CONSENTS** to the Town of Liberty Planning Board acting as the SEQRA lead agency for the Proposed Action and requests that the undersigned continue to receive copies of all SEQRA determinations, SEQRA documents and notices in this matter.
- ☐ **DOES NOT CONSENT** to the Town of Liberty Planning Board acting as SEQRA lead agency for the Proposed Action and desires that \_\_\_\_\_ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in the SEQRA regulations--6 NYCRR § 617.6(b)(5).
- ☐ **TAKES NO POSITION** on lead agency designation.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

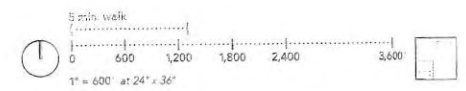
\_\_\_\_\_  
Involved Agency name (printed)

\_\_\_\_\_  
Title

**Please return to:**

Town of Liberty Planning Board  
120 North Main Street  
Liberty, NY 12754  
(845) 292-8511  
t.wilson@townofliberty.org

Alvin Street

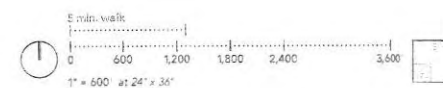


# Grossinger's Redevelopment    Conceptual Master Plan Phasing

Town of Liberty, Sullivan County, NY

Prepared by: [illegible]    Date: 07/15/2014    Project: Grossinger's Redevelopment

Blair Street

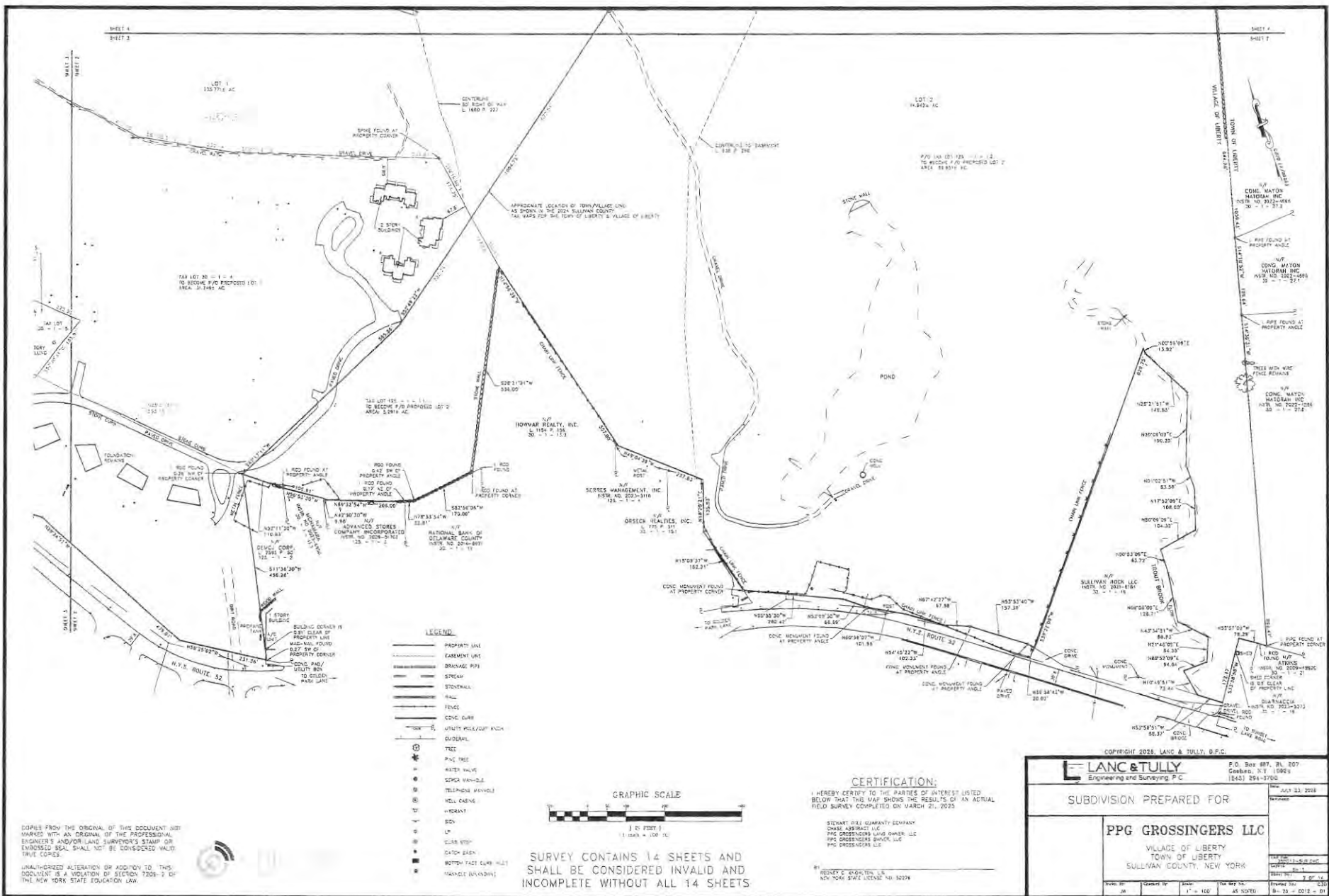


## Grossinger's Redevelopment Proposed Subdivision Plan by Phase

Town of Liberty, Sullivan County, NY

Prepared by: [illegible] Date: [illegible]

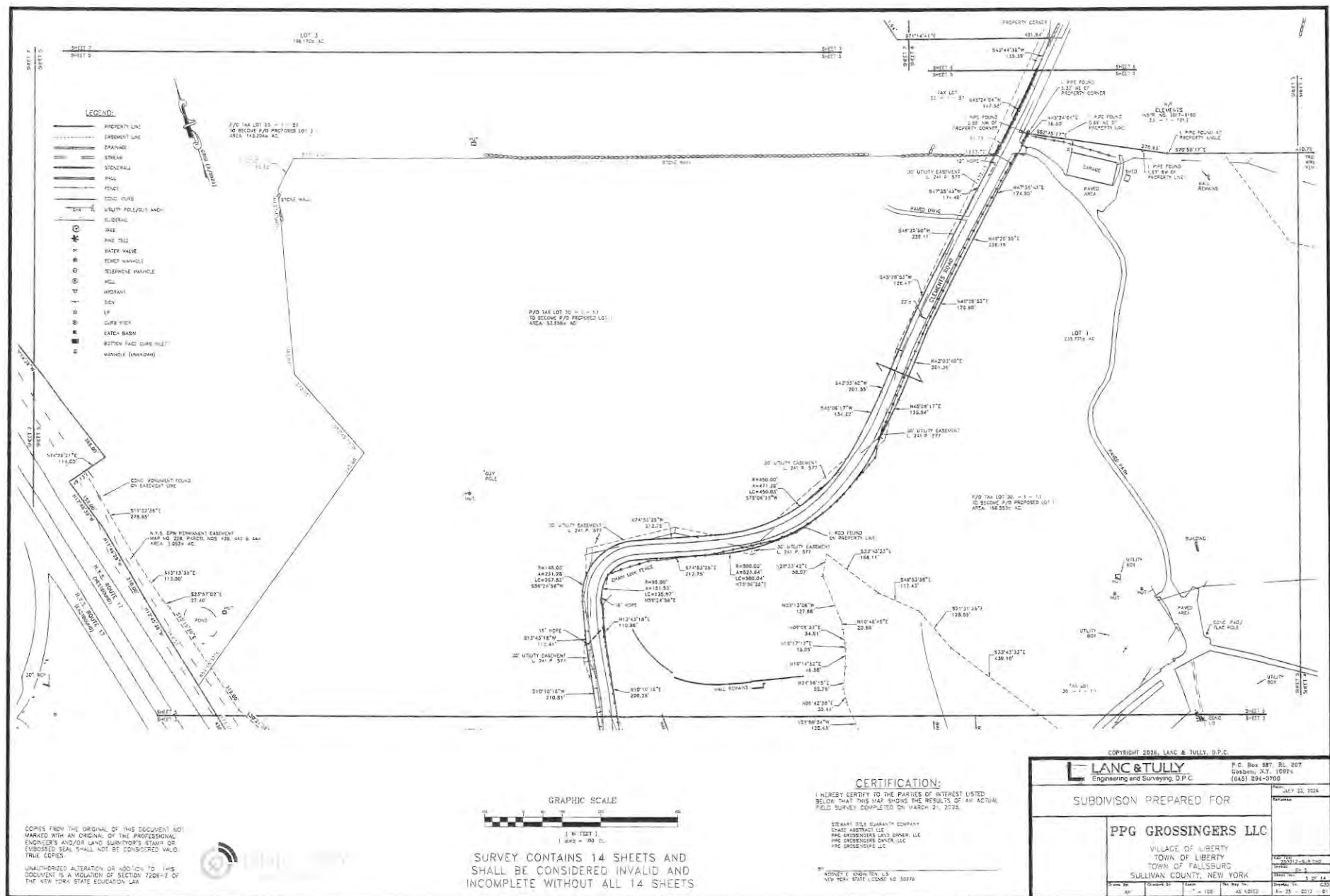






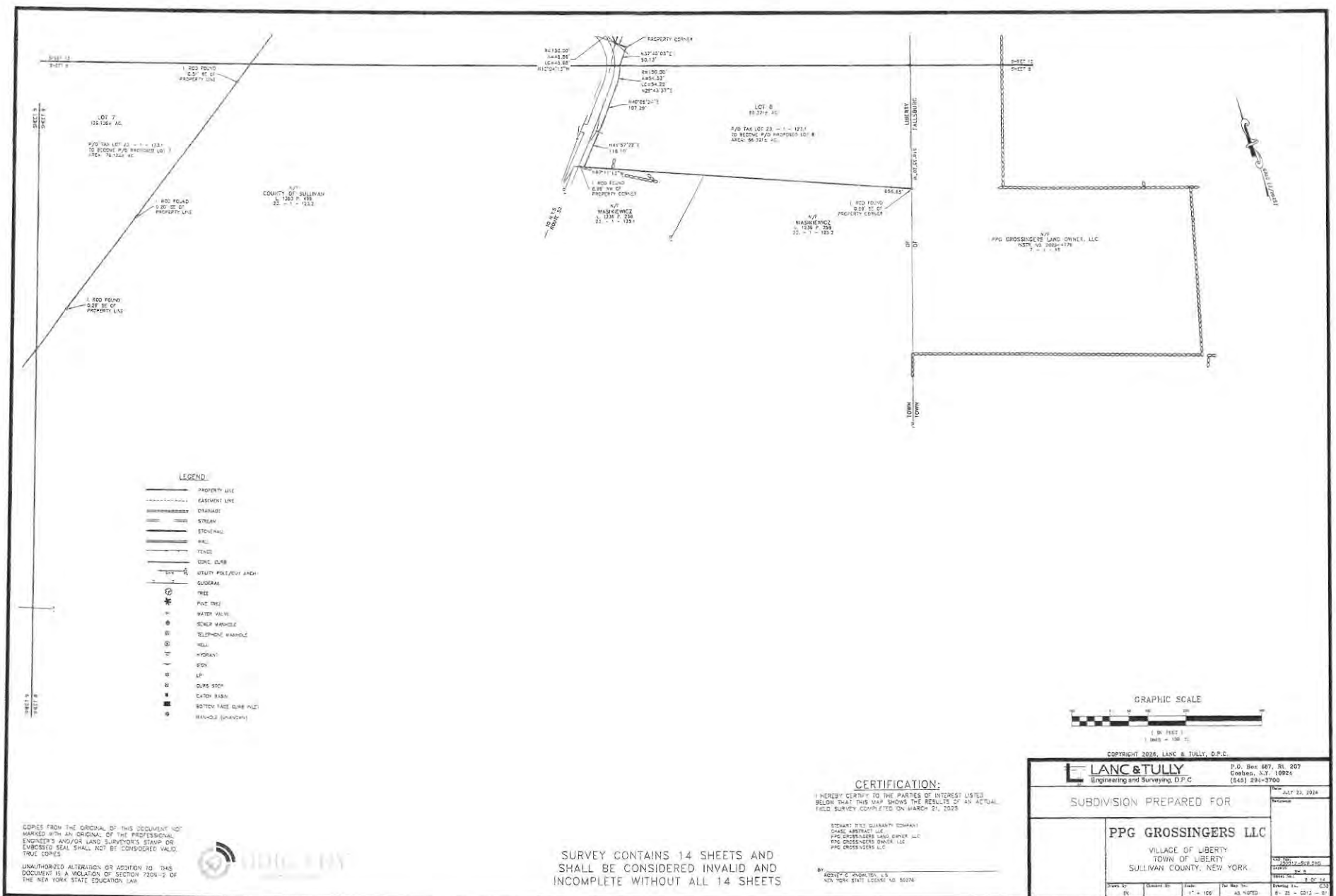


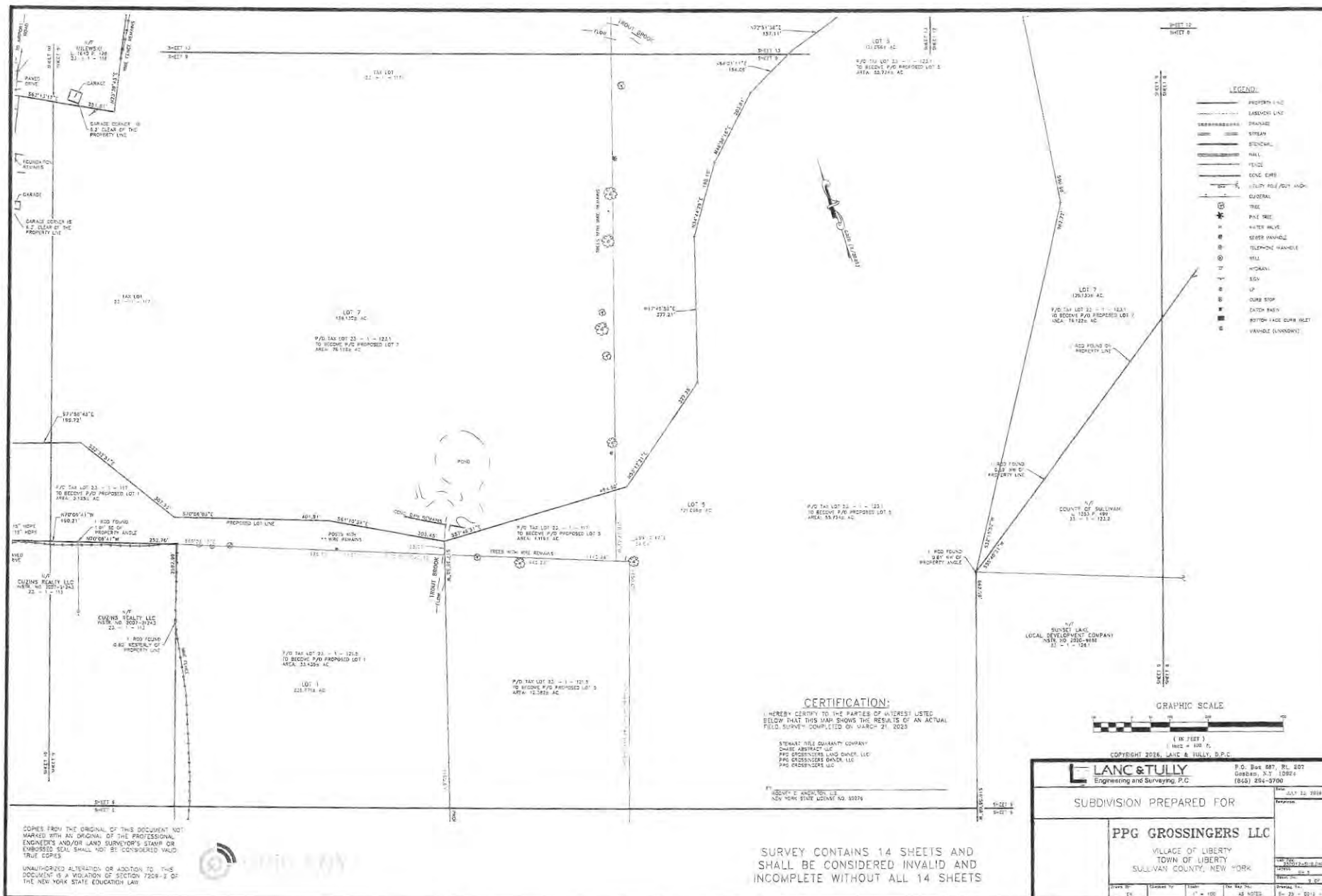




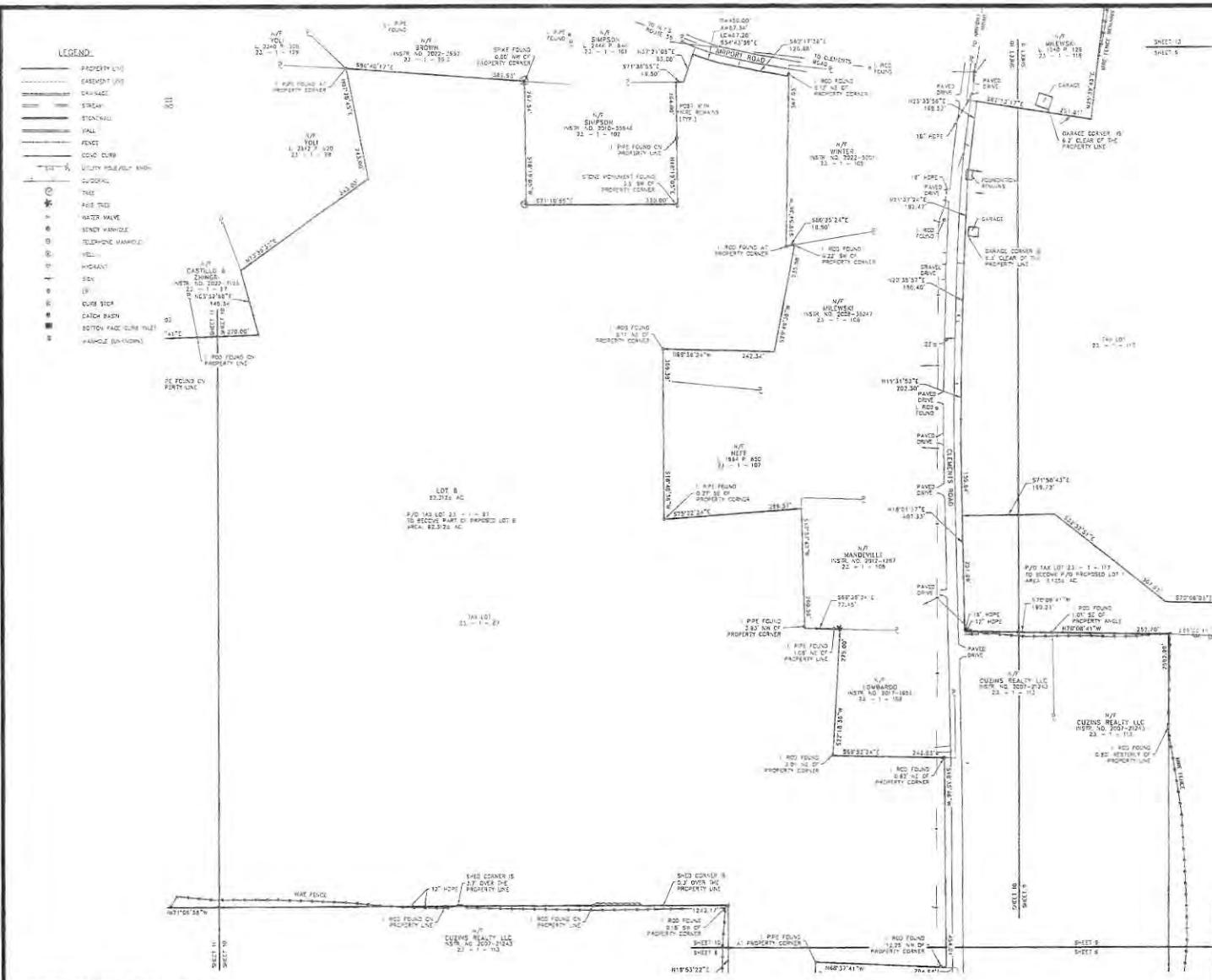












**CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 21, 2015.

STEWART TITLE GUARANTEE COMPANY  
 CHASE ABSTRACT LLC  
 PPG GROSSINGERS LAND BOND LLC  
 PPG GROSSINGERS UPPER LLC  
 PPG GROSSINGERS LLC

BOB E. PROCTOR, L.S.  
 NEW YORK STATE LICENSE NO. 001276



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**LANC & TULLY**  
 Engineering and Surveying, D.P.C.

P.O. Box 507, Rt. 207  
 Chesham, N.Y. 10924  
 (646) 294-3700

SUBDIVISION PREPARED FOR

**PPG GROSSINGERS LLC**

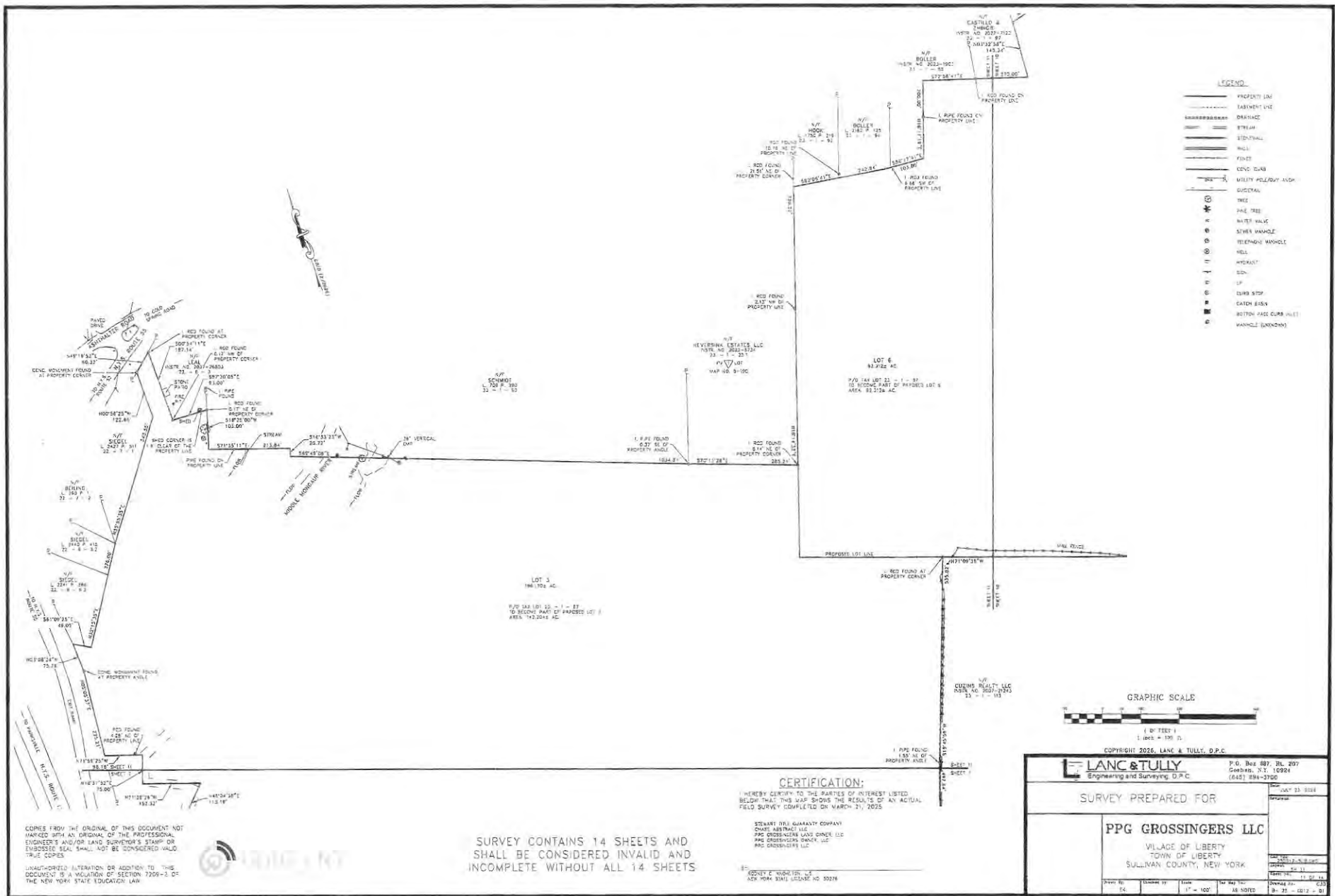
VILLAGE OF LIBERTY  
 TOWN OF LIBERTY  
 SULLIVAN COUNTY, NEW YORK

|          |            |         |              |            |
|----------|------------|---------|--------------|------------|
| Drawn By | Checked By | Date    | For New York | Survey No. |
| EN       |            | 11-1-10 | AS NOTED     | 035        |

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- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - DRAINAGE
  - STORM
  - STORM
  - FENCE
  - CONC. CURB
  - UTILITY POLY/PIPE AND/OR
  - CULVERT
  - TREE
  - PALE TREE
  - WATER VALVE
  - STEER MANHOLE
  - TELEPHONE MANHOLE
  - WELL
  - HYDRANT
  - SIGN
  - UP
  - CURB STOP
  - CATCH BASIN
  - BOTTOM PADE CURB (H/I)
  - MANHOLE (UNKNOWN)



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|                                                                                                  |                                        |                                                               |
|--------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------|
| <b>LANC &amp; TULLY</b><br>Engineering and Surveying, D.P.C.                                     |                                        | P.O. Box 487, Rt. 207<br>Goshen, N.Y. 10924<br>(845) 894-3700 |
| SURVEY PREPARED FOR                                                                              |                                        |                                                               |
| <b>PPG GROSSINGERS LLC</b><br>VILLAGE OF LIBERTY<br>TOWN OF LIBERTY<br>SULLIVAN COUNTY, NEW YORK |                                        |                                                               |
| Date: 04/24/2026<br>Drawn by: J. J. J.                                                           | Check by: J. J. J.<br>Date: 04/24/2026 | Scale: 1" = 100'<br>AS NOTED                                  |

**CERTIFICATION:**

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 21, 2025.

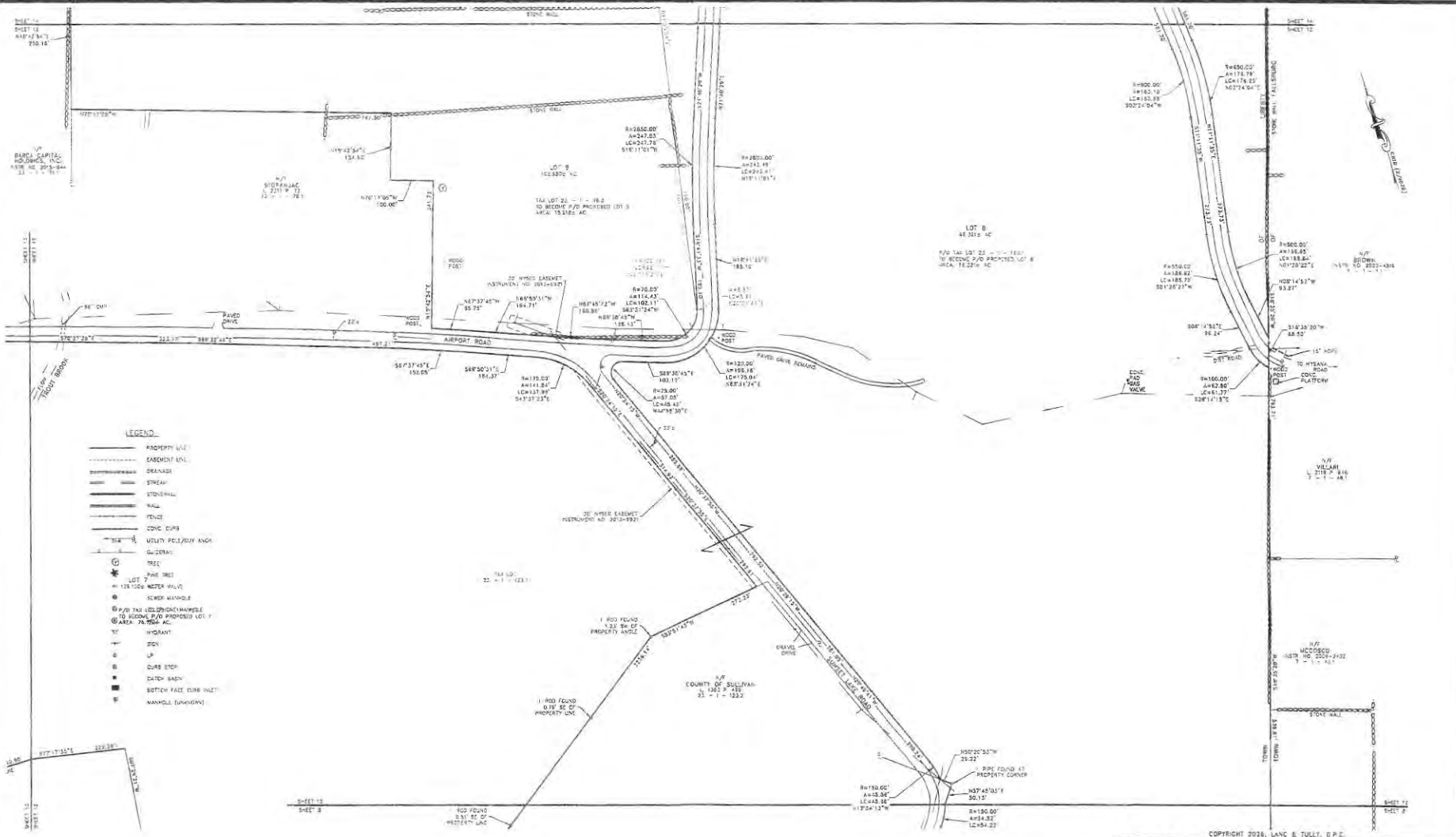
STEWART RILEY GUARANTY COMPANY  
 CHASE ARTHUR LLC  
 PPG GROSSINGERS LAND OWNER LLC  
 PPG GROSSINGERS LAND, LLC  
 PPG GROSSINGERS LLC

BY: ROBERT E. WOODRUFF, L.S.  
 NEW YORK STATE LICENSE NO. 50026

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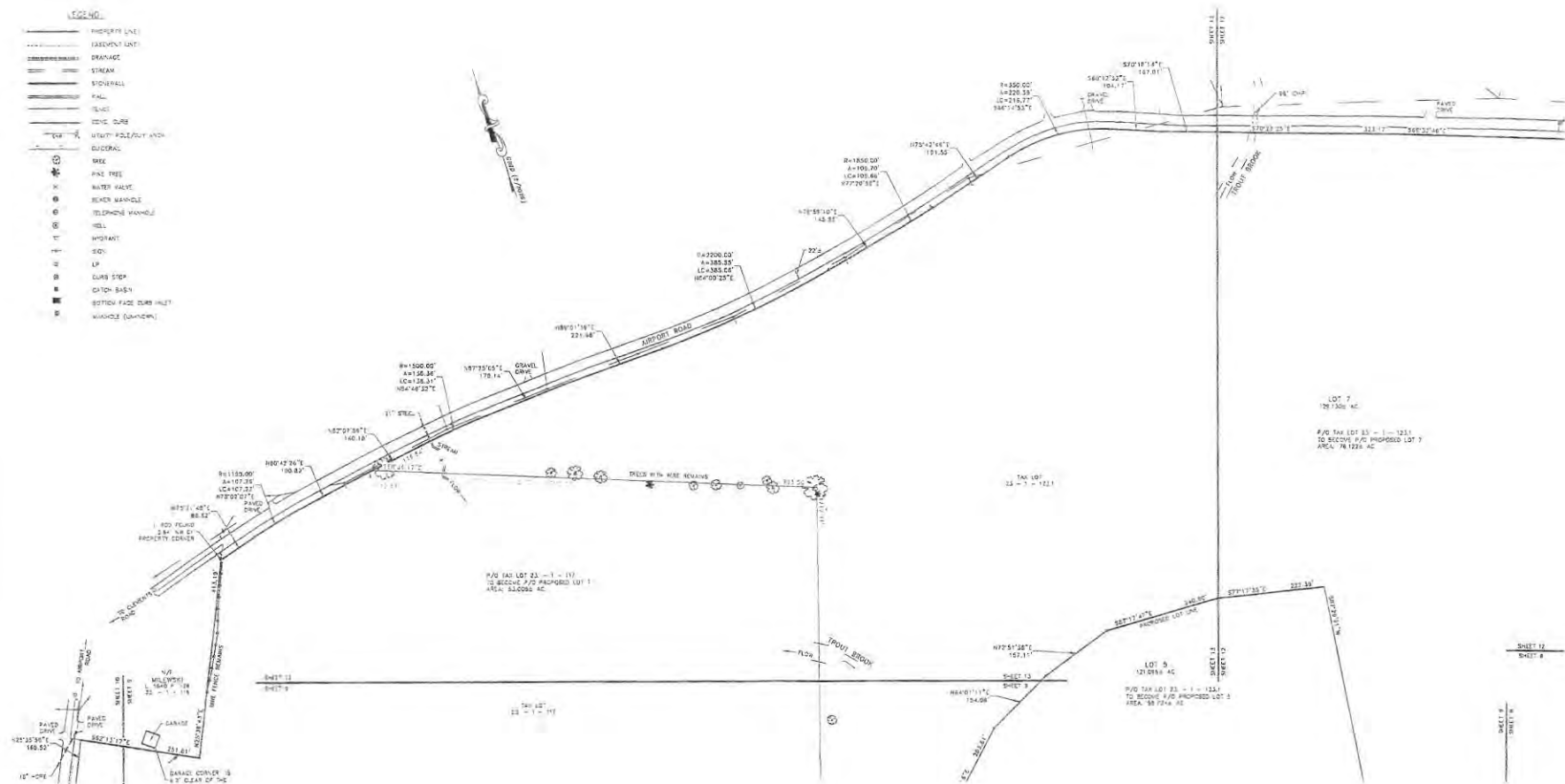
SURVEY CONTAINS 14 SHEETS AND SHALL BE CONSIDERED INVALID AND INCOMPLETE WITHOUT ALL 14 SHEETS

**CERTIFICATION:**  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON MARCH 21, 2023.

STANLEY TULLY SURVEY COMPANY  
CHAD L. TULLY, L.S.  
PPG CROSSINGERS LAND OWNER, LLC  
PPG CROSSINGERS LAND OWNER, LLC  
PPG CROSSINGERS, LLC

NEW YORK STATE LICENSE NO. 30275

|                                                                                                                              |                              |                                                                   |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------|
| <b>LANC &amp; TULLY</b><br>Engineering and Surveying, D.P.C.                                                                 |                              | T.O. Box 807, Rt. 107<br>Cobleskill, N.Y. 12524<br>(845) 294-3700 |
| SUBDIVISION PREPARED FOR<br><b>PPG CROSSINGERS LLC</b><br>VILLAGE OF LIBERTY<br>TOWN OF LIBERTY<br>SULLIVAN COUNTY, NEW YORK |                              |                                                                   |
| Date: MAY 23, 2023<br>Title:                                                                                                 | Scale: 1" = 100'<br>AS NOTED | Drawing No.: 22-01<br>Sheet No.: 14 OF 14<br>Project No.: 22-01   |

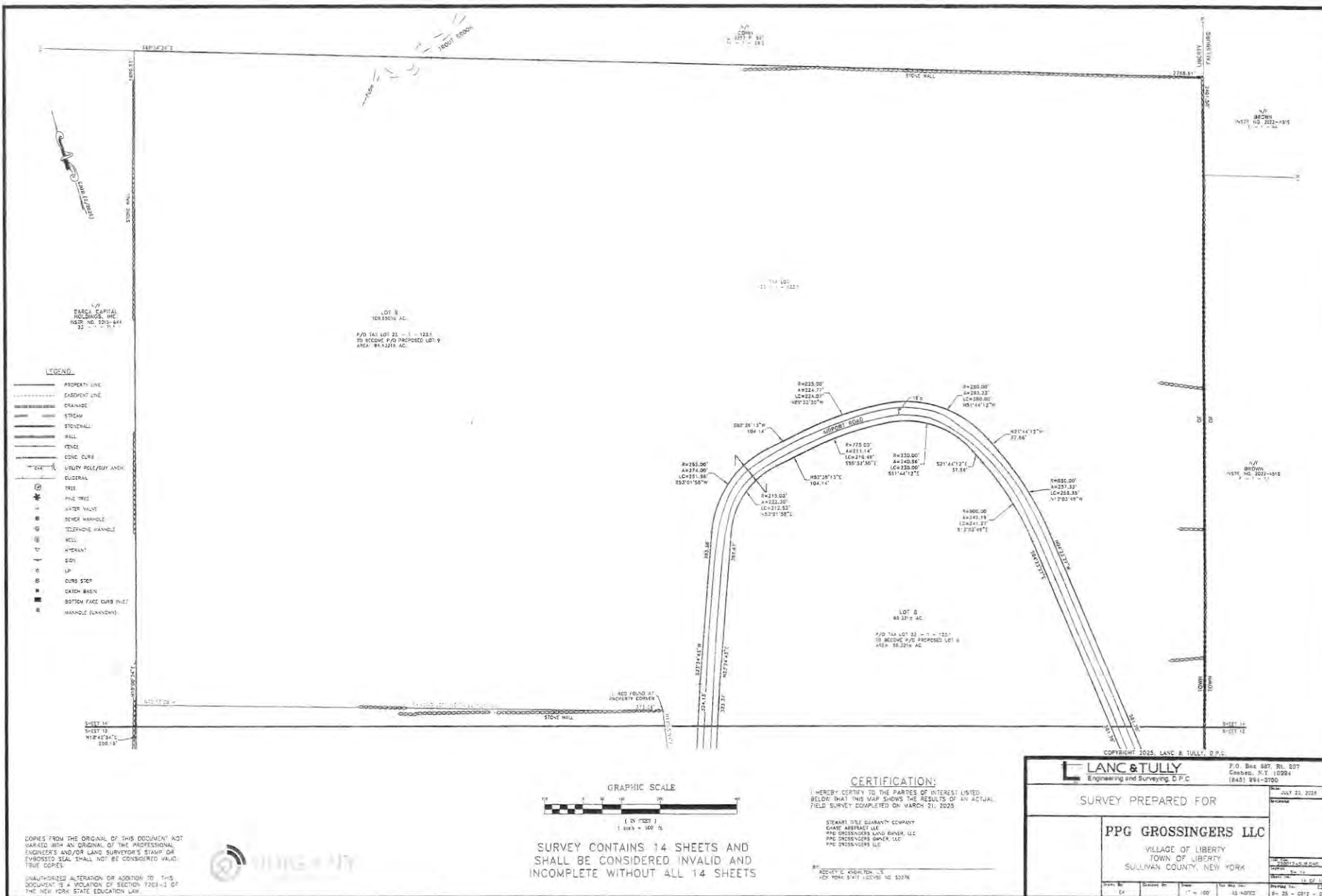


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SURVEY CONTAINS 14 SHEETS AND  
SHALL BE CONSIDERED INVALID AND  
INCOMPLETE WITHOUT ALL 14 SHEETS

STUART TITLE GUARANTY COMPANY  
CHASE ABSTRACT LLC  
PPG CROSSINGERS LAND OWNER, LLC  
PPG CROSSINGERS OWNER, LLC  
PPG CROSSINGERS LLC

|                                                                                                                                                                                                                     |                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COPYRIGHT 2025, LANC & TULLY, D.P.C.                                                                                                                                                                                |                                                                                                                                                                                                                                             |
|  <b>LANC &amp; TULLY</b><br>Engineering and Surveying D.P.C.                                                                   | P.O. Box 867, Rt. 807<br>Goshen, N.Y. 10924<br>(845) 294-3760                                                                                                                                                                               |
|                                                                                                                                                                                                                     | Date: <u>AUG 17, 2025</u><br>By: <u>XXXXXXXXXX</u>                                                                                                                                                                                          |
| SUBDIVISION PREPARED FOR<br><br><div style="text-align: center;"> <b>PPG GROSSINGERS LLC</b><br/> <br/>         VILLAGE OF LIBERTY<br/>         TOWN OF LIBERTY<br/>         SULLIVAN COUNTY, NEW YORK       </div> |                                                                                                                                                                                                                                             |
| Drawing No. <u>28</u><br>Revision No. <u>1</u><br>Date <u>08-17-2025</u>                                                                                                                                            | Scale <u>AS SHOWN</u><br>Project No. <u>28-11</u><br>Drawing No. <u>28-11</u><br>Revision No. <u>1</u><br>Date <u>08-17-2025</u><br>Project No. <u>28-11</u><br>Drawing No. <u>28-11</u><br>Revision No. <u>1</u><br>Date <u>08-17-2025</u> |





# TOWN OF LIBERTY PLANNING BOARD

## SPECIAL USE PERMIT INFORMATION SHEET

(PLEASE TAKE A MOMENT AND READ THIS  
BEFORE COMPLETING THE APPLICATION.)



1. The Town of Liberty Planning Board meets on the first Tuesday of every month at 7:00pm. (This date is subject to change if this Tuesday falls on a holiday).
2. **ALL applications shall include 10 copies of site plans, surveys and supporting paperwork. Also required is a pdf. format of the site plans or surveys. The application, all supporting paperwork and applicable fees must be received by the Planning Board Secretary no later than ten (10) days prior to any given meeting. NO EXCEPTIONS!!**

### Special Use Plat Requirements

Name of municipality, owner of record, North point, scale and date.

Certification by a licensed surveyor, professional engineer, architect, landscape architect, planner or other professional with competency in site design as to the accuracy of the survey/plat and give the date of the survey and the date the drawing was completed.

Location map depicting the premises upon the United States Geological Survey quadrangle map(s).

Boundaries of the property plotted to scale.

Existing watercourses.

Grading and drainage plan, showing existing and proposed contours.

Location, design, type of construction, proposed use and exterior dimensions of all buildings.

Location, design and type of construction of all parking and truck loading areas, showing access and egress.

Provision for pedestrian access.

Location of outdoor storage, if any.

Location, design and construction materials for all existing or proposed site improvements including drains, culverts, retaining walls and fences.

Description of the method of sewage disposal and location, design and construction materials of such facilities.

Description of method of securing public water and location, design and construction materials of such facilities.

Location of fire and other emergency zones, including the location of fire hydrants.

Location, design and construction of materials of all energy distribution facilities, including electrical, gas and solar energy.

Location, size, design and type of construction of all proposed signs.

Location and proposed development of all buffer areas, including existing vegetative cover.

Location and design of outdoor lighting facilities.

Identification of the location and amount of building area proposed for retail sales or similar commercial activity.

General landscaping plan and planting schedule.

An estimated project construction schedule.

Record of application for and approval status of all necessary permits from state and county officials.

Identification of any state or county permits required for the project's execution plus documentation sufficient to enable compliance with the State Environmental Quality Review (SEQR) Regulations.

All applicable zoning data; and

Other elements integral to the proposed development as considered necessary by the Planning Board

3. It is strongly recommended that you follow the guidelines set forth in the Special Use Plat Requirements. Failure to do so will only delay the review process. Even the simplest review will take two (2) months.

4. FEES:                      **Special Use Permit**                      **\$300.00**

**Note: All fees are NON-REFUNDABLE.**

If you have any questions feel free to contact us at 845-292-8511.



## **TOWN OF LIBERTY PLANNING BOARD CHECKLIST FOR SPECIAL USE PERMIT APPLICATIONS**

### **COMPLETE SUBMISSION PACKET INCLUDES:**

- \_\_\_\_\_ 10 COPIES OF COMPLETED APPLICATION
- \_\_\_\_\_ 10 COPIES OF FULL DETAILED SITE PLAN
- \_\_\_\_\_ 10 COPIES OF SHORT FORM EAF/LONG FORM EAF  
(ENVIRONMENTAL ASSESSMENT FORMS ARE AVAILABLE ON  
THE DEC WEBSITE –  
<https://gisservices.dec.ny.gov/eafmapper/>)
- \_\_\_\_\_ 10 COPIES OF OWNERS AUTHORIZATION
- \_\_\_\_\_ PDF. FORMAT OF SITE PLAN EMAILED TO PB SECRETARY
- \_\_\_\_\_ APPLICABLE FEES PAID

**ALL PAPERWORK MUST BE RECEIVED BY THE PLANNING BOARD SECRETARY NO  
LATER THAN TEN (10) DAYS PRIOR TO ANY GIVEN MEETING – NO EXCEPTIONS!!**



**TOWN OF LIBERTY**

**PLANNING BOARD**

**SPECIAL USE PERMIT APPLICATION**

No. : \_\_\_\_\_ Date: 06/24/2026

Fee Paid: \_\_\_\_\_ Site Plan: \_\_\_\_\_ Zone: \_\_\_\_\_  
Long Form E.A.F. Filed: \_\_\_\_\_ Short Form E.A.F. Filed: \_\_\_\_\_  
Owners Authorization Signed & Filed: \_\_\_\_\_

**APPLICANT:** PPG GROSSINGERS LLC

**MAILING ADDRESS:** 22 EAST MAIN STREET UNIT #335, MIDDLETOWN, NY 10940

**TELEPHONE: Business:** AVAILABLE UPON REQUEST **Home:** \_\_\_\_\_

**PRESENTED BY:** WHITEMAN, OSTERMAN & HANNA LLP - CHARLES GOTTLIEB, ESQ. and STEVEN VEGLIANTE ESQ.

**MAILING ADDRESS:** 510 HAIGHT AVENUE SUITE 202  
POUGHKEEPSIE, NY 12603

**TELEPHONE: Business:** 518-487-7600 **Home:** \_\_\_\_\_

**PROPERTY OWNER:** APPLICANT

**MAILING ADDRESS:** \_\_\_\_\_

**TELEPHONE: Business:** \_\_\_\_\_ **Home:** \_\_\_\_\_

**THIS SPECIAL USE PERMIT IS REQUESTED TO:**

BUILD AND OPERATE RESORT HOUSING AND AMENITIES INCLUDING COMMERCIAL STABLES, EQUESTRIAN FACILITIES  
GOLF COURSES, OTHER COMMERCIAL RECREATIONAL FACILITIES AS DESCRIBED ON APPLICATION, SINGLE FAMILY  
RESIDENTIAL CLUSTERED RESORT HOUSING ALL AS DESCRIBED ON ATTACHED SKETCH PLAN.

PROPERTY LOCATION: SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ \* SEE ATTACHED SCHEDULE

ROAD NAME: ROUTE 52

INTERSECTING ROAD: CLEMENTS ROAD

PROPERTY VIOLATION(S): YES \_\_\_\_\_ NO \_\_\_\_\_

ARE YOU LOCATED IN A WATER DISTRICT? YES X NO \_\_\_\_\_

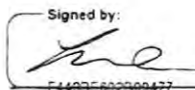
IF YES, WHAT DISTRICT? FERNDAL WATER DISTRICT

ANTICIPATED WATER USAGE: 250,000 (MAX)          GPD (AVERAGE)

ARE YOU LOCATED IN A SEWER DISTRICT? YES X NO \_\_\_\_\_

IF YES, WHAT DISTRICT? GROSSINGER SEWER DISTRICTS 1, 2, 3 and INFIRMARY ROAD SEWER DISTRICT

ANTICIPATED SEWAGE FLOW: 250,000 (MAX)          GPD (AVERAGE)

Signed by:  
  
F44895602000477

SIGNATURE OF APPLICANT

STATE OF NEW YORK  
COUNTY OF SULLIVAN} SS:

SWORN TO ME THIS 25th DAY OF JUNE, 2026

  
\_\_\_\_\_  
NOTARY PUBLIC

STEVEN VEGLIANTE (ELECTRONICALLY WITNESSED)  
NOTARY PUBLIC OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN #2307 / NYS NOTARY02VE5030135  
MY COMMISSION EXPIRES 7/5/2030



**TOWN OF LIBERTY PLANNING BOARD**  
**PROPERTY OWNER'S AUTHORIZATION**  
**SPECIAL USE PERMIT**

DATE: 06/23/2026

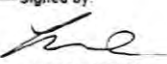
(I, We) ARI PEARL, MANAGER OF PPG GROSSINGERS LLC (Owner / Owners) of the

property, tax map Section     Block     Lot     \*SEE ATTACHED SCHEDULE

described in the application filed by: WHITEMAN OSTERMAN & HANNA LLP

with the Town of Liberty Planning Board do

**HEREBY**, authorize the applicant to file for a special use permit with  
my full knowledge and acceptance.

Signed by:   
F4493E602B30477

Signature  
(Owner / Owners)

State of New York}

County of **SULLIVAN** }ss:

Sworn to me this 25<sup>th</sup> day of JUNE, 2026.



Notary Public

**STEVEN VEGLIANTE (ELECTRONICALLY WITNESSED)**  
**NOTARY PUBLIC OF THE STATE OF NEW YORK**  
**COUNTY OF SULLIVAN #2307 / NYS NOTARY02VE5030135**  
**MY COMMISSION EXPIRES 7/5/2030**

# TOWN OF LIBERTY PLANNING BOARD SUBDIVISION INFORMATION SHEET

(PLEASE TAKE A MOMENT AND READ THIS  
BEFORE COMPLETING THE APPLICATION.)



1. The Town of Liberty Planning Board meets on the first Tuesday of every month at 7:00pm. (This date is subject to change if this Tuesday falls on a holiday).
2. **ALL** applications shall include 10 copies of surveys and supporting paperwork. Also required is a pdf. format of the survey / lot improvement map. The application, supporting paperwork and applicable fees must be received by the Planning Board Secretary no later than ten (10) days prior to any given meeting. **NO EXCEPTIONS!!**

## Subdivision Plat Requirements

Name of municipality, owner of record, North point, scale and date.

Certification by a licensed surveyor, professional engineer, architect, landscape architect, planner or other professional with competency in site design as to the accuracy of the survey/plat and give the date of the survey and the date the drawing was completed.

Location map depicting the premises upon the United States Geological Survey quadrangle map(s).

Elevation, existing and proposed lot lines, dimensions and their acreage of each proposed lot.

Topography – the existing contours at intervals of not more than 20 feet, approximate final grades in areas where cuts or fills are to be made.

Location of New York State designated wetlands.

Location of any designated flood hazard areas.

Existing and proposed buildings with their measurements and all setback lines clearly marked.

All existing streets, roads, streams, water mains, sanitary sewers, electric, power lines and telephone lines within 500 feet of subdivision.

All proposed streets, roads, streams, water mains, sanitary sewers, with direction of flow and pressure, if applicable, and all drainage easements marked as such. The street proposals shall be accompanied by a submission of design materials, including profiles, cross sections and preliminary designs for bridges and culverts.

All electric, power lines and telephone lines in subdivision with their measurements.

Location and extent of undevelopable areas, including rights-of-ways for streets, utility easements, existing buildings and all existing or proposed open space areas of parks.

All existing wooded areas within the area to be subdivided.

All applicable zoning data, AND any other information the Planning Board may deem appropriate.

3. It is strongly recommended that you follow the guidelines set forth in the Subdivision Plat Requirements. Failure to do so will only delay the review process. Even the simplest review will take two (2) months.
4. FEES:

|                                          |                                            |
|------------------------------------------|--------------------------------------------|
| <b>Minor Subdivision (1-4 lots)</b>      | <b>Major Subdivision (5 lots &amp; up)</b> |
| <b>\$200.00 - Application fee (plus)</b> | <b>\$1,000.00 – Application fee (plus)</b> |
| <b>\$50.00 - Per lot</b>                 | <b>\$50.00 - Per lot</b>                   |

**Note: All fees are NON-REFUNDABLE.**

If you have any questions feel free to contact us at 845-292-8511.

## **TOWN OF LIBERTY PLANNING BOARD CHECKLIST FOR SUBDIVISION APPLICATIONS**

### **COMPLETE SUBMISSION PACKET INCLUDES:**

- \_\_\_\_\_ 10 COPIES OF COMPLETED APPLICATION
- \_\_\_\_\_ 10 COPIES OF FULL DETAILED SUBDIVISION / LOT IMPROVEMENT MAP
- \_\_\_\_\_ 10 COPIES OF SHORT FORM EAF/LONG FORM EAF  
(ENVIRONMENTAL ASSESSMENT FORMS ARE AVAILABLE ON THE DEC WEBSITE – <https://gisservices.dec.ny.gov/eafmapper/>)
- \_\_\_\_\_ 10 COPIES OF OWNERS AUTHORIZATION
- \_\_\_\_\_ PDF. FORMAT OF SUBDIVISION / LOT IMPROVEMENT MAP EMAILED TO PB SECRETARY
- \_\_\_\_\_ APPLICABLE FEES PAID

**ALL PAPERWORK MUST BE RECEIVED BY THE PLANNING BOARD SECRETARY NO LATER THAN TEN (10) DAYS PRIOR TO ANY GIVEN MEETING – NO EXCEPTIONS!!**

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## TOWN OF LIBERTY PLANNING BOARD SUBDIVISION APPLICATION

No.: \_\_\_\_\_ Date: 06/24/2026

TYPE: Major: \_\_\_\_\_ Minor: \_\_\_\_\_ Lot Imp.: \_\_\_\_\_  
Long Form E.A.F. Filed: \_\_\_\_\_ Short Form E.A.F. Filed: \_\_\_\_\_  
Owners Authorization Signed & Filed: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Zone: \_\_\_\_\_

APPLICANT: PPG GROSSINGERS LLC

MAILING ADDRESS: 22 EAST MAIN STREET, UNIT #335 MIDDLETOWN, NY 10940

TELEPHONE: Business: AVAILABLE UPON REQUEST Home: \_\_\_\_\_

PRESENTED BY: WHITEMAN OSTERMAN & HANNA LLP - CHARLES GOTTLIEB, ESQ. and STEVEN VEGLIANTE, ESQ.

MAILING ADDRESS: 510 HAIGHT AVENUE STE 202  
POUGHKEEPSIE, NY 12603

TELEPHONE: Business: 518-487-7600 Home: \_\_\_\_\_

PROPERTY OWNER: APPLICANT

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE: Business: \_\_\_\_\_ Home: \_\_\_\_\_

### PROPERTY LOCATION

SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ \*SEE ATTACHED SCHEDULE

ROAD NAME: NYS ROUTE 52

INTERSECTING ROAD: CLEMENTS ROAD

**SUBDIVISION**

NUMBER OF LOTS: 10 NUMBER OF UNITS: TBD TYPES OF UNITS: TBD

OTHER ITEMS: (E.g. pool & etc.):

RESORT HOTEL, GOLF COURSES, ATHLETIC CLUB, EQUESTRIAN AND POLO CENTER, HOSPITALITY OUTLETS, FARM  
RESORT HOUSING

PREVIOUSLY SUBDIVIDED: YES \_\_\_\_\_ IF YES, WHAT IS THE DATE? UNKNOWN NO \_\_\_\_\_

PROPOSED IMPROVEMENTS: ROADS: YES X NO \_\_\_\_\_ ROADS DEDICATE: YES \_\_\_\_\_ NO X

WATER-WELLS: \_\_\_\_\_ MUNICIPAL: FERNDALE WATER DISTRICT

SEWER-SEPTIC: \_\_\_\_\_ MUNICIPAL: GROSSINGERS SEWER DISTRICTS 1, 2, 3 and INFIRMARY ROAD  
SEWER DISTRICT

ADDITIONAL APPROVALS REQUIRED:

DEC: YES \_\_\_\_\_ COUNTY: GML 239 REVIEW OTHER: SEE ATTACHED EAF

ARE YOU LOCATED IN A WATER DISTRICT? YES X NO \_\_\_\_\_

IF YES, WHAT DISTRICT? FERNDALE WATER DISTRICT

ANTICIPATED WATER USAGE: 250,000 (MAXIMUM) GPD (AVERAGE)

ARE YOU LOCATED IN A SEWER DISTRICT? YES X NO \_\_\_\_\_

IF YES, WHAT DISTRICT? GROSSINGERS SEWER DISTRICTS 1, 2, 3 and INFIRMARY ROAD SEWER DISTRICT

ANTICIPATED SEWAGE FLOW: 250,000 (MAXIMUM) GPD (AVERAGE)

Signed by:   
F449BE602609477

SIGNATURE OF APPLICANT

STATE OF NEW YORK  
COUNTY OF SULLIVAN} SS:

SWORN TO ME THIS 25th DAY OF JUNE, 2026



NOTARY PUBLIC

STEVEN VEGLIANTE - WITNESSED ELECTRONICALLY  
NOTARY PUBLIC OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN # 2307 / NYS NOTARY LICENSE 02VE5030135  
MY COMMISSION EXPIRES 7/6/2030



**TOWN OF LIBERTY PLANNING BOARD**  
**PROPERTY OWNER'S AUTHORIZATION**  
**TO FILE SUBDIVISION**

DATE: 06/23/2026

ARI PEARL, MANAGER OF  
(I, We) PPG GROSSINGERS LLC (Owner / Owners) of the  
property, tax map Section        Block        Lot        \*SEE ATTACHED SCHEDULE  
described in the application filed by: WHITEMAN, OSTERMAN & HANNA LLP  
with the Town of Liberty Planning Board do  
HEREBY, authorize the applicant to file for a 10 lot subdivision with  
my full knowledge and acceptance.

Signed by  
  
Signature  
(Owner / Owners)

State of New York}

County of SULLIVAN }ss:

Sworn to me this 25th day of JUNE, 2026.

  
\_\_\_\_\_  
Notary Public

STEVEN VEGLIANTE - WITNESSED ELECTRONICALLY  
NOTARY PUBLIC OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN # 2307 / NYS NOTARY LICENSE 02VE5030135  
MY COMMISSION EXPIRES 7/6/2030

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies that would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No." If the answer to the initial question is "Yes," complete the following sub-questions. If the answer to the initial question is "No," proceed to the next question. Section F allows the project sponsor to identify and attach additional information. Section G requires the name and signature of the applicant or project sponsor to verify the information in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------|
| Name of Action or Project:<br>Grossinger's Resort Re-Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                                   |
| Project Location (describe and attach a general location map):<br>Intersection of NYS Route 52 and Clement's Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |                                   |
| Brief Description of Proposed Action (include purpose or need):<br>Redevelopment of the former Grossinger's Resort Hotel Properties, to include a Resort Hotel with Golf Courses, Equestrian Facilities, Sports Complex and farming operations on site of former Grossinger's Resort. Utilizing natural landscapes Applicant will build a resort lodge, two golf courses, additional athletic facilities, equestrian center and farm, while maintaining green space and natural topography throughout the site. The project will have a small residential component including not more than 175 resort homes spread out over the entire project site, which is comprised of 922 acres in the Town of Liberty and 107.3 acres in the Village of Liberty for a total project area of 1029.3 acres. |           |                                   |
| Name of Applicant/Sponsor:<br>PPG Grossingers LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           | Telephone: available upon request |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           | E-Mail: info@ppgdevelopment.com   |
| Address: 22 East Main Street Unit 335                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |           |                                   |
| City/PO: Middletown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | State: NY | Zip Code: 10940                   |
| Project Contact (if not same as sponsor; give name and title role):<br>Charles Gottlieb, Esq. and Steven Vegliante, Esq.<br>Whiteman, Osterman & Hanna LLP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |           | Telephone: 5184877757             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           | E-Mail: svegliante@woh.com        |
| Address:<br>510 Haight Avenue Suite 202                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                                   |
| City/PO: Poughkeepsie                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | State: NY | Zip Code: 12603                   |
| Property Owner (if not same as sponsor):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           | Telephone:                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           | E-Mail:                           |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |           |                                   |
| City/PO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | State:    | Zip Code:                         |

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity                                                                                                             | If Yes: Identify Agency and Approval(s) Required                                                                      | Application Date (Actual or projected)                              |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | Town/Village Board: Water & Sewer District Expansions                                                                 |                                                                     |
| b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission     | Town Planning Board: SEQR, Major Subdivision (MS), Site Plan (SP), Special Use (SU); Village Planning Board: MS/SP/SU | Town Planning Board- 6/24/2026 - Rema                               |
| c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals          |                                                                                                                       |                                                                     |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |                                                                                                                       |                                                                     |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                        | Sullivan County Planning Department: GML Section 239m Review; IDA: Pilot/Tax Exemption                                |                                                                     |
| f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      | Delaware River Basin Commission                                                                                       |                                                                     |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                         | DEC: SPDES GP, Article 15 & 24, Sewer Main Extension; DOT: Perm 32 & 33, DOH: 348 & 347; SHPO/DEC: Cultural Resources |                                                                     |
| h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                       | USACE: NWP 39, USFWS: Threatened & Endangered Species Review                                                          |                                                                     |
| i. Coastal Resources.                                                                                                         |                                                                                                                       |                                                                     |
| i. Is the project site within a Coastal Area or the waterfront area of a Designated Inland Waterway?                          |                                                                                                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |                                                                                                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?                                                                |                                                                                                                       | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

## C. Planning and Zoning

|                                                                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>C.1. Planning and zoning actions.</b>                                                                                                                                                                                                                                                                     |  |
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule, or regulation be the only approval(s) that must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |  |
| <ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>                                                                                                                  |  |
| <b>C.2. Adopted land use plans.</b>                                                                                                                                                                                                                                                                          |  |
| a. Do any municipally adopted (city, town, village, or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                               |  |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                            |  |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |  |
| If Yes, identify the plan(s):<br>NYS Major Basins: Upper Delaware, Remediation Sites: C353015                                                                                                                                                                                                                |  |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                                    |  |
| If Yes, identify the plan(s):<br>Sullivan County Agricultural & Farmland Protection Plan December 2014                                                                                                                                                                                                       |  |

d. Is the proposed action in a municipality with an adopted comprehensive or individual plan that addresses climate change? ☐ Yes ☒ No

If yes, identify the elements of the plan that are relevant to the action:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Town of Liberty: Resort Hotel (RH)

Village of Liberty: R-2 High Density Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?

☐ Yes ☒ No

If Yes, What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? Liberty Central School District

b. What police or other public protection forces serve the project site?

Village of Liberty Police Department

c. Which fire protection and emergency medical services serve the project site?

Liberty Joint Fire District

d. What parks serve the project site?

Hanofee Park, Walbut Mountain Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Hotel Resort, Golf Courses, Members Club and Spa, Equestrian, Polo, Single Family Residential, Open Space

b. a. Total acreage of the site of the proposed action? 1029+- acres

b. Total acreage to be physically disturbed? 650+- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1039+- acres

c. Is the proposed action an expansion of an existing project or use?

☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?

☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Resort/Residential

ii. Is a cluster/conservation layout proposed?

☐ Yes ☒ No

iii. Number of lots proposed? 10

iv. Minimum and maximum proposed lot sizes? Minimum 3 Maximum 236



e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 4
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month 2028 year
- Anticipated completion date of final phase \_\_\_\_\_ month TBD year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: See Site Plan

---

f. Does the project include new residential uses? ☒ Yes ☐ No

If Yes, show numbers of units proposed.

|                             | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|-----------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase               | <u>50 du</u>      | _____             | _____               | <u>30 du</u>                          |
| At completion of all phases | <u>175 du</u>     | _____             | _____               | <u>30 du</u>                          |

---

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No

If Yes,

i. Total number of structures 21

ii. Dimensions (in feet) of largest proposed structure: 50' height; 190' width; and 530' length

iii. Approximate extent of building space to be heated or cooled: 350,000 square feet

---

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No

If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source.  
N/A

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

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**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
\_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No  
If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☒ Yes ☐ No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Impacts anticipated to be less than 0.5 acres, for infrastructure and roads

ii. Describe how the proposed action would affect that waterbody or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks, and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
impacts anticipated to be limited to excavation and fill to facilitate the construction of infrastructure and roads

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☒ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 250,000 MAX gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Ferndale Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Ferndale Water District to be geographically expanded to include the entire project site with flows anticipated to be less than historic resort use. Potential public main extensions in Clements and Airport Roads
- Source(s) of supply for the district: Elm Street Well and Lily Pond WTP

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

Existing Permit for lake withdrawal for golf course irrigation

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

- i. Total anticipated liquid waste generation per day: 250,000 MAX gallons/day
- ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Village of Liberty WWTP
- Name of district: Grossinger Sewer District 1, 2, & 3; Infirmary Road Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Line extensions are limited to service connections to existing infrastructure in the adjacent right-of-way. Grossingers 1, 2, 3 and Infirmary road District to be geographically expanded to include the entire project site with projected flows expected to be less than the historic resort use

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?

☐ Yes ☒ No

If Yes:

- Applicant sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

potential limited on-site subsurface sewage disposal areas (SSDAs) for future residential lots

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?

☒ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 96+ acres (impervious surface)

\_\_\_\_\_ Square feet or 1029+ acres (parcel size)

ii. Describe types of new point sources: proposed buildings, roadways

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water, or off-site surface waters)?

on-site stormwater management facilities & surface waters

- If to surface waters, identify receiving water bodies or wetlands: Grossinger's Lake, on-site streams

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) \_\_\_\_\_

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) \_\_\_\_\_

iii. Stationary sources during operations (e.g., process emissions, boilers, electric generation, surface coating) \_\_\_\_\_

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g. Will any air emission sources named in D.2.f (above), require an Air Facility Registration, Air State Facility Permit, Title IV Permit or Title V Permit? ☐ Yes ☒ No

If Yes:

i. Is the proposed action subject to the Nonattainment New Source Review or Prevention of Significant Deterioration requirements discussed in 6 NYCRR Part 231? ☐ Yes ☐ No

ii. As calculated in the air permit application, the proposed action has the potential to emit:

- \_\_\_\_\_ Tons/year (short tons) of carbon monoxide (CO)
- \_\_\_\_\_ Tons/year (short tons) of oxides of nitrogen (NO<sub>x</sub>)
- \_\_\_\_\_ Tons/year (short tons) of particulate matter (PM-10, PM-2.5)
- \_\_\_\_\_ Tons/year (short tons) of volatile organic compounds (VOC)
- \_\_\_\_\_ Tons/year (short tons) of sulfur dioxide (SO<sub>2</sub>)

iii. Will emissions of air contaminants from the proposed action described above exceed the corresponding major source thresholds? ☐ Yes ☐ No

iv. Does the proposed action have the potential to emit 10 tons/year or more of any one designated hazardous air pollutant or 25 tons/year or more of any combination of such hazardous air pollutants (6 NYCRR 200.1(ag))? ☐ Yes ☐ No

If Yes, provide the total potential to emit hazardous air pollutants in short tons/year: \_\_\_\_\_

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h. Will the proposed action generate or emit annual direct and indirect greenhouse gas emissions, such as carbon dioxide, methane, nitrous oxide, sulfur hexafluoride, hydrofluorocarbons, or perfluorocarbons in excess of 10,000 metric tons of total carbon dioxide equivalents per year at any point in the lifetime of the proposed action (estimated using the carbon dioxide equivalent definition and global warming potentials provided in 6 NYCRR Part 496)? ☐ Yes ☒ No

If Yes:

i. Estimate the proposed action's metric tons of carbon dioxide equivalents in tons/year (metric): \_\_\_\_\_

ii. Describe any greenhouse gas capture, control, or elimination measures included in project design: \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☒ Weekend  
Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):  
TBD

iii. Parking spaces: Existing prior ~400-800\* Proposed ~354 Net increase/decrease ~-50

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Proposed internal resort and residential roadways

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No

*"The site previously operated as the Grossinger's Resort complex with parking facilities of approximately approximately 400 to 800 spaces, with a midpoint of roughly 600 spaces, but following site-wide demolition, the active parking baseline is currently zero."*



k. Will the proposed action (for commercial or industrial projects only) generate new or additional energy demand? ☒ Yes ☐ No  
If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD

ii. Anticipated sources suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid local utility, or other): New York State Electric and Gas (NYSEG)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: in accord. with local noise ord.
- Saturday: " "
- Sunday: " "
- Holidays: " "

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: " "
- Sunday: " "
- Holidays: " "

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No  
If yes:

i. Provide details including sources, time of day and duration:  
typical construction noise (temporary)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No  
Describe: \_\_\_\_\_

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No  
If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
1) Outdoor tennis courts at the Ridgely amenity - Fixtures +/- 30' high, directed downwards to the playing surface. Nearest occupied struct. outside the project: residential house approx. 125' away. 2) Across the site: pathway lighting (bollard and path lights, pedestrian pole lights(12' tall), DarkSky compliant

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No  
Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No  
If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☒ Yes ☐ No  
If Yes:

i. Describe proposed treatment(s):  
Not during construction, but once the golf course is planted, a qualified Director of Agronomy will follow an Integrated Pest Management (IPM) program and Golf Course Best Management Practices that prioritize non-chemical methods and targeted treatments, to minimize environmental impact.

ii. Will the proposed action use Integrated Pest Management Practices? ☒ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation: TBD tons per TBD (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private
- Operation: Private

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled, or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling, or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?

☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_



## E. Site and Setting of Proposed Action

### E.1. Land uses on and surrounding the project site

#### a. Existing land uses.

##### i. Check all uses that occur on, adjoining and near the project site.

☐ Urban    ☐ Industrial    ☒ Commercial    ☒ Residential (suburban)    ☒ Rural (non-farm)  
☒ Forest    ☒ Agriculture    ☒ Aquatic    ☒ Other (specify): Site of former Grossinger's Resort

##### ii. If mix of uses, generally describe:

#### b. Land uses and cover types on the project site.

| Land use or Cover type                                                                                                                                                                                                                     | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|--------------------|
| <ul style="list-style-type: none"> <li>Roads, buildings, and other paved or impervious surfaces (total) <ul style="list-style-type: none"> <li>Industrial or manufacturing</li> <li>Commercial</li> <li>Residential</li> </ul> </li> </ul> | ~13             | ~96                              | ~+83               |
| <ul style="list-style-type: none"> <li>Forested</li> </ul>                                                                                                                                                                                 | ~581            | ~470                             | ~-111              |
| <ul style="list-style-type: none"> <li>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</li> </ul>                                                                                                   | ~175            | ~140                             | ~-35               |
| <ul style="list-style-type: none"> <li>Agricultural (includes active orchards, field, greenhouse, etc.)</li> </ul>                                                                                                                         | 0               | ~40                              | ~+40               |
| <ul style="list-style-type: none"> <li>Surface water features (lakes, ponds, streams, rivers, etc.)</li> </ul>                                                                                                                             | ~36             | ~36                              | 0                  |
| <ul style="list-style-type: none"> <li>Wetlands (freshwater or tidal)</li> </ul>                                                                                                                                                           | ~57             | ~56.5                            | ~-0.5              |
| <ul style="list-style-type: none"> <li>Non-vegetated (bare rock, earth, or fill)</li> </ul>                                                                                                                                                |                 |                                  |                    |
| <ul style="list-style-type: none"> <li>Other, Describe: <u>Golf Course</u></li> </ul>                                                                                                                                                      | ~167            | ~190.5                           | ~+23.5             |

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No  
If Yes,  
i. Identify facilities:  
Sullivan County Public Health, Care Center at Sunset Lakes, Sullivan County Child Care, Inc.

e. Does the project site contain an existing dam? ☒ Yes ☐ No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: 15 feet  
• Dam length: 200 feet  
• Surface area: 26 acres  
• Volume impounded: Normal = 120, Max = 245 gallons OR acre-feet  
ii. Dam's existing hazard classification: Intermediate Hazard  
iii. Provide date and summarize results of last inspection:  
State ID: 162-4480, Federal ID: NY01279. Last inspection 8/9/2023, Condition: Not Rated

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property that is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No  
If Yes:  
i. Has the facility been formally closed? ☐ Yes ☐ No  
• If Yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No  
☐ Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): C353015  
☐ Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No  
If Yes, provide DEC ID number(s): C353015  
iv. If Yes to (i), (ii) or (iii) above, describe current status of site(s):  
Active monitoring program in place

v. Is the project site subject to an institutional control limiting property uses? ☒ Yes ☐ No

- If Yes, DEC site ID number: C353015
- Describe the type of institutional control (e.g., deed restriction or easement): Environmental Easement
- Describe any use limitations: Ongoing Groundwater Monitoring
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: Ongoing coordination with NYSDEC re: groundwater monitoring controls to be removed prior to project construction

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? 3 - 30 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

|                                 |           |          |
|---------------------------------|-----------|----------|
| <u>Wellsboro gravelly loam,</u> | <u>17</u> | <u>%</u> |
| <u>Oquaga-Amot complex,</u>     | <u>9</u>  | <u>%</u> |
| <u>Udorthents, smoothed</u>     | <u>6</u>  | <u>%</u> |

d. What is the average depth to the water table on the project site? Average: 2 - 15 feet

e. Drainage status of project site soils:

|                          |           |                  |
|--------------------------|-----------|------------------|
| Well Drained:            | <u>52</u> | <u>% of site</u> |
| Moderately Well Drained: | <u>36</u> | <u>% of site</u> |
| Poorly Drained           | <u>12</u> | <u>% of site</u> |

f. Approximate proportion of proposed action site with slopes:

|                 |           |                  |
|-----------------|-----------|------------------|
| 0-10%:          | <u>60</u> | <u>% of site</u> |
| 10-15%:         | <u>17</u> | <u>% of site</u> |
| 15% or greater: | <u>23</u> | <u>% of site</u> |

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds, or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No  
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 815-244 - 246, 815-227, 815-142 Classification B, B(T)
- Lakes or Ponds: Name Grossinger's Lake Classification +/- 36 Acres
- Wetlands: Name Federal Waters Approximate Size +/- 97 Acres
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No  
If Yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway? *Note: Limited to area along Mongaup River* ☒ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No  
If Yes:  
i. Name of aquifer: Principal Aquifer

|                                                                                                                                                                                                                                      |                                                         |                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------|
| m. Identify the predominant wildlife species that occupy or use the project site:                                                                                                                                                    |                                                         | <u>Raccoon</u><br><u>Gray Squirrel</u><br><u>Muskrat</u>            |
| <u>White Tail Deer</u><br><u>American Robin</u><br><u>Coyote</u>                                                                                                                                                                     | <u>Black Bear</u><br><u>Porcupine</u><br><u>Red Fox</u> |                                                                     |
| n. Does the project site contain a designated significant natural community?                                                                                                                                                         |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:                                                                                                                                                                                                                              |                                                         |                                                                     |
| i. Describe the habitat/community (composition, function, and basis for designation): _____                                                                                                                                          |                                                         |                                                                     |
| ii. Source(s) of description or evaluation: _____                                                                                                                                                                                    |                                                         |                                                                     |
| iii. Extent of community/habitat:                                                                                                                                                                                                    |                                                         |                                                                     |
| <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>                                |                                                         |                                                                     |
| o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:                                                                                                                                                                                                                              |                                                         |                                                                     |
| i. Species and listing (endangered or threatened): <u>USFWS identified potential Northern Long-Eared Bat: Endangered;</u><br><div style="text-align: right;"><u>Monarch Butterfly: Proposed Threatened</u></div>                     |                                                         |                                                                     |
| <hr/>                                                                                                                                                                                                                                |                                                         |                                                                     |
| p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?                                                                                                   |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:                                                                                                                                                                                                                              |                                                         |                                                                     |
| i. Species and listing: _____                                                                                                                                                                                                        |                                                         |                                                                     |
| <hr/>                                                                                                                                                                                                                                |                                                         |                                                                     |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?                                                                                                                             |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, give a brief description of how the proposed action may affect that use: _____                                                                                                                                               |                                                         |                                                                     |
| <hr/>                                                                                                                                                                                                                                |                                                         |                                                                     |
| <b>E.3. Designated Public Resources On or Near Project Site</b>                                                                                                                                                                      |                                                         |                                                                     |
| a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?                                                   |                                                         | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes, provide county plus district name/number: <u>SUL004</u>                                                                                                                                                                      |                                                         |                                                                     |
| b. Are agricultural lands consisting of highly productive soils present?                                                                                                                                                             |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| i. If Yes: acreage(s) on project site? _____                                                                                                                                                                                         |                                                         |                                                                     |
| ii. Source(s) of soil rating(s): _____                                                                                                                                                                                               |                                                         |                                                                     |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?                                                                                                       |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:                                                                                                                                                                                                                              |                                                         |                                                                     |
| i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature                                                                                                         |                                                         |                                                                     |
| ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____                                                                                                                    |                                                         |                                                                     |
| <hr/>                                                                                                                                                                                                                                |                                                         |                                                                     |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?                                                                                                                                      |                                                         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:                                                                                                                                                                                                                              |                                                         |                                                                     |
| i. CEA name: _____                                                                                                                                                                                                                   |                                                         |                                                                     |
| ii. Basis for designation: _____                                                                                                                                                                                                     |                                                         |                                                                     |
| iii. Designating agency and date: _____                                                                                                                                                                                              |                                                         |                                                                     |

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NY State Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory? \* ☒ Yes ☐ No

\*CULTURAL RESOURCE STUDY UNDER WAY

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic, or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Walnut Mountain Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail, or scenic byway, etc.): Local Park

iii. Distance between project and resource: <2 miles miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

**E.4. Disadvantaged Communities Designated Pursuant to ECL Article 75**

a. Is the project located within, or within 1/2-mile of, a disadvantaged community? ☒ Yes ☐ No

If No, could impacts (see examples below in E.4.b) from the project affect a disadvantaged community? ☐ Yes ☐ No

If Yes to either question in E.4.a, answer the remaining questions in this section.

b. Will there be direct or indirect impacts that may affect a disadvantaged community, such as those listed below? ☐ Yes ☒ No

i. new noise sources or expansions/modification of existing noise sources;

- noise from operational sources

- noise from construction activities

ii. emissions of air pollutants, including mobile emissions;

iii. wastewater discharges;

iv. generation of odors;

v. light pollution;

vi. new or modified radiation sources;

vii. new or modified sources of solid waste generation, management, or disposal.

If Yes, describe the impacts: \_\_\_\_\_

c. Do any of the state agency approvals identified in question B.g include any of the following DEC permits?

|                                                       |                                         |                                        |
|-------------------------------------------------------|-----------------------------------------|----------------------------------------|
| State Pollutant Discharge Elimination System (SPDES)  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Solid Waste Management Facility                       | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Hazardous Waste Management Facility                   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Air Pollution Control (Title V or Air State Facility) | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Water Withdrawal over 20 MGD for Cooling Water        | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Waste Transporter                                     | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |



### E.5 Future Physical Climate Risks

Will the proposed action be vulnerable to the following future physical climate risks under current or projected future conditions:

- a. Is the proposed action vulnerable to damage from a projected 100-year flood? ☐ Yes ☒ No
- b. Is the proposed action vulnerable to damage from a projected 500-year flood? ☐ Yes ☒ No
- c. Is the proposed action in an area potentially affected by sea level rise? ☐ Yes ☒ No
- d. Will the proposed action increase the vulnerability of human or ecological communities to the following:
- i. drought? ☐ Yes ☒ No
- ii. temperature extremes (hot or cold)? ☐ Yes ☒ No
- iii. extreme storms, including high winds? ☐ Yes ☒ No
- iv. landslides? ☐ Yes ☒ No
- v. coastal erosion? ☐ Yes ☒ No
- vi. stormwater flooding? ☐ Yes ☒ No
- vii. other climate or weather hazards? ☐ Yes ☒ No. If Yes, describe: \_\_\_\_\_

### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

### G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name PPG GROSSINGERS, LLC Date 06/25/2026

Signature \_\_\_\_\_ Title MANAGER

5/28/26 5:40 PM

EAF Mapper

### PROJECT MAP

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Streets Aerials

0 0.25 0.5 1 mile

Initial Extent Zoom In Zoom Out Show Overview Map





# TOWN OF LIBERTY

## BUILDING DEPARTMENT

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119 North Main Street, Liberty, NY 12754 · Phone: (845) 292-8511 · Fax: (845) 292-2562

August 17, 2026

Supervisor Frank DeMayo  
Town Board Members  
120 North Main Street  
Liberty, N.Y. 12754

Re: SBL: 31.-1-38 – 3575 St. Route 52

Dear Supervisor DeMayo & Town Board Members,

On October 23, 2024, we inspected the above-noted property and found that there is a mobile home on site that is considered an unsafe structure. An order to remedy violation was mailed to the owner at that time and the mail was returned due to the owner's being deceased. Several follow-up inspections occurred, with the most recent on April 10, 2026, showing that the structure's condition has considerably worsened.

The structure meets the Code definition 64-3 "Unsafe Building or Structure". Any building or structure or portion thereof which:

- A. Because of its structural condition, is or may become dangerous or unsafe to the public.
- B. Is open at the doorways or windows or walls, making it accessible to and an object of attraction to minors under 18 years of age as well as to vagrants and other trespassers.
- C. Is or may become a place of rodent infestation.
- D. Consists of debris, rubble or parts of buildings left on the ground after demolition, reconstruction, fire or other casualty.
- E. Presents any other danger to the health, safety, morals and general welfare of the public.

The mobile home is dilapidated, structurally unsound, infested with rodents and presents a danger to the health, safety and general welfare of the public.

We therefore recommend the structure be immediately demolished in accordance with the Code. The Town Board can consider the findings and order the structure demolished in accordance with Chapter 64-12 of the Code.

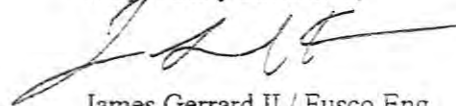
Chapter 64-12 Emergency Cases - Where it reasonably appears that there is present a clear and imminent danger to the life, safety or health of any person or property, unless an unsafe building or structure is immediately repaired and secured or demolished, the Town Board may, by resolution, authorize the Code Enforcement Officer to immediately cause the repair or demolition of such unsafe building or structure. The expenses of such repair or demolition shall be a charge against the land on which it is located and shall be assessed, levied and collected as provided in Chapter 64-11 hereof.

Chapter 64-11 Assessment of expenses allows the Town to assess all costs of demolition against the property as provided in Article 15 of the Town Law for the levy and collection of a special ad valorem levy.

Please see the attachment provided by the Assessor's office stating that the parcel is wholly exempt.

Please advise if you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Gerrard II', written over a horizontal line.

James Gerrard II / Fusco Eng.  
Code Enforcement Officer

**Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community*



31.-1-38

Warren, Kevin

3575 State Route 52

483689 Liberty

Roll Year 2026 Curr Yr

Land Size 0.18 acres

Active

1 use sm bld

R/S 8

School Liberty 1

Land AV 9,300

Total AV 34,200



Parcel 31.-1-38

History

Assessment

Exempt(s)

Spec Dist(s)

Description

Owner(s)

Notes

Images

GIS

Site (1) Com

Land(s)

Bldg 1 Sec 1

Bldg 2 Sec 1

Com Use

Valuation

Prop Class

Ownership Code

Roll Section 8 Wholly Exempt

Roll Subsection

School Code 483601 Liberty 1

Cons School

Easement Code

Allocation Factor .0000

Appraisal No.

Desc 1

Desc 2 Partial

Desc 3

Desc Print P = Print on Roll &amp; Bill

Code

Land Com Code

Land Com Year

Ag District Ag Dist No

Arrears SSI Recipient

Date Last Phy Insp 11/09/2013

Company Code 0 Co 0

Company Apport .0000 Loc

Run RPS440 Edits ✓ Major Type B

Total 13 Roll Years

Roll Yr Prop Class

Roll Section

Owner Code

2025 1 use sm bld

Wholly Exempt

APRIL 10, 2026





APRIL 10, 2026



The Town of Liberty, New York

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF the Town of Liberty ADOPTING THE 2026 Sullivan County Hazard Mitigation Plan

WHEREAS the Town of Liberty recognizes the threat that hazards pose to people and property within the Town of Liberty; and

WHEREAS the Town of Liberty has prepared a multi-hazard mitigation plan, hereby known as 2026 Sullivan County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS 2026 Sullivan County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the Town of Liberty from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Liberty demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2026 Sullivan County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY the Town of Liberty , New York, THAT:

Section 1. In accordance with Local Law Chapter 1, Article 1, Subsection 1-7, the Town of Liberty adopts the 2026 Sullivan County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

ADOPTED by a vote of \_\_\_\_ in favor and \_\_\_\_ against, and \_\_\_\_ abstaining, this \_\_\_\_ day of \_\_\_\_\_.

By: \_\_\_\_\_

(print name)

ATTEST: By: \_\_\_\_\_

(print name)

APPROVED AS TO FORM: By: \_\_\_\_\_

(print name)



## **supervisordemayo townofliberty.org**

---

**From:** Jacob Billig <jbillig@blslaw.net>  
**Sent:** Monday, August 31, 2026 10:37 AM  
**To:** supervisordemayo townofliberty.org  
**Cc:** Dean Farrand; Bruce Davidson; Jacob Billig  
**Subject:** RE: Village Green Info

Also similar to the building code violation section of the code, there is a requirement that the town board pass a resolution establishing the fine for a violation. The amount is not set forth in the Code; the Town Board has to act. See below. Was this previously done? If not the Board should act as it did for the violations of section 60 otherwise you can not seek a penalty.

### 121-41 Penalties for offenses.

- A. A violation of the provisions of this chapter is an offense, and each such violation may be punished by a fine in such amount as may be established by resolution of the Town Board from time-to-time, or by imprisonment for not more than 15 days, or both. In lieu of, or in addition to, such fine, each such violation shall be subject to a civil penalty, in such amount as may be established by resolution of the Town Board from time-to-time, to be recovered in an action or proceeding brought by the Town Attorney of the Town of Liberty in the name of the Town and the district in a court of competent jurisdiction. Each day a violation continues shall be subject to a separate fine or civil penalty.
- B. The Town Attorney of the Town of Liberty may maintain an action proceeding in the name of the Town and the district in a court of competent jurisdiction to compel compliance with, or restrain by injunction, any violation of this chapter, notwithstanding the provisions hereof for a penalty or other punishment.
- C. Where any violation of this chapter causes additional expense to the Town or the district, the Town or the district shall have a cause of action against the violator to recover such additional cost. The cause of action may be asserted at the discretion of the Administrator and shall be in addition to the fine, penalty and injunction hereinabove provided and shall be brought by the Town Attorney of the Town of Liberty in the name of the Town and the district in a court of competent jurisdiction.

*Jacob R. Billig*  
**Billig Loughlin and Silver**  
30 North Street  
PO Box 1447  
Monticello, New York 12701  
845.794.3833  
914.318.4993 (cell)

**From:** Jacob Billig <jbillig@blslaw.net>  
**Sent:** Monday, August 31, 2026 10:31 AM  
**To:** supervisordemayo townofliberty.org <supervisordemayo@townofliberty.org>  
**Cc:** Dean Farrand <dean.farrand@townofliberty.org>; Bruce Davidson <bruce.davidson@townofliberty.org>; Jacob Billig <jbillig@blslaw.net>  
**Subject:** FW: Village Green Info

## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

Date: August 17, 2026

Time: 6:30 p.m.

Location: Senior Citizens' Center, 119 North Main St., Liberty, NY 12754

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### **CALL TO ORDER**

Supervisor Frank DeMayo opened the meeting at 6:30 p.m. with the Pledge of Allegiance.

### **PRESENT:**

Supervisor Frank DeMayo, Councilmember Dean Farrand, Councilmember Vincent McPhillips, Councilmember Sherri Kavleski, Councilmember Bruce Davidson, Town Clerk Laurie Dutcher, Town Attorney Kenneth Klein, and Finance Director Cheryl Gerow.

### **ABSENT:**

### **CORRESPONDENCE**

#### **175-26 ACCEPTANCE OF CORRESPONDENCE**

Motion to accept the outgoing correspondence, consisting of a letter to Al Fusco dated August 11, 2026, which was distributed to the Town Board and made part of the record.

**Motion:** Councilmember Dean Farrand

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### **NEW BUSINESS**

#### **176-26 APPROVE AUDIT**

Motion approving the following:

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| August 2026 Abstract    | Claims #1263 to #1435 totaling \$586,804.45           |
| July 2026 Post Audit    | Claims #1234 to #1262 totaling \$192,427.88 July 2026 |
| General Ledger Abstract | Claims #196 to #241 totaling \$382,416.56.            |

**Motion:** Councilmember Bruce Davidson

**Second:** Councilmember Sherri Kavleski

**Vote:** 5 AYES CARRIED

#### **177-26 APPROVE MONTHLY REPORTS**

Motion approving the following reports:

- Town Clerk's Report for July 2026
- Revenue and Expense Summary for July 2026
- Supervisor's Report for July 2026

**Motion:** Councilmember Dean Farrand

## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

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---

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### 178-26 APPROVAL OF MEETING MINUTES

Motion approving the following as submitted by the Town Clerk:

- August 3, 2026      Work Session Meeting
- August 3, 2026      Regular Town Board Meeting
- August 6, 2026      Walnut Mountain Pavilion Bid Opening
- August 13, 2026     Joint Fuel Bid Opening

**Motion:** Councilmember Dean Farrand

**Second:** Supervisor Frank DeMayo

**Vote:** 5 AYES CARRIED

### 179-26 SET BID DATE – 2014 NEW HOLLAND TRACTOR

Motion setting a rebid opening for the 2014 New Holland Tractor for Thursday, September 3, 2026, at 11:00 a.m. at the Town Clerk's Office, 120 North Main Street, Liberty, New York 12754.

*The Clerk noted that one submission was received during the prior bid process; however, the bidder did not provide a bid price. A non-collusion certificate was submitted, but it did not include a dollar amount. The tractor will therefore be rebid.*

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### 180-26 APPROVE REVISED SIEWERT EQUIPMENT QUOTE

Motion approving the revised quote from Siewert Equipment in the amount of \$4,111.00 for evaluation and troubleshooting of the existing Worthington Comminutor, reflecting the addition of prevailing wage requirements that were not included in the original quote.

**Motion:** Councilmember Dean Farrand

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### 181-26 AUTHORIZE CHANGE ORDER NO. 1 – CONTRACT TL2-G-26

Motion authorizing Change Order No. 1 for General Contract TL2-G-26, General Construction, for repair of Pump No. 3 motor in accordance with the proposal dated July 8, 2026, in the amount of \$9,300.00, to be expended from the Swan Lake Sewer District operating fund; further approving a 106-day contract extension for Pump No. 3 and a 118-day contract extension for Pump No. 2,

## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

Date: August 17, 2026

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---

revising the contract completion date to December 30, 2026; and authorizing the Town Supervisor to execute all necessary documentation.

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### **182-26 AUTHORIZE RFP – ENGINEERING SERVICES FOR DUCTLESS MINI-SPLIT HVAC SYSTEM**

Motion authorizing the issuance of a Request for Proposals for professional engineering services related to the installation of ductless mini-split HVAC units at Town Hall and the Senior Citizens' Center.

The Board discussed delegated design as a possible alternative approach for future projects, including possible compliance with New York State Education Law and the Wicks Law, use of a professional engineer, and potential savings in time and engineering costs. Town Attorney Kenneth Klein agreed to review the delegated-design information. The Board agreed to proceed with the RFP while that review is undertaken.

**Motion:** Councilmember Dean Farrand

**Second:** Supervisor Frank DeMayo

**Vote:** 5 AYES CARRIED

### **183-26 AWARD WALNUT MOUNTAIN PAVILION BID**

Motion awarding the Walnut Mountain Pavilion project to the lowest responsible bidder, Boyce Excavating Company, in the amount of \$189,177.00.

*The Board noted that the bid amount is within the remaining available grant funding and discussed the scope of the pavilion and associated work.*

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Dean Farrand

**Vote:** 5 AYES CARRIED

### **184-26 AWARD JOINT FUEL BID**

Motion awarding the Joint Fuel Bid to the lowest responsible bidder by fuel type as follows:

| PRODUCT | LOWEST BIDDER |
|---------|---------------|
|---------|---------------|

## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

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|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| <b>#2 FUEL OIL</b>        | Mirabito Energy                                          |
| <b>KEROSENE</b>           | Mirabito Energy                                          |
| <b>DIESEL</b>             | County Petroleum Products                                |
| <b>OFF-ROAD DIESEL</b>    | County Petroleum Products                                |
| <b>87 OCTANE UNLEADED</b> | <b>Tie</b> – Black Bear Fuel & County Petroleum Products |
| <b>89 OCTANE UNLEADED</b> | County Petroleum Products                                |
| <b>92 OCTANE UNLEADED</b> | County Petroleum Products                                |
| <b>BRANDED GASOLINE</b>   | <b>No Bids Received</b>                                  |

The Town Clerk explained that the awards are determined by the bid adjustment because the published base prices were the same. The Board agreed to award each fuel type to the lowest bidder based upon the applicable adjustment.

**Motion:** Councilmember Dean Farrand

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

### **185-26 APPROVE INFORMATION TECHNOLOGY / CYBERSECURITY UPGRADES**

Motion approving information technology and cybersecurity upgrades in the amount of \$6,045.22, with the capital expenditure to be funded from the applicable capital reserve following the required authorization and publication process, and further approving the monthly service and backup fee of \$852.78 to be paid from the operating budget.

The Board reviewed cybersecurity vulnerabilities identified during a recent technology evaluation, including unprotected devices at DPW, Water and Sewer, Parks and Recreation, and other standalone locations, as well as the Town server. The upgrades include firewall protection, hardware upgrades, and increased backup capacity from one terabyte to three terabytes. The Board also discussed the possibility that improved cybersecurity protections may support a future reduction in the Town's cyber insurance premium.

**Motion:** Councilmember Dean Farrand

**Second:** Councilmember Bruce Davidson



## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

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---

**Vote:** 5 AYES CARRIED

### **186-26 APPROVE SCHLAGE ELECTRONIC LOCK – TOWN HALL FRONT DOOR**

Motion approving the purchase of a Schlage electronic lock for the Town Hall front door and authorizing Charlie Dill to complete the installation.

*The Board reviewed Schlage and Philips electronic lock options. The Schlage unit provides remote lock and unlock capability, fingerprint and keypad access, automatic relocking options, and multiple access-code capabilities. The Board also discussed battery replacement and backup access. Charlie Dill advised that door reinforcement would be necessary and stated an installation price of approximately \$350.00. The Board agreed to proceed with the Schlage option.*

**Motion:** Councilmember Dean Farrand

**Second:** Councilmember Bruce Davidson

**Vote:** 5 AYES CARRIED

## **DISCUSSION**

### **General Code / E-Code Updates**

The Town Clerk advised that the General Code provides an annual update proposal and that two pieces of legislation currently require codification. The Board also discussed missing or outdated information in the Town's online E-Code, including the district intent charts and zoning map. The Board agreed to review the Code and identify any additional outstanding items so that all necessary corrections and updates can be addressed together at the next meeting. No formal action was taken.

### **187-26 AUTHORIZE RECRUITMENT – BUILDING INSPECTOR**

Motion authorizing Finance Director Cheryl Gerow to proceed with another round of recruitment for a Building Inspector, including renewed advertising and outreach through Indeed, the New York State Department of Labor, and other available posting locations.

*The Board discussed the difficulty associated with obtaining a Section 211 pension waiver for James Gerard. The Board was advised that the waiver application would not be considered until the individual first had been appointed to the position and that compensation without a waiver would be subject to the applicable retirement earnings threshold. The Board agreed that the Town should immediately resume its search for a Building Inspector. Supervisor DeMayo also said he intended to prepare correspondence about the difficulties rural municipalities face under the waiver process.*

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Dean Farrand



## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

Date: August 17, 2026

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Location: Senior Citizens' Center, 119 North Main St., Liberty, NY 12754

---

**Vote:** 5 AYES CARRIED

### OLD BUSINESS

#### **Parksville One-Way Street**

Supervisor DeMayo reported that he had contacted affected property owners regarding the proposed one-way street. One owner was still considering the matter, while another had not been receptive to the proposal. The Supervisor will continue to follow up.

#### **Mountain View Meadows**

The matter remains on hold due to an outstanding balance reported to be over \$60,000.

#### **Town Hall Heating / HVAC System**

The Board was advised that the upstairs radiators were leaking and spitting water and that the system had been shut down. A service provider responded promptly and will evaluate the necessary repairs.

#### **Route 52 Unsafe Building / Trailer**

Supervisor DeMayo advised that the Code Enforcement Officer had submitted a recommendation that the structure be removed, which is the first step in the Town's unsafe-building procedure. The matter is expected to be presented at the next meeting. In the interim, the Board will explore arrangements for service on the appropriate estate representatives so the process can move forward.

#### **Walnut Mountain Bathroom Unit**

The bathroom unit has been delivered. The Board discussed temporary placement, storage, and winter arrangements. The item may be removed from the old-business tracking list.

#### **188-26 AUTHORIZE FINAL PAYMENT – 2026 JEEP COMPASS**

Motion authorizing final payment for the 2026 Jeep Compass purchased from Robert Green Chevrolet after the vehicle was returned, driven, and confirmed to be operating properly.

*The August 3, 2026 voucher approval had provided that payment would be withheld until the vehicle was repaired and confirmed to be operating properly. The Board was advised that the vehicle had been returned and successfully driven.*

**Motion:** Councilmember Dean Farrand

**Second:** Supervisor Frank DeMayo

**Vote:** 5 AYES CARRIED

## TOWN OF LIBERTY - TOWN BOARD MEETING MINUTES

Date: August 17, 2026

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---

### **189-26 EXECUTIVE SESSION**

Motion entering Executive Session at 7:12 p.m. to discuss a personnel matter relating to an exit interview.

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Dean Farrand

**Vote:** 5 AYES CARRIED

### **190-26 OUT OF EXECUTIVE SESSION**

The Town Board came out of Executive Session at 7:24 p.m.

**Motion:** Supervisor Frank DeMayo

**Second:** Councilmember Dean Farrand

**Vote:** 5 AYES CARRIED

### **ADJOURNMENT**

On a motion by Supervisor Frank DeMayo and seconded by Councilmember Sherri Kavleski, the meeting was adjourned at 7:25 p.m.



Outlook

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**Re: Surplus equipment**

---

**From** Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

**Date** Wed 9/2/2026 9:20 AM

**To** Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

Yes, I will.

---

**Get Outlook for iOS**

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**From:** Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

**Sent:** Wednesday, 02 September 2026 09:19:42

**To:** Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

**Subject:** Fw: Surplus equipment

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**Get Outlook for iOS**

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**From:** Dana Austin <libertydpw@townofliberty.org>

**Sent:** Wednesday, 02 September 2026 09:18:35

**To:** Laurie Dutcher, Town Clerk, CMC, RMC <l.dutcher@townofliberty.org>

**Subject:** Surplus equipment

Can you please put the following on the agenda to be approved as surplus to be sent to auction.

2003 Chevy Utility Truck

8' Fisher Snow Plow

2006 Sterling Dump Truck

5' County Line Brush Hog

Thank you.

Dana Austin

Town of Liberty  
Highway Department  
Senior Account Clerk  
845-292-4172

2014 New Holland Tractor with  
2001 Case Tractor with Alamo Side Boom Mower Trade In

Purchase price 2014 New Holland Tractor: \$ 43,000

Trade In Price for 2001 Case Tractor: \$ 15,000

Total Cost to the Town of Liberty Highway Department: \$ 28,000.00

**From:** [NYSERDA - Clean Energy Internship](#)  
**To:** [n.rusin@townofliberty.org](mailto:n.rusin@townofliberty.org)  
**Subject:** Clean Energy Internship - Application # 0001102319 Approved  
**Date:** Wednesday, September 2, 2026 1:05:36 PM

Dear Nicholas,

Re: Application # 0001102319

Congratulations! NYSERDA has approved your internship application, and funding has been set aside for the internship according to the terms of your application and the PON 4000 program guidelines.

Please save documentation of intern pay during the course of the internship. This documentation is required for reimbursement at the end of the internship period. Pay stubs must include the intern's name, hourly wage, dates, and total hours worked.

Please submit intern payment documentation within 60 days of the completion of the internship. You may also submit for progress reimbursement payments via the reimbursement web link, no more frequently than every 12 weeks of intern work.

NYSERDA has approved this internship for reimbursement up through the end date listed in the application. If your intern does not reach the hours cap and you'd like to extend your intern past the end date listed in your application, email [cleanenergyinternship@nyseda.ny.gov](mailto:cleanenergyinternship@nyseda.ny.gov) requesting a formal extension prior to the initial end date. In this extension request, provide 1) a new anticipated end date and 2) whether or not the intern will be enrolled in classes for the extended internship timeframe

Note: Total hours eligible for reimbursement per internship are capped at a maximum of 480 hours or the total of intern hours completed within a 12-month period, whichever is fewer. After that cap has been reached, NYSERDA does not provide additional reimbursement, even if an extension has been granted.

All reimbursement requests must be submitted via the [NYSERDA Portal](#).

If you have any questions, please feel free to contact [cleanenergyinternship@nyseda.ny.gov](mailto:cleanenergyinternship@nyseda.ny.gov).

Thank you,  
The NYSERDA Workforce Development Team

*This electronic message may contain privileged or confidential information. If you are not the intended recipient of this e-mail, please delete it from your system and advise the sender.*

## Subject: Updates to NYSERDA's Clean Energy Internship Program

To: [nyserda.org/clean-energy/updates](#) and [here](#)

### Workforce Development & Training Clean Energy Internship Program Update



NYSERDA is appreciative of the significant stakeholder feedback received on the potential solutions we can advance to help re-start the clean energy economy upon the COVID-19 pandemic subsiding. While on-site work may be on PAUSE, **our commitment to New York's climate goals and clean energy workforce remains stronger than ever.** We recognize the actions we take now will lay the foundation for a successful restart of our economy as soon as possible. Therefore, NYSERDA has updated its Clean Energy Internship Program to offer flexibility and increased funding for clean energy businesses to hire interns.

Changes to the Program include:

#### An increase in reimbursements

- Percent of intern wage funded by NYSERDA for businesses with fewer than 100 employees: 90%.
- Percent covered for businesses with 100 or more employees: 75%.

#### Reimbursement for longer internships and flexible schedules

- Maximum internship term for reimbursement is up to 12 months or 960 hours, whichever comes first, in any combination of full-time and part-time hours.
- Maximum weekly hours for students while attending school remains at 18 hours per week. Eligible interns not taking classes can work up to 40 hours per week.  
Minimum internship duration: set at 8 weeks, minimum number of hours for an eligible internship is 80 hours.

#### Removal of business hiring limits

- Businesses no longer have a set cap on the number of interns they can hire.
- NYSERDA may establish a limit, if necessary, based on funding availability and/or business performance.



### Increased flexibility for intern eligibility

- Extended eligibility (up to 1X) recent graduates from one year after graduation to three years post-graduation
- Expanded program eligibility to include individuals with recent military service, economic hardship, or other disadvantaged populations. Criteria for review on a case-by-case basis.

### Increased flexibility in wage reimbursement

- Businesses can request reimbursement for wages paid to interns at the end of the internship, or for progress reimbursement payments, no more frequently than every 12 weeks of intern work.
- Previously all reimbursement requests were submitted one time at the end of the internship.

The updated Funding Opportunity, a summary of revisions, and the complete details of program requirements are [available online](#).

The increased reimbursement rates are effective for new internships with start dates after April 15, 2020. If you would like to extend the duration of an internship currently in progress, please email [CleanEnergyInternship@nyserda.ny.gov](mailto:CleanEnergyInternship@nyserda.ny.gov) with details of the requested extension.

If you would like to hire an intern, please submit a job description to [CleanEnergyInternship@nyserda.ny.gov](mailto:CleanEnergyInternship@nyserda.ny.gov) for NY SERDA review and approval and then submit a completed Intern offer letter to reserve funds. For more information on the process, refer to the "Host Business Program Participation Steps" outlined in the [Funding Opportunity](#) and contact [CleanEnergyInternship@nyserda.ny.gov](mailto:CleanEnergyInternship@nyserda.ny.gov) with any questions. If your business' application to the program was submitted more than one year ago, please [resubmit a Business Application](#) to verify your current number of employees and other information.

Wage subsidies, length of internships, and COVID-19 specific provisions will be revised on or December 31, 2020.

Please note, even though on-site non-essential work is paused through Governor Cuomo's Executive Orders, the clean energy internship program is accepting applications at this time. NY SERDA will continue to review and approve submitted applications through the regular process established for this program. Businesses submit remote work plans for interns working remotely to NY SERDA for approval to ensure the internships are a meaningful internship experience. Any resulting on-site work required will not be able to commence until further

Memorandum Issued by NY State

Please Contact [CleanEnergyInternship@nyserda.ny.gov](mailto:CleanEnergyInternship@nyserda.ny.gov) with any questions.

Your resolve and determination during these difficult days has been truly inspiring and remarkable. While this situation is still evolving, our teams are here to assist you in navigating our programs and any related changes, along with providing information about available state and federal resources. To view the latest information including resources and program strategies, we encourage you to visit [nyserda.ny.gov/ny/COVID-19-Response](http://nyserda.ny.gov/ny/COVID-19-Response).

Thank you.

The NY'SERDA Workforce Development and Training Team

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#### CONNECT WITH US



#### About NY'SERDA

NY'SERDA is a job benefit organization offering quality employment opportunities with our partner programs. Learn how to get involved at [nyserda.ny.gov](http://nyserda.ny.gov). Join the NY'SERDA team and help us make a difference in the lives of New Yorkers. NY'SERDA is a 501(c)(3) non-profit organization. For more information, visit [nyserda.ny.gov](http://nyserda.ny.gov).

Website: [nyserda.ny.gov](http://nyserda.ny.gov) | Phone: 800-457-7777 | Twitter: [Twitter](https://twitter.com/nyserda) | Facebook: [Facebook](https://facebook.com/nyserda) | YouTube: [YouTube](https://youtube.com/nyserda) | Instagram: [Instagram](https://instagram.com/nyserda)

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NY'SERDA | [info@nyserda.ny.gov](mailto:info@nyserda.ny.gov) | 800-457-7777

NY'SERDA is a 501(c)(3) non-profit organization. For more information, visit [nyserda.ny.gov](http://nyserda.ny.gov).

**Zoë Scott**

907-231-3707 • zoe.scott@columbia.edu

## EDUCATION

**Columbia University, Columbia College**

Bachelor of Arts in Sustainable Development & Mathematics; GPA 3.75

New York, NY

May 2026

## RESEARCH EXPERIENCE

**Sabin Center for Climate Change Law, Research Assistant**

May 2026 - Present

- Collaborates on a team of seven to classify plaintiffs and defendants in 1,500+ cases of global climate litigation for upcoming center report on litigation trends.
- Contributes to evolving methodology and maintains categorization consistency across 3,000+ cases.

**Sabin Center for Climate Change Law, Research Assistant**

May 2025 - March 2026

- Studied the impact of New York environmental review (SEQR) regulations on housing development under Professor Michael Gerrard's guidance.
- Contributed to early pioneering research quantifying SEQR's impact and informing policy-makers and practitioners.
- Identified all cases in New York State which used environmental review to challenge housing development.
- Developed methodology and analyzed trends in litigation duration, court decisions, construction outcomes, size of housing developments, and location.

**Wild Tomorrow Capstone, Project Manager**

January 2026 - May 2026

- Led a team of four in developing a "tree-prenuer" program for South African nature conservation Wild Tomorrow. Program designed to help reforest 15,000 acres of endemic sandforest and engage local Mdku community members in a tree-economy.
- Maintained responsibility past the completion of the project, presenting on the program to Wild Tomorrow employees and local future participants over Zoom in July 2026.
- Wild Tomorrow plans on adopting recommendations and implementing pilot program this year.
- Incorporated ecological processes of sandforest tree species, local living-standards, and resource limitations *e.g.* water scarcity and transportation, into proposed solutions.
- Reviewed relevant case-studies of restoration programs that prioritized local community participation, interviewed sustainable development experts and collaborated with Mdku community members, to develop a sustainable co-creation process for the pilot program.

**Office of Assemblymember Raga, Legislative Assistant**

May 2025 - September 2025

- Met with community groups to incorporate local needs and prioritize well-being in legislative agendas. Reached out to non-profit research organizations to inform bill drafts.
- Tracked progress through committees and floors daily, by maintaining comprehensive databases of sponsored legislation.
- Promoted to oversee a team of nine legislative interns.

**Northern Journal, Investigative Researcher**

June 2024 - September 2024

- Researched development of Alaska fishery policy and the impact of fisheries privatization on Native Alaskans for 3-part series funded by the Pulitzer Center
- Contributed to the publication of "The Last Skipper in Ouzinkie: How Gulf of AK Villages Lost Native Fishing Fleets". *Northern Journal*
- Compiled legislative histories and cold-called community members, incorporating firsthand narratives and materials to study the social impact of the economization of AK fisheries

**PUBLICATIONS AND PRESENTATIONS**

Zoë Scott, *Impacts of SEQRA Litigation on Residential Development in New York State, 2010 to 2025*, *Environmental Law in New York Journal* (February 2026), at 1. (Ed. Michael Gerrard)

MacManus, K., Davaajav, S., [et al. including **Scott, Z.**] (2026, May 1) *Exploration of Drone-Based Remote Sensing in Watershed Management* [Poster presentation]. Annual Earth Month Student Research Showcase at The Climate School, NY, New York.

**LEADERSHIP AND COMMUNITY ENGAGEMENT**

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**Dancer, Orchesis**

August 2022 - May 2026

- Created an enthusiastic and supportive environment in the dance studio, continuing 19 years of ballet training in classes.
- Rehearsed and performed in student-run showcases, in pieces choreographed by classmates.

**Senior Researcher, Columbia Policy Initiative (CPI)**

October 2023- May 2026

- Prioritized research for a purpose at CPI's Center for Energy & Environment (CEE), a student-run think-tank.
- Coordinated with other universities to file fossil fuel divestment complaints with state Attorney Generals based on extensive research. See: Noor, D. (2024, April 4) Students at US universities file legal complaints over fossil fuel investments. *The Guardian*.

**Student Lobbyist, New York Conservation League of Voters (CLV)**

January 2025 - May 2025

- Lobbied for bills which fought for equitable clean energy access for New Yorkers.
- Drafted student-specific talking points and met with state representatives in the capitol.

**Student Leader, Climate Action Campaign (CAC)**

February 2025 - September 2025

- Established Columbia's CAC chapter, organizing grassroots campaigns on campus for federal action on climate change through community outreach and petitions.
- Travelled to D.C. to lobby against the EPA's repeal of vital environmental safeguards in June 2025.

**SKILLS & HOBBIES**

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**Technical:** ArcGIS Pro/Online, Drone, Lexis+, Microsoft Suite, Google Suite, Adobe Audition

**Hobbies:** Dancing, Central Park bench-sitting, novice-level knitting, and Dungeons & Dragons



# TOWN OF LIBERTY

N E W Y O R K

*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

[c.gerow@townofliberty.org](mailto:c.gerow@townofliberty.org)

(845) 292-5772 (p)  
(845) 292-1310 (f)

DATE: August 18, 2026  
TO: Ken Klein, Esq.  
FROM: Cheryl Gerow  
RE: Capital Reserve Resolution

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Please prepare the necessary resolutions and legal notices for expenditures from the Reserve—Data Processing Equipment Capital Reserve Fund for upgrades to the Network Cybersecurity not to exceed \$6,050.00 for the September 9, 2026 Town Board Meeting.

Thank you.

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## **Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community.*



3188 Route 9W, Suite 1,  
New Windsor, NY 12553  
845.237.0000 | [www.FischSolutions.com](http://www.FischSolutions.com)

IT Services Proposal  
Prepared for:

## Town of Liberty

08/04/2026



**Inc.**  
**5000** x2  
2021 - 4,458  
2022 - 4,756

Goldman Sachs  
10,000  
small  
businesses

**CRN**





Quote

**Fisch Solutions**

3188 Route 9W, Suite 1  
New Windsor, NY 12533  
United States

T: 845.237.0000  
F: 845.853.1630

**Quote #** 1305  
**Date** 08/04/2026  
**Expires** 11/02/2026  
**Contact** Chrissy Fisch

**Prepared for**

Town of Liberty  
Cheryl Gerow  
120 N Main St  
Liberty, NY 12754  
United States

T: (845) 292-5772  
E: c.gerow@townofliberty.org

**ACCEPT QUOTE**

## Fisch Solutions Quote - Town of Liberty - Critical Upgrades

### Network Cybersecurity

#### One-Time Fees

| Category | Item                                                                                                                                  | Qty | Price      | Total             |
|----------|---------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------------|
| Product  | <b>SonicWALL TZ380 - Town Hall</b>                                                                                                    | 1   | \$1,590.00 |                   |
|          | SONICWALL TZ380 TOTALSECURE ADVANCED EDITION 1YR                                                                                      |     |            | <b>\$1,408.26</b> |
|          | *Cost Discounted slightly below country rate                                                                                          |     |            |                   |
|          | ** Labor additional at contracted rate                                                                                                |     |            |                   |
|          | 11.43% Item Discount (\$181.74)                                                                                                       |     |            |                   |
| Product  | <b>SonicWALL TZ280 - Highway Dept</b>                                                                                                 | 1   | \$1,155.00 |                   |
|          | SONICWALL TZ280 TOTALSECURE ADVANCED EDITION 1YR                                                                                      |     |            | <b>\$949.99</b>   |
|          | *Cost Discounted slightly below country rate                                                                                          |     |            |                   |
|          | ** Labor additional at contracted rate                                                                                                |     |            |                   |
|          | 17.75% Item Discount (\$205.01)                                                                                                       |     |            |                   |
| Product  | <b>Unifi Pro Wireless Access Point - Highway Dept</b>                                                                                 | 1   | \$279.00   |                   |
|          | Ceiling-mounted WiFi 7 AP with 6 spatial streams and 6 GHz support for interference-free WiFi in demanding, large-scale environments. |     |            | <b>\$279.00</b>   |
|          | ** Labor additional at contracted rate                                                                                                |     |            |                   |
| Product  | <b>SonicWALL TZ280 - Water &amp; Sewer</b>                                                                                            | 1   | \$1,155.00 |                   |
|          | SONICWALL TZ280 TOTALSECURE ADVANCED EDITION 1YR                                                                                      |     |            | <b>\$949.99</b>   |
|          | *Cost Discounted slightly below country rate                                                                                          |     |            |                   |
|          | ** Labor additional at contracted rate                                                                                                |     |            |                   |
|          | 17.75% Item Discount (\$205.01)                                                                                                       |     |            |                   |



Quote

| Category | Item                                                                                                                                                                                                                                          | Qty | Price      | Total           |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-----------------|
| Product  | <b>Unifi Pro Wireless Access Point - Water &amp; Sewer</b><br>Ceiling-mounted WiFi 7 AP with 6 spatial streams and 6 GHz support for interference-free WiFi in demanding, large-scale environments.<br>** Labor additional at contracted rate | 1   | \$279.00   | <b>\$279.00</b> |
| Product  | <b>SonicWALL TZ280 - Dog Kennel</b><br>SONICWALL TZ280 TOTALSECURE ADVANCED EDITION 1YR<br>*Cost Discounted slightly below country rate<br>** Labor additional at contracted rate<br>17.75% Item Discount (\$205.01)                          | 1   | \$1,155.00 | <b>\$949.99</b> |
| Product  | <b>SonicWALL TZ280 - Parks / Rec</b><br>SONICWALL TZ280 TOTALSECURE ADVANCED EDITION 1YR<br>*Cost Discounted slightly below country rate<br>** Labor additional at contracted rate<br>17.75% Item Discount (\$205.01)                         | 1   | \$1,155.00 | <b>\$949.99</b> |
| Product  | <b>Unifi Pro Wireless Access Point - Parks / Rec</b><br>Ceiling-mounted WiFi 7 AP with 6 spatial streams and 6 GHz support for interference-free WiFi in demanding, large-scale environments.<br>** Labor additional at contracted rate       | 1   | \$279.00   | <b>\$279.00</b> |

|                   |              |
|-------------------|--------------|
| One-Time Subtotal | \$7,047.00   |
| Discount          | (\$1,001.78) |

## Workstation Cybersecurity

### Monthly Fees

| Category       | Item                                                                                                                                                | Qty | Price    | Total           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-----------------|
| Service        | <b>RMM + 24/7 SOC - Per Device</b><br>Computer Patching & Security Updates with monitoring as well as 24/7 SOC defense on all devices               | 27  | \$8.14   | <b>\$219.78</b> |
| Backup / DRaaS | <b>DRAAS Backup of Servers - Cloud / Onsite</b><br>4TB Onsite / Offsite with instant recovery for servers<br>*Device Cost - Free w/ 3 Year Contract | 1   | \$499.00 | <b>\$499.00</b> |

\* Recurring fees billed monthly with 0 upfront payment(s).



Quote

Monthly Subtotal \$718.78

## Email Cybersecurity

### Monthly Fees

| Category | Item                                                                                                                           | Qty | Price  | Total           |
|----------|--------------------------------------------------------------------------------------------------------------------------------|-----|--------|-----------------|
| Service  | <b>Email Security - Per User</b><br>SPAM / Phish Protection + Security Awareness Training + 24/7 Monitoring / Defense of Email | 20  | \$6.70 | <b>\$134.00</b> |

*\* Recurring fees billed monthly with 0 upfront payment(s).*

Monthly Subtotal \$134.00

## Summary

Please contact us if you have any questions.

One-Time Subtotal \$7,047.00

Discount (\$1,001.78)

**Total One-Time \$6,045.22 USD****Total Monthly \$852.78 USD****ACCEPT QUOTE**

### Cost Breakdown

| Category       | One-Time Fees         | Monthly Fees        |
|----------------|-----------------------|---------------------|
| Product        | \$7,047.00            | —                   |
| Service        | —                     | \$353.78            |
| Backup / DRaaS | —                     | \$499.00            |
| Discount       | (\$1,001.78)          | —                   |
| <b>Total</b>   | <b>\$6,045.22 USD</b> | <b>\$852.78 USD</b> |

#### Terms & Conditions

1. Taxes will be factored into the pricing once the project is completed unless organization is tax-exempt. There may be additional fees and taxes applied for Internet, Phone Service, and TV based on the providers tax/ fee schedule

2. Payment or PO is required prior to service

3. This is just an estimate of prices may change based on conditions at the install. If any issues or changes arise, they must be attached to this estimate and approved by client.



## Quote

### Acceptance:

By signing you accept the quote as written by the terms and conditions listed for the items that are checked as accepted.



**TOWN OF LIBERTY**  
NEW YORK  
*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

[c.gerow@townofliberty.org](mailto:c.gerow@townofliberty.org)

(845) 2925772 (p)  
(845) 2921310 (f)

DATE: September 9, 2026  
TO: Supervisor DeMayo and Town Board Members  
FROM: Cheryl Gerow  
RE: Safety Shoes

The Water and Sewer Department is unable to get their preferred safety shoes at Liberty Home and Garden (Agway).

They have requested to use Saf-Gard, the "shoe mobile" company that has already set up an account for the Town.

Please approve them the allowance to purchase their safety shoes online through Saf-Gard with the same conditions of being OSHA approved, ASTM 2413-18 or 2413-24, steel toe, minimum of 6" height and at a maximum cost of \$300.00 per year per employee.

Thank you.

---

**Our Mission Statement**

*We provide effective transparent and responsible  
municipal service that promotes the highest standard of life for our community.*



## TOWN OF LIBERTY

*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

(845) 292-5772 (p)

(845) 292-1310 (f)

DATE: September 9, 2026  
TO: Supervisor DeMayo and Town Board Members  
FROM: Cheryl Gerow  
RE: Subsurface Technologies

Attached is a letter from Subsurface Technologies stating they have proprietary products used by the Town and they are the only authorized provider in the State of New York.

As such, please pass a resolution accepting them as a preferred vendor for the Town of Liberty.

Please also pass a resolution accepting the attached quote in the amount of \$30,740.00 to clean the Sherwood Well and the Roth Well for a total maximum cost of \$61,480.00 to be expended out of the Stevensville Water District Operating Budget.

Thank you.

### **Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community.*





August 17, 2026

Damon Knack  
Town of Liberty  
120 North Main Street  
Liberty, NY 12754

To whom it may concern:

This letter will confirm that the Aqua Freed<sup>®</sup> process and related equipment are protected under United States Patent Number 11,225,853 granted January 18, 2022, and Aqua Gard<sup>®</sup> Preventative Maintenance Systems, protected under United States Patent Number 12,173,583 B2 granted December 24, 2024, are proprietary products owned exclusively by Subsurface Technologies, Inc.

Subsurface Technologies, Inc., 40 Stone Castle Road, Rock Tavern, NY is the only authorized provider in the state of New York.

If you have any questions regarding the technologies or the proprietary rights to them, please feel free to contact me at the below referenced number. In closing, thank you for your interest in using the Aqua Freed<sup>®</sup> well rehabilitation and Aqua Gard<sup>®</sup> well maintenance processes to solve your water supply problems.

Best Regards,

Steven Catania  
President



# SUBSURFACE TECHNOLOGIES

Well Rehabilitation Technology  
40 Stone Castle Road, Rock Tavern, NY 12575  
www.subsurfacetech.com

Phone: 845-567-0695  
Fax: 845-567-1035  
E-mail: scatania@subsurfacetech.com

## PROPOSAL

Company Name: Town of Liberty  
Address: 120 North Main St.  
City, State, Zip: Liberty, NY 12754  
Attn: Damon Knack

Date: August 19, 2026  
Phone: 845-292-1061  
Cell: 845-796-6395  
E-mail: w.s.dept@townofliberty.org  
Site: Sherwood Well x 2

|                                                          | <u>UNIT</u> |           | <u>TOTAL</u>     |
|----------------------------------------------------------|-------------|-----------|------------------|
| Mobilization/De-Mobilization                             | \$ 3,690.00 | \$        | 3,690.00         |
| Conduct Pre Treatment Step Rate Test                     | \$ 1,680.00 | \$        | 1,680.00         |
| Pump Removal                                             | \$ 1,680.00 | \$        | 1,680.00         |
| Conduct Pre Treatment Video Survey                       | \$ 1,000.00 | \$        | 1,000.00         |
| Wire Brushing                                            | \$ 1,680.00 | \$        | 1,680.00         |
| Aqua Freed Process                                       | \$ 8,180.00 | \$        | 8,180.00         |
| Setup/teardown Development Equipment & Compressor Rental | \$ 2,480.00 | \$        | 2,480.00         |
| Mechanical Development up to 1.5 days                    | \$ 5,040.00 | \$        | 5,040.00         |
| Additional development if required \$420.00 /hour        |             |           |                  |
| Conduct Post Treatment Video Survey                      | \$ 1,000.00 | \$        | 1,000.00         |
| Set Owner's Pump                                         | \$ 2,520.00 | \$        | 2,520.00         |
| Conduct Post Treatment Step Rate Test                    | \$ 1,680.00 | \$        | 1,680.00         |
| Fuel Surcharge                                           | \$ 110.00   | \$        | 110.00           |
| <b>Total:</b>                                            |             | <b>\$</b> | <b>30,740.00</b> |

**NOTE:** Price and delivery for the goods listed in this proposal are based on current costs. The market for materials is highly volatile due to several global factors. Therefore, if our cost for any materials increase, we reserve the right to adjust our prices accordingly. If pricing has changed we will advise of the new price at time of order.

**NOTE:** Site access for rubber tire vehicles to be provided and maintained by owner or owners representative. All towing/dragging will be at owners expense. Standby rates will apply.

We propose to furnish material and labor -- in complete accordance with the above estimates, for the sum of **\$ 30,740.00** AS OUTLINED ABOVE, plus tax unless a current tax exempt certificate is provided. Payment to be made as follows: **1.5% 10 days Net 30**. Partial billing may apply. Any unpaid balance over 30 days from the date of completion will have a finance charge added to the unpaid balance of 1.5% per month.

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon consulting with client and approval and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. We will maintain commercial general liability, business automobile and workers compensation insurance for the duration of this work. The owner should purchase any additional insurance he deems necessary for the protection of his interests.

STI Authorized: \_\_\_\_\_  
Printed Name/Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Customer Accepted: \_\_\_\_\_  
Printed Name/Title: \_\_\_\_\_  
Date: \_\_\_\_\_

WE ARE PLEASED TO SUBMIT THE ABOVE QUOTATION FOR YOUR CONSIDERATION, SHOULD YOU PLACE AN ORDER, BE ASSURED IT WILL RECEIVE OUR PROMPT ATTENTION. THIS QUOTATION IS SUBJECT TO THE CONDITIONS PRINTED ON REVERSE SIDE, AND IS VALID FOR 10 DAYS. THEREAFTER IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

## **STANDARD TERMS AND CONDITIONS**

STI agrees to provide the services set forth on the front of this Agreement pursuant to the terms of this Agreement, including, but not limited to, the following Standard Terms and Conditions which constitute a part of this Agreement.

**ARTICLE 1. RIGHT OF ENTRY:** The Customer grants a right of periodic entry to STI, its agents, staff, consultants and contractors or subcontractors, for the purpose of performing all acts, studies, and research (including, without limitation, the obtaining of samples and the performance of tests and evaluations) pursuant to the Stimulation.

**ARTICLE 2. SAMPLING AND TESTING LOCATION:** Test described in STI's report or shown on sketches are based on specific information furnished by others or estimates made in the field by STI's personnel. Such dimensions, depths or elevations are approximations and are not warranted to be exact.

**ARTICLE 3. DOCUMENTS:** Customer will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents and other information deemed necessary by STI for the proper performance of STI's services pursuant to this Agreement. STI may rely upon documents provided by the Customer in performing the services required under this Agreement.

**ARTICLE 4. LIABILITY:** Customer agrees to limit STI's liability to customer arising from negligent or other acts, errors, or omissions, such that STI's total aggregate liability for any cause and based upon any legal theory, including strict liability, shall not exceed the Total Charges received by STI pursuant to this Agreement.

**ARTICLE 5. UNFORESEEN OCCURRENCE:** If, during the performance of services, any unforeseen conditions or occurrences are encountered which, in STI's sole judgment significantly affect or may affect the services to be performed under this Agreement by STI or the risk involved in providing the stimulation, STI will have the right to terminate this Agreement and the services effective on the date specified by STI in writing.

**ARTICLE 6. FORCE MAJEURE:** STI is not responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of STI

**ARTICLE 7. NO THIRD PARTY BENEFICIARIES:** This Agreement gives no rights or benefits to anyone other than the Customer and STI and this Agreement has no third-party beneficiaries.

**ARTICLE 8. LEGAL ACTION:** All legal actions by either party against the other arising from this Agreement, or for the failure to perform in accordance with the applicable standard of care, or any other cause of action, will be barred 1 years from the date the claimant knew or should have known of its claim, but in any event no later than 2 years from the date of substantial completion of STI's services.

**ARTICLE 9. SURVIVAL:** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating the responsibility or liability between Customer and STI shall survive the completion of the services and the termination of this Agreement.

**ARTICLE 10. INTEGRATION:** This Agreement and the documents attached hereto and which are incorporated herein constitute the entire Agreement between the parties and cannot be changed except by a written instrument signed by all parties hereto.

**ARTICLE 11. GOVERNING LAW:** This Agreement shall be governed in all aspects by the laws of the State of New York



## TOWN OF LIBERTY

*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

(845) 292-5772 (p)  
(845) 292-1310 (f)

DATE: September 9, 2026  
TO: Supervisor DeMayo and Town Board Members  
FROM: Cheryl Gerow  
RE: TAM Enterprises

Attached is a rate sheet for TAM Enterprises. Tam Enterprises has been used by the Water and Sewer Department to calibrate the sewer meters, sludge removal and fix the VFD drives when they are inoperable. They have been available immediately to the Town in emergency situations and have been able to fix problems when others have not.

Please accept TAM Enterprises as a preferred vendor for the Town of Liberty and accept the attached rate quote provided by them.

Thank you.

### **Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community.*



~RATES~

| Manpower & Equipments               |               | Regular Time | Regular Time | Regular Time | OVERTIME    | OVERTIME   | Doubletime |
|-------------------------------------|---------------|--------------|--------------|--------------|-------------|------------|------------|
|                                     |               | Hourly Rate  | 4 Hr Min     | 8 Hr Day     | Hourly Rate | 4 Hr Min   |            |
| VacCon (\$115.00/hr)                | w/ Op.        | \$275.00     | \$1,100.00   | \$2,200.00   | \$355.00    | \$1,420.00 | \$435.00   |
|                                     | w/Op. & Lab.  | \$410.00     | \$1,640.00   | \$3,280.00   | \$557.50    | \$2,230.00 | \$705.00   |
| HydroExcavator (\$180.00/hr)        | w/ Op.        | \$340.00     | \$1,360.00   | \$2,720.00   | \$420.00    | \$1,680.00 | \$500.00   |
|                                     | w/ Op. & Lab. | \$475.00     | \$1,900.00   | \$3,800.00   | \$622.50    | \$2,490.00 | \$770.00   |
| Mechanic/Tool Truck (\$120.00/hr)   | w/ Op.        | \$290.00     | \$1,160.00   | \$2,320.00   | \$375.00    | \$1,500.00 | \$460.00   |
|                                     | w/ Op. & Lab. | \$415.00     | \$1,660.00   | \$3,320.00   | \$562.50    | \$2,250.00 | \$710.00   |
| Camera/TV Truck (\$95.00/hr)        | w/ Op.        | \$255.00     | \$1,020.00   | \$2,040.00   | \$335.00    | \$1,340.00 | \$415.00   |
|                                     | w/ Op. & Lab. | \$390.00     | \$1,560.00   | \$3,120.00   | \$537.50    | \$2,150.00 | \$685.00   |
| Backhoe (\$55.00/hr)                | w/ Operator   | \$215.00     | \$860.00     | \$1,720.00   | \$295.00    | \$1,180.00 | \$375.00   |
| Loader (\$60.00/hr)                 | w/ Operator   | \$220.00     | \$880.00     | \$1,760.00   | \$300.00    | \$1,200.00 | \$380.00   |
| SkidSteer (\$50.00/hr)              | w/ Operator   | \$210.00     | \$840.00     | \$1,680.00   | \$290.00    | \$1,160.00 | \$370.00   |
| Mini Exc.- Bobcat 60, 85            | w/ Operator   | \$220.00     | \$880.00     | \$1,760.00   | \$300.00    | \$1,200.00 | \$380.00   |
| Excavator- CAT315                   | w/ Operator   | \$230.00     | \$920.00     | \$1,840.00   | \$310.00    | \$1,240.00 | \$390.00   |
| Excavator- PC200                    | w/ Operator   | \$255.00     | \$1,020.00   | \$2,040.00   | \$335.00    | \$1,340.00 | \$415.00   |
| Excavator- CAT335                   | w/ Operator   | \$375.00     | \$1,500.00   | \$3,000.00   | \$482.50    | \$1,930.00 | \$590.00   |
| Excavator - CAT321 w/ Bucket        | w/ Operator   | \$295.00     | \$1,180.00   | \$2,360.00   | \$375.00    | \$1,500.00 | \$455.00   |
| Excavator - CAT321 w/ Hammer        | w/ Operator   | \$370.00     | \$1,480.00   | \$2,960.00   | \$450.00    | \$1,800.00 | \$530.00   |
| Excavator - CAT321 w/ Sheet Pounder | w/ Operator   | \$385.00     | \$1,540.00   | \$3,080.00   | \$465.00    | \$1,860.00 | \$545.00   |
| Bulldozer- CAT D-5, JD 650          | w/ Operator   | \$220.00     | \$880.00     | \$1,760.00   | \$300.00    | \$1,200.00 | \$380.00   |
| Single Axle- Dump Truck             | w/ Driver     | \$160.00     | \$640.00     | \$1,280.00   | \$220.00    | \$880.00   | \$260.00   |
| TriAxle- Dump Truck                 | w/ Driver     | \$180.00     | \$720.00     | \$1,440.00   | \$240.00    | \$960.00   | \$300.00   |
| Roll Off Truck (P rate)             | w/ Driver     | \$170.00     | \$680.00     | \$1,360.00   | \$225.00    | \$900.00   | \$280.00   |
| Low Boy                             | w/ Driver     | \$200.00     | \$800.00     | \$1,600.00   | \$280.00    | \$1,120.00 | \$360.00   |
| Tanker Truck (\$60.00/hr)           | w/ Operator   | \$220.00     | \$880.00     | \$1,760.00   | \$300.00    | \$1,200.00 | \$380.00   |
| Sweeper (\$55.00/hr)                | w/ Operator   | \$215.00     | \$860.00     | \$1,720.00   | \$295.00    | \$1,180.00 | \$375.00   |
| Paving Roller (\$45 / hour)         | w/ Operator   | \$205.00     | \$820.00     | \$1,640.00   | \$285.00    | \$1,140.00 | \$365.00   |
| Paver (\$55/ hour)                  | w/ Operator   | \$215.00     | \$860.00     | \$1,720.00   | \$295.00    | \$1,180.00 | \$375.00   |
| Lull (\$55 / hour)                  | w/ Operator   | \$215.00     | \$860.00     | \$1,720.00   | \$295.00    | \$1,180.00 | \$375.00   |
| Manlift (\$55/ hour)                | w/ Operator   | \$215.00     | \$860.00     | \$1,720.00   | \$295.00    | \$1,180.00 | \$375.00   |
| Dirt Roller (\$50 / hour)           | w/ Operator   | \$210.00     | \$840.00     | \$1,680.00   | \$290.00    | \$1,160.00 | \$370.00   |
| Control Specialist/Electrician      |               | \$175.00     | \$700.00     | \$1,400.00   | \$262.50    | \$1,050.00 | \$350.00   |
| Mechanic                            |               | \$155.00     | \$620.00     | \$1,240.00   | \$232.50    | \$930.00   | \$310.00   |
| Operator                            |               | \$160.00     | \$640.00     | \$1,280.00   | \$240.00    | \$960.00   | \$320.00   |
| Laborer                             |               | \$145.00     | \$580.00     | \$1,160.00   | \$217.50    | \$870.00   | \$290.00   |
| Welder                              |               | \$150.00     | \$600.00     | \$1,200.00   | \$225.00    | \$900.00   | \$300.00   |
| Foreman                             |               | \$155.00     | \$620.00     | \$1,240.00   | \$232.50    | \$930.00   | \$310.00   |
| Supervisor                          |               | \$175.00     | \$700.00     | \$1,400.00   | \$262.50    | \$1,050.00 | \$350.00   |
| Carpenter                           |               | \$155.00     | \$620.00     | \$1,240.00   | \$232.50    | \$930.00   | \$310.00   |
| Root Cutter                         |               | \$130.00     | \$520.00     | \$1,040.00   | \$130.00    | \$520.00   | \$120.00   |

\* 4 Hour Minimum

\*\* 4+ hrs= Full Day

\* Hourly Rate are Port to Port

\* Rates are Valid through December 31, 2026



## TOWN OF LIBERTY

*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

(845) 292-5772 (p)

(845) 292-1310 (f)

DATE: September 9, 2026  
TO: Supervisor DeMayo and Town Board Members  
FROM: Cheryl Gerow  
RE: Approval of Voucher

The attached voucher is for pumpkins at the Fall Festival.

Please approve the voucher for Parks and Recreation as they need to make payment when they pick up the pumpkins on September 17, 2026.

Thank you.

### **Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community.*







178264

Invoice

TOWN

SELLER

SOID TO

ADDRESS

CITY STATE ZIP

ATTAGE OF LIBERTY  
LIBERTY  
NY

ADDRESS

CITY STATE ZIP

JIM KOZAKA  
31 CROSS ROAD  
GOSHEN, N.Y. 10884

CUSTOMER ORDER NO.

SHD BY

TERMS

8-25-26

ORDERED

SHIPPED

DESCRIPTION

FIGURE

UNIT

AMOUNT

2 36" TALL BINS  
OF 540 AL PUMPKINS

2225

450 00

TOTAL AMT.

450 00

TOWN OF LIBERTY  
120 NORTH MAIN STREET  
LIBERTY, NEW YORK 12754

## PURCHASE ORDER

DATE

17540

REQUISITION #

QUOTATION #

VENDOR'S  
NAME  
AND  
ADDRESS

Jim Kozala  
31 Cross Rd  
Gothens NY 10924

VENDOR'S  
NO.

2914

| FUND - APPROPRIATION | AMOUNT |
|----------------------|--------|
| A7500.482            | 450    |
|                      |        |
|                      |        |
|                      |        |
| TOTAL                | 450 -  |

SHIP TO: ☐ GOVERNMENT CENTER, 120 NORTH MAIN STREET, LIBERTY, NY 12754

SHIP TO: ☐ Highway Department, Rt. 52, Ferndale-Loomis Road, Liberty, NY 12754

SHIP TO: ☐ Water & Sewer Department, 120 North Main Street, Liberty, NY 12754

SHIP TO: ☐ Parks & Recreation Department, 119 North Main Street, Liberty, NY 12754

### Terms & Delivery

| Quantity | Unit | Description                                              | Unit Price | Amount |
|----------|------|----------------------------------------------------------|------------|--------|
|          |      | 2 - 36" Tall Bins of Sugar Pumpkins<br>for Fall Festival |            | 450 -  |
|          |      |                                                          | TOTAL      | 450    |

### APPROVAL OF FUNDS

I certify that there are moneys available to pay this order and the appropriation accounts have been encumbered for the amount of the order.

3/26/14

Date

Director of Financial Services

### PURCHASE AUTHORIZATION

Deliver the items to the places and on the dates indicated above.

Department Head



## TOWN OF LIBERTY

*A Great Place to Work, Live and Play*

Cheryl Gerow, Director of Finance  
120 North Main Street  
Liberty NY 12754

(845) 292-5772 (p)  
(845) 292-1310 (f)

DATE: September 9, 2026  
TO: Supervisor DeMayo and Town Board Members  
FROM: Cheryl Gerow  
RE: White Sulphur Springs Water Tank Cleaning

Attached are three quotes received to clean the tank in the White Sulphur Springs Water District.

The quote from Atlantic Underwater Services, Inc is to clean using an ROV where the other two quotes is to have a diver.

Please approve the lowest quote received, from Atlantic Underwater Services, Inc, in the amount of \$2,750.00 to be expended from the White Sulphur Springs Water District Operational Fund.

Thank you.

### **Our Mission Statement**

*We provide effective, transparent and responsible  
municipal service that promotes the highest standard of life for our community.*

## ESTIMATE

Atlantic Underwater Services Inc.  
PO Box 667  
Lake Pleasant, NY 12108

tim@atlanticunderwaterservices.com  
+1 (757) 705-9081  
atlanticunderwaterservices.com



### Bill to

Town of Liberty  
Town of Liberty  
120 North Main Street  
Liberty  
NY  
12754

### Ship to

Town of Liberty  
120 North Main Street  
Liberty, NY 12754

### Estimate details

Estimate no.: 1469  
Estimate date: 08/14/2026

| #     | Date | Product or service               | Description          | Qty | Rate       | Amount     |
|-------|------|----------------------------------|----------------------|-----|------------|------------|
| 1.    |      | ROV Tank Cleaning                | Tank cleaning by ROV | 1   | \$2,250.00 | \$2,250.00 |
| 2.    |      | internal and external inspection |                      | 1   | \$500.00   | \$500.00   |
| Total |      |                                  |                      |     |            | \$2,750.00 |

### Note to customer

All workers will be paid prevailing wage.

Accepted date

Accepted by

1255



# AGREEMENT

## BETWEEN AQUEOUS INFRASTRUCTURE MANAGEMENT (AIM) AND TOWN OF LIBERTY, NY FOR THE INSPECTION AND SEDIMENT REMOVAL OF THE 300TG STEEL WATER STORAGE TANK, AS FOLLOWS:

Town of Liberty, NY agrees to have Aqueous Infrastructure Management, Co. (AIM) perform the above-mentioned work as per the conditions/terms and costs stated on the proposal dated August 17, 2026

**PERSONNEL:** Divers / Tenders  
Complete Sterile Inspection/Cleaning Dive Station

**SUBMITTALS:** \*Hard copies of your reports can be printed directly from our platform.

**PRICE:** While mobilized in New York in 2026, during one mobilization:

In Service Inspection and Cleaning of White Sulphur Springs 300,000-Gallon Steel WST (30'H x 42'D)

Total: \$6,875.90 ☐

### THE FOLLOWING ADD-ON SERVICES CAN BE PROVIDED FOR THE ADDITIONAL PRICE LISTED BELOW:

- |                                                                               |                                                              |
|-------------------------------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Ultrasonic Thickness Testing: \$390.00               | <input type="checkbox"/> Real-Time Video with DVD: \$390.00  |
| <input type="checkbox"/> Filter bag(s) & capturing of sediment: \$450 per bag | <input type="checkbox"/> Disposal Offsite: Cost + 20% Markup |

- Deliverable requirements included: All State and local requirements for divers and equipment will be followed.
- Price does include prevailing wages.
- This proposal is for inspection and sediment removal, up to 3 inches. Sediment levels and some sediment types may require additional time to remove. Should Aqueous Infrastructure Management (AIM) be required to spend additional time beyond the allocated time and scope for this project, the following hourly rate will be incurred: \$625/per hour. Any time approved by the customer beyond the initial scope will be billed accordingly.
- Please have this structure as full as possible for both safe entry and to allow for suction on pumps for sediment removal process. Typically, AIM requires the water to be no more than 10-15 feet below overflow level. However, according to OSHA guidelines if the structure to be inspected and cleaned is a standpipe exceeding 100' the water level within the structure will have to be lowered and maintained between 97'-99' at all times throughout the inspection and cleaning.
- Please make sure access roads, gates, and sites are suitable for a truck and trailer to navigate. All debris (sticks, leaves, snow, ice, etc.) must be removed from the access area of the structure(s).
- This price does not include a lift. If one is required, it will be marked up 30%
- This proposal is valid for 30 days from the date above. After that 30-day period, Aqueous reserves the right to revise or withdraw the proposal.

**TERMS AND CONDITIONS:** \*All sites must be maintained to allow a truck and trailer to mobilize to within 25' of the tank, allowing access around the circumference of the tank, and have good, sound ladder access to the rooftop. \*All entry hatches must function allowing internal access to each tank and personnel must be available to mobilize to site locations. If this structure or any structure to be inspected have only bolt-on entry hatches, these bolt-on entry hatches must be removed prior to our arrival and re-secured by the customers personnel at the completion of this project. Note: The term "one mobilization" refers to allowing AIM access to all site(s) at all times throughout the project. Should operations not allow for complete access to all site(s) throughout the entire project, an additional charge shall be incurred. \*I understand that in the event that the above-referenced terms and conditions are not met upon AIM arrival on-site, the above hourly rate shall be incurred until such time that the terms and conditions are met, and AIM is able to commence operations. Your signature indicates that unless a 48-hour written notice of cancellation on mutually agreed date is provided, the client agrees to AIM invoicing 50% of the project lump sum cost and payable within 15 days from the date of cancellation/invoice. Once paid and not until then, the project is eligible for re-scheduling. At the completion of the project on its re-scheduled date, client agrees to pay the remaining 50% of the project cost within 15 days from the date of project completion/final invoice.

BY SIGNING BELOW, I AM ACKNOWLEDGING THAT I HAVE READ AND UNDERSTAND THE ABOVE STATED TERMS AND CONDITIONS OF THIS AGREEMENT.

### PAYMENT TERMS:

**NET 15 Terms:** Payment is due within fifteen (15) days of invoice delivery following project completion. Reports will be delivered within five (5) business days; however, report delivery does not extend or alter payment terms. Payment may not be delayed pending receipt of reports. **WE DO NOT ACCEPT USPS CHECKS OR PAYMENTS.** By signing this agreement, you acknowledge and agree that all payments must be made either via prepaid FedEx delivery or ACH transfer.

Early Payment Discount (select one):

- ☐ 3% Discount – Payment received within 3 days by paper check (via FedEx Only)  
☐ 5% Discount – Payment received within 3 days by ACH

IN ACCEPTANCE OF AFOREMENTIONED AGREEMENT:

Aqueous Infrastructure Management (AIM)  
Signature of Authorized Representative

Town of Liberty  
Signature of Authorized Representative

President August 17, 2026  
Title Date

Title Date



SEWAGE TANK &  
INFRASTRUCTURE  
COLLECTIONS

## QUOTE

**QUOTE # 26B-101768**

Page 1/3

### BILL TO:

Liberty Town Water & Sewer Dept.

Town Hall  
120 North Main St.  
Liberty, NY 12754-1861  
P: +1 845-292-5620  
F: +1 845-292-3041

### SHIP TO:

Liberty Town Water & Sewer Dept.

4722 State Route 55  
Swan Lake, NY 12783  
P: +1 845-292-5620  
F: +1 845-292-3041

| Customer ID | Ship Via | Sales Rep | Terms  | Date      |
|-------------|----------|-----------|--------|-----------|
| LBTYT7      | N/A      | DPATIENT  | NET 30 | 8/13/2026 |

| Quantity | UOM  | Item #   | Description                           | Unit Price | Extended Price |
|----------|------|----------|---------------------------------------|------------|----------------|
| 1        | EACH | TDVRCLEA | Diver Inspection and Sediment Removal | \$6,000.00 | \$6,000.00     |

Pricing valid for 90 days

- Location: Liberty, NY
- Tank- 300,000 gallon steel 30' x 42'

Services Include: Certified diver assessment of sanitary, safety, security, structure and coating conditions with sediment removal. Professional inspection report and consultation included. On site disposal.

|                |            |
|----------------|------------|
| Subtotal       | \$6,000.00 |
| Misc           | \$0.00     |
| Tax            | \$0.00     |
| Freight        | \$0.00     |
| Trade Discount | \$0.00     |
| Total          | \$6,000.00 |

## Advanced Tank & Infrastructure Solutions (ATIS) Quote Information and Terms & Conditions

Pricing is based on a reasonable quantity and composition of sediment consistent with typical conditions for this type of structure. If field conditions reveal excessive sediment accumulation, unusually dense or compacted material, or other unforeseen conditions requiring additional labor, equipment, or time, additional costs may apply upon approval by the Owner.

### Service Agreement

The Customer agrees to engage Advanced Tank & Infrastructure Solutions (ATIS) to perform the work in accordance with the terms, conditions, and pricing outlined in this proposal. The quoted amount includes mobilization.

### Personnel

- Qualified Divers & Tenders (ADCI Certified) and OSHA10 trained & professional tank consultants.

### Deliverables

- AWWA Compliant inspection and cleaning mobile dive station.
- All State and local requirements for ADCI certified divers and equipment will be followed.
- Written report with inspection photos and video. The report will be sent electronically via email and video can be made available through a shared cloud storage link.
- This project and all ATIS representatives will adhere to the ATIS Health & Safety Manual.

### Additional Services & Requirements

- **Additional services:** Are available upon request. For specialized tasks, such as sediment sampling or environmental compliance reporting, supplementary charges may apply. Logistics planning will prioritize safety and efficiency while adhering to all applicable regulations.
- Unless otherwise noted the price **does not include prevailing wages**. If prevailing wages are required, please provide current prevailing wage rates and the proposal will be revised accordingly.
- **Additional Materials:** Should critical sanitary deficiencies be identified during the visit, appropriate repair materials are available and may be added to the scope when the work can be performed using on-site resources. **#24 mesh screen** for overflows or vents at \$355.00 each and **Gasket Seal** for roof hatches at \$265.00 each
- **Additional time:** This proposal includes inspection and sediment removal services. Depending on the volume or type of sediment encountered, additional time may be necessary to complete the work. Should the required work exceed the defined project scope, additional time will be billed at \$405 per hour, subject to prior customer approval.
- **Water Level Requirements for Safe Access and Sediment Removal:** To ensure safe entry and effective operation of suction pumps during sediment removal, please maintain the structure as full as possible. As a general guideline, the water level should remain no more than **10-15 feet below the roof hatch**. For standpipes **exceeding 100 feet in height**, OSHA guidelines require that the water level be maintained between **95 to 100 feet** throughout the inspection and cleaning process to ensure structural safety and compliance.
- **Discharge Requirements for Sediment Removal:** If sediment removal is included in the project scope, the customer must ensure that a designated discharge location is identified and prepared prior to the start of work. The customer is responsible for the management of all water discharged during the sediment removal process. If specific discharge methods are required—such as water and sediment capture, dechlorination, or alternative disposal procedures—please inform us in advance. Additional charges may apply for non-standard discharge arrangements.
- Dewatering bag(s): \$405 per bag. / Disposal Offsite: ATIS Cost+ 10% Markup
- **Site Access Requirements:** Customer shall ensure that all access roads, gates, and site areas are suitable for safe navigation by truck and trailer and facilitate safe entry on site by ATIS representatives.

**TERMS AND CONDITIONS:**

- **Access Requirements :** All sites must be maintained to allow a truck and trailer to mobilize within 30 feet of the tank, with unobstructed access around the tank's full circumference. Additionally, the site must provide safe and stable ladder access to the tank rooftop.
- **Tank Access:** All entry hatches must be fully functional to allow safe internal access to each tank. The customer is responsible for unlocking all fence locks and providing keys for any tank ladder or hatch locks to ensure uninterrupted access to the work area. In addition, customer personnel must be available to assist with mobilization to all site locations as needed throughout the project.
- **Definition of Cleaning :** The term "cleaning" refers specifically to the removal of accumulated sediment up to the amount referenced on page 1 of this Quote. Any cleaning or services beyond sediment removal up to the amount referenced on page 1 of this Quote may result in additional charges to customer.
- **Discharge Responsibility :** For all cleaning projects involving sediment removal, it is the customer's responsibility to provide ATIS representatives with a designated discharge location.
- **Mobilization Definition :** The term mobilization refers to ATIS representatives being granted full access to all designated sites for the duration of the services referenced on page 1. If operational limitations prevent continuous access and/or ATIS representatives mobilize to site for a duration beyond the duration referenced on page 1 due to such operational limitations, additional mobilization charges will apply.
- **Cancellation:** Projects canceled with less than 24 hours' notice may be subject to a cancellation and rescheduling fee of \$600.
- **Limitation of Liability :** Customer acknowledges and agrees that ATIS's total liability arising from or related to the services to be performed shall not exceed fifty percent (50%) of the Total Price set forth on page 1. Customer waives claims against ATIS for consequential damages arising out of or relating to the services performed pursuant to this Quote, including damages incurred by Customer for rental expenses and for losses of use, income, or profit.

The Customer acknowledges that if the above-stated terms and conditions are not satisfied upon ATIS's arrival on-site, the hourly rate of \$405 may be applied until all requirements are met. BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ, UNDERSTOOD, AND ACCEPTED THE TERMS AND CONDITIONS OUTLINED IN THIS QUOTE.

**Please sign and email to your Territory Manager or Inside Sales.**

**Signatures**

|                                             |          |                                              |
|---------------------------------------------|----------|----------------------------------------------|
| ATIS Signature<br><i>Ashley Thompson</i>    | 08/13/26 | Customer Signature                           |
| Name<br>Ashley Thompson                     |          | Name                                         |
| Title<br>Operations & Sales Support Manager |          | Date                                         |
| athompson@atis-llc.com /978-793-0549        |          | PO # and Fiscal or Calendar Start Month/Year |





ADVANCED TANK &  
INFRASTRUCTURE  
SOLUTIONS

Powered by T. SALAS

## QUOTE ADD-ON OPTIONS & CUSTOMER REQUIREMENTS

### OPTIONAL ADD-ONS

- ☐ Repair Damaged Gaskets – \$250.00 per gasket.
- ☐ Replace Damaged Vent Screen – \$300.00 each.
- ☐ Live Video Recording (USB Drive) – \$300.00.
- ☐ Sediment Capture Bag – \$400.00.
- ☐ Disposal of Waste Material – 15% Markup on Disposal Cost.

### CUSTOMER RESPONSIBILITIES & SITE REQUIREMENTS

- Tank should be as full as possible to provide safe diver entry.
- Water level must be within 10 feet of the hatch at time of service.
- A customer representative must be present to identify a discharge location and ensure all gates and hatches are unlocked.
- Failure to meet these requirements may result in delays, rescheduling, or additional charges.

### DIVER ENTRY PROCESS & SAFETY PROCEDURES

- All work is performed using surface supplied air. The diver receives breathing air from equipment located at the surface.
- A trained dive team remains topside at all times, including a supervisor and standby diver.
- Constant voice communication is maintained between the diver and surface personnel.
- Sediment is removed using a 3-inch centrifugal pump connected to a custom-fabricated vacuum head. The diver manually operates and directs the vacuum head to remove accumulated material from the tank floor.
- Excessive amounts of sediment may require additional time to complete the cleaning process.
- A site-specific Health and Safety Plan is followed for each project.
- All equipment entering the tank is cleaned and disinfected in accordance with AWWA C652-19 standards.

### CLIENT SERVICE CONTACT INFORMATION (REQUIRED)

Day-Of Point of Contact Name: \_\_\_\_\_

Day-Of Contact Phone Number: \_\_\_\_\_

Meeting Address / Site Access Location: \_\_\_\_\_

\_\_\_\_\_

### NOTES & CONDITIONS

- Add-on pricing is valid when approved at time of quote acceptance.
- Unforeseen conditions may require written approval prior to proceeding.
- Pricing is subject to applicable taxes where required.
- All work is performed in accordance with applicable industry standards.

# CHANGE ORDER

AIA DOCUMENT G701

OWNER [x]  
ARCHITECT [x]  
CONTRACTOR [x]  
FIELD [ ]  
OTHER [ ]

PROJECT: *Town of Liberty* CHANGE ORDER NUMBER: **2**  
*Loomis WWTP Clarifier Repair* DATE: 9/9/2026  
TO CONTRACTOR: *Poolbrook Contracting* ARCHITECT'S PROJECT NO: **TL1-G-26**  
CONTRACT DATE:  
CONTRACT FOR: **General Construction**

The Contract is changed as follows:

## ADDITIONS

None

*Sum of Additions* ==>> \$ -

## DEDUCTIONS

Fabrication of Influent Well Support Plate (not needed) \$ 7,500.00  
Refurbishing the Grease/Scum Wiper Assembly (not needed) \$ 1,325.00

*Sum of Deductions* ==>> \$ 8,825.00

*Sum of Additions and Deductions* ==>> \$ (8,825.00)

**Not valid until signed by the Owner, Architect and Contractor.**

The original (Contract Sum) (~~Guaranteed Maximum Price~~) was..... \$ **56,610.00**  
Net change by previously authorized Change Orders..... \$ **8,825.00**  
The (Contract Sum) (~~Guaranteed Maximum Price~~) prior to this Change Order was..... \$ **65,435.00**  
The (Contract Sum) (~~Guaranteed Maximum Price~~) will be (~~increased~~) (decreased)  
(~~unchanged~~) by this Change Order in the amount of..... \$ **(8,825.00)**  
The new (Contract Sum) (~~Guaranteed Maximum Price~~) including this Change Order will be..... \$ **56,610.00**

The Contract Time will be (~~increased~~) (~~decreased~~) (unchanged) by ( 0 ) days  
The date of Contract Completion as of the date of this Change Order therefore is 1-Oct-26

**DELAWARE ENGINEERING, D.P.C.**

ARCHITECT

**55 South Main Street**

Address

**Oneonta, NY 13820**

BY

DATE

**Poolbrook Contracting**

CONTRACTOR

**22 Pool Brook Road**

Address

**Laurens, NY 13796**

BY

DATE

**Town of Liberty, NY**

OWNER

**120 North Main Street**

Address

**Liberty, NY 12754**

BY

DATE



## CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Loomis WWTP Clarifier Repair Project

DATE OF ISSUANCE: September 9, 2026

OWNER: Town of Liberty, NY

OWNER's CONTRACT #: TL1-G-26 General Construction

CONTRACTOR: Poolbrook Contracting, Inc.

ENGINEER: Delaware Engineering, D.P.C.

This Certificate of Substantial Completion applies to all Work under the Contract Documents or the following specified parts thereof:

*All Contract Base Bid Work*

To: Town of Liberty, NY  
OWNER

And To: Poolbrook Contracting, Inc.  
CONTRACTOR

The Work to which this Certificate applies has been inspected by authorized representatives of OWNER, CONTRACTOR and ENGINEER, and that Work is hereby declared to be substantially complete in accordance with the Contract Documents on

August 25, 2026  
DATE OF SUBSTANTIAL COMPLETION

A tentative list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does no alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents. The items in the tentative list shall be completed or corrected by the CONTRACTOR within 30 days of the above date of Substantial Completion.

*See Attached*

EJCDC No. 1910-8-D (1990 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America

From the date of Substantial Completion the responsibilities between OWNER and CONTRACTOR for security operation, safety, maintenance, heat, utilities, insurance and warranties and guarantees shall be as follows:

RESPONSIBILITIES:

OWNER: Resume normal operation.

CONTRACTOR: Completion of all punchlist items (if attached)  
Provide an executed Contractor's Affidavit of Release of Liens (ALA Document G706A)  
Provide a one-year Maintenance Bond with Consent of Surety equal to the final contract  
amount of \$56,610.00  
Provide Final Payment Application (No. 1) including Retainage

The following documents are attached to and made a part of this Certificate:

- ☐ Project Punchlist - None
- ☐ Contractor's Affidavit of Release of Liens
- ☐ One-year Maintenance Bond with Consent of Surety

*[For items to be attached see definition of Substantial Completion as supplemented and other specifically noted conditions precedent to achieving Substantial Completion as required by Contract Documents.]*

This certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

Executed by ENGINEER on: \_\_\_\_\_, 2026

Delaware Engineering, D.P.C.  
ENGINEER

By: \_\_\_\_\_  
(Authorized Signature)

CONTRACTOR accepts this Certificate of Substantial Completion on: \_\_\_\_\_, 2026

Poolbrook Contracting, Inc  
CONTRACTOR

By: \_\_\_\_\_  
(Authorized Signature)

OWNER accepts this Certificate of Substantial Completion on: \_\_\_\_\_, 2026

Town of Liberty, NY  
OWNER

By: \_\_\_\_\_  
(Authorized Signature)



## DELAWARE ENGINEERING, D.P.C.

55 South Main Street  
Oneonta, New York 13820

Tel: 607.432.8073 / Fax: 607.432.0432  
DelawareEngineering.com

### Town of Liberty, NY September 9, 2026 Town Board Meeting Update on Projects

#### 1. *Water & Sewer Infrastructure Upgrade Project (Old Rte 17 Corridor)*

##### USEPA Grant

- Engineering Services Contract Work (up to 50% design) and subcontracting related to are underway.
- No-Cost Time Extension Request was submitted to USEPA on 6/26/26.
- The July 2026 Quarterly Progress Report was submitted 9/2/26; next due by 10/31/26.

##### SEQR

- Negative Declaration issued 6/26/26; ENB Notice published.

##### NYSSES Fast NY Grant

- Application materials (SEQR, SGIS, & SHPO) submitted 8/28/26

#### 2. *Swan Lake WWTP Upgrade*

- Continuing NYSDEC SPDES/PER comment response letter and design work
- 2026 CFA Applications
  - WQIP (up to \$10M) and CSC (up to \$2M) submitted by the 7/31/26 deadline.
- Other Funding
  - FY27 Congressionally Directed Spending (CDS) Request Form submitted 3/22/26
  - USDA RD Application submitted by Town via the RD-Apply in June 2026, with some comments addressed in August.

#### 3. *Swan Lake WWTP 2024 NYSDEC Notice of Violation (NOV)*

- **Interim Reports**
  - July 2026 Interim Progress Report was submitted to NYSDEC on 7/31/26; next due in October 2026.
- **Temporary Sludge Dewatering Services Bid Award**
  - Seasonal use was completed; ready for pickup after 9/9/26.
- **Other NOV items**
  - Town to move forward with Sewer Use Ordinance (SUO) for rag control and continuing enforcement of flow metering (>3,000 gpd)
    - Delaware to provide cost proposal for Board consideration to develop specifications for specific rag control and flow metering for sewer connections above 3,000 gpd.
  - Additional staff for rag raking completed on 9/6/26
  - WET testing for compliance in July 2026 (results were inconclusive). Resampling was completed on 9/4/26.

#### 4. *Swan Lake WWTP 2026 NYSDEC Notice of Violation (NOV)*

- June 11, 2026 NOV was addressed with the July 2026 Interim Progress Report (2024 NOV).

**DELAWARE ENGINEERING, D.P.C.**

**5. *Swan Lake Sewer System Evaluation/I/I EPG Study***

- Field work completed March 24 thru March 27, 2026
- Inspection documentation received on 4/15/26, and provided to the Town
- The Engineering Report needs to be done by February 2027 (18 months from execution of the Grant Agreement)

**6. *Loomis WWTP Clarifier Repair***

Change Order(s)

- Change Order No. 1 (new influent well support plate and time extension) approved 7/14/26 (+\$8,825; new total \$65,435; time extension to 10/1/26.)
- During reassembly of the shaft and arms, it was determined that the shaft aligned with the original plate, and that the new plate was not needed.
- This cost will be **deducted** from the contract under Change Order NO. 2.
- Attached is Change Order No. 2 to **deduct** the cost of fabricating the new plate and refurbish the grease/scum wiper assembly and will **decrease** the contract by \$8,825, resulting in a revised contract amount of \$56,610 (previous contract amount of \$65,435 **minus** \$8,825 for Change Order No. 2). The contract time extension to October 1, 2026 will remain in place.
- **If these changes are acceptable, and the Town would like to accept of Change Order No. 2, Delaware Engineering recommends that the Board:**
  - **Authorize the Town Supervisor to execute Change Order No. 2, for the General Contract TL1-G-26 – General Construction, to deduct the cost of fabricating the new plate and refurbish the grease/scum wiper assembly and will decrease the contract by \$8,825, resulting in a revised contract amount of \$56,610 (previous contract amount of \$65,435 minus \$8,825 for Change Order No. 2).**

Substantial Completion

- Reassembly resumed on 8/17/26 and manufacturer startup was completed on 8/24/26.
- Poolbrook Contracting has provided notification to the Engineer that all contractual work is substantially complete and requested that the Engineer issue a Certificate of Substantial Completion for the General Construction Contract (TL1-G-26) work with the punchlist of items to be complete or corrected before final payment, with a proposed date of Substantial Completion as August 25, 2026.
- Delaware Engineering has inspected the work to determine the status of completion, and considers the General Contract work to be substantially complete and agrees with the proposed substantial completion date and
- Attached is the Certificate of Substantial Completion Form which shall fix the date of Substantial Completion as August 25, 2026 and final contract amount of \$56,610. There is no punchlist of items to be completed or corrected before final payment.
- Delaware recommends that the Town Board authorize the Town Supervisor to sign the Certificate of Substantial Completion form for Contract TL1-G-26 – General which shall fix the date of Substantial Completion as August 25, 2026 and final contract amount of \$56,610, and authorize the Town Director of Finance to proceed to process Payment Application No. 1 (Final).
- **Therefore, should the Town agree with our recommendation, Delaware Engineering recommends that the Board:**
  - **Authorize the Town Supervisor to sign the Certificate of Substantial Completion Form for Contract TL1-G-26 - General which shall fix the date of Substantial Completion as August 25, 2026 and final contract amount of \$56,610.**
  - **Authorize the Town Director of Finance to proceed to process Payment Application No. 1 (Final) including retainage for all contract work complete, to General Contract No. TL1-G-26 for Poolbrook Contract, Inc., in the amount of \$56,610, contingent upon the**

## **DELAWARE ENGINEERING, D.P.C.**

### **receipt of the complete closeout package including Payment Application No. 1 (Final).**

- Delaware will forward the certificate to the contractor for execution and request project closeout paperwork (i.e., affidavit of release of liens for subcontractors and equipment suppliers, provide maintenance bond, etc)
- We will assemble the project closeout package including final payment application to the Town once all is received from the contractor.

#### **7. Loomis WWTP 2026 NYSDEC Notice of Violation (NOV)**

- NOV received on 6/15/26.
- Technical meeting was held 6/30/26.
- At the July 6, 2026 meeting the Town Board accepted Delaware Engineering's contract proposal for the initial response to the June 15, 2026 NOV.
- Delaware worked on the response with the Town and submitted to the Department on 8/7/26.
- Delaware is working on a contract amendment, for Board consideration, to add the following items from the response letter:
  - *The Town will create and implement a collection system inspection program plan. It is anticipated that the plan can be created by December 31, 2026.*
  - *A backup emergency power plan can be developed and maintained at the facility. It is anticipated that the plan can be created by December 31, 2026.*
  - *Options to reduce or mitigate dead midge fly accumulations will be investigated and implemented.*
  - *NOV followup with Town Staff and DEC*

#### **8. Loomis WWTP SPDES Permit Renewal Application – Lead and Copper**

- Technical meeting held on 7/13/26 with NYSDEC regarding Copper and Lead requirements under the Loomis WWTP SPDES Permit Renewal.
- The SPDES Permit Renewal Short Term High Intensity Monitoring Program showed elevated Copper and Lead concentrations.
- These values exceed water quality criteria and will require new Water Quality Based Effluent Limits (WQBELs) in the new permit.
- NYSDEC identified irregularities in the analytical method used for Lead during the prior monitoring period. Because of this, NYSDEC is granting the Town an opportunity to resample for Lead. The WWTP must collect 10 effluent samples over the next three months.
- Lead sampling is under way. Initial results ( $< 1 \mu\text{g/L}$ ) are less than the new WQBEL for Lead ( $3.13 \mu\text{g/L}$ )
- Results will be used by NYSDEC to confirm that the renewed SPDES permit will include a Schedule of Compliance requiring the facility to achieve compliance with the new WQBEL for Lead (pending sampling results) and/or Copper.
- Compliance actions may include operational adjustments, source control, pretreatment evaluation, or treatment modifications depending on final limits.
- Example of a copper minimization plan received from NYSDEC on 8/31/26.

#### **9. Loomis WWTP Capacity Review**

- Review for potential housing development on hold pending Permit Lead and Copper SPDES resolution.

#### **10. Swan Lake WWTP Recirculation Pump Repair (Pump #3 & #2)**

- Notice of Award issued to Koester on April 1, 2026.
- Notice to Proceed issued on April 27, 2026.
- Town staff removed Recirculation Pump #3, and Koester picked it up for repair on 5/11/26.
- During disassembly of Pump #3, the repair facility identified damage to several motor



## DELAWARE ENGINEERING, D.P.C.

components, and noted that some of the replacement parts are no longer available.

- Change Order No. 1 (motor repair) approved 8/17/26 (+9,300; new total \$70,784.82; time extension to 12/30/26).
- Koester Associates is proceeding with the motor repair.
- **The condition of Pump #2 motor is unknown and will remain unknown until the repair facility begins pump repair, and may also require some level motor repair. If needed, a separate change order will be prepared and submitted for Board consideration.**

### ***11. Basketball Court by Skate Park***

- Revised grading plan submitted on 6/15/26; conceptual plan under with contactors.

### ***12. Ferndale Water District Pump/Tank Communication and Mixer***

- Discussions with Damon to confirm the scope are under way.
- Proposed replacement of telephone-line communication between Ferndale Water Tank and Stevensville Booster Station with wireless, due to wet weather communication failure.
- Delaware will prepare a contract for our work for Board consideration.

### ***13. Delaware River Basin Commission (DRBC) Groundwater Withdrawal Docket/Permit***

- The Town's DRBC Groundwater Withdrawal Docket expired on March 16, 2026 (10-year term).
- A complete renewal application, was due last year (March 2025), 12 months in advance of expiration.
- In 2014 Delaware worked with the Town to prepare and submit the application. This was a \$15,000 - \$20,000 effort.
- Some application may remain valid, but a substantial portion will require updating.
- Does the Town want Delaware to work with the W&S Dept. to update and submit the application? If so, Delaware can provide a cost proposal to do so.

### ***14. Green Hills 3***

- Continuing to work with the Town to respond to revised design for flow meter and rag control (temporary septic tank).
- Septic Tank (for temporary rag control) approved and returned to Owners' Engineer (Keystone) and the Town on 5/20/26
- Flow meter vendor needs to respond to a few more questions on system applicability.

### ***15. Attachments***

- Loomis WWTP Clarifier Repair
  - Change Order No. 2 Form
  - Certificate of Substantial Completion

### ***16. Items Discussed or Reviewed at Meeting but not distributed with this package:***

- None

Liberty TBMtg Report 09-09-26.docx  
Enclosures