

STORM WATER PROTECTION PLAN

Stormwater Management Report
Victory Mills
New York State Route 32, Gates Avenue
Village of Victory, N.Y.
January, 2010/Revised, March 2010

This report addresses stormwater associated with the improvements for the redevelopment of the existing site for the proposed Victory Mills.

Stormwater calculations provided were conducted using the USDA Soil Conservation Service Technical Release No. 20 (TR-20). The program used is the HydroCAD Stormwater Modeling System, Version 8.50, produced by Applied Microcomputer Systems of Chocura, New Hampshire.

The design storms studied are the NYSDEC required one (1) year event (Channel Protection), Ten (10) year event (Overbank Flood Control), and the one hundred (100) year event (Extreme Flood Control). The 24-hour, Type II storms produce a total rainfall of 2.3, 3.9 and 5.5 inches. Calculations were also completed for the treatment of the required Water Quality Volume (90% rainfall event) measuring 1.0 inch in the Village of Victory.

We have also included a 5.8" Type II storm event at the request of the Village's review engineer.

The 6.57 acre parcel is located on the east side of Route 32 and includes the existing mill building, asphalt parking and loading areas and several small sheds. The remainder of the property consists of overgrown meadow and wooded areas which slope in an easterly direction toward an existing tailrace and Fisk Creek. The Saratoga County Soil survey depicts the existing soils as Manlius-rolling. These soils are moderately well drained but have a shallow depth to bedrock. Manlius soils are listed as hydrologic soil group "C" by the U.S. Soil Conservation Service. There does not appear to be any existing stormwater management facilities on site. Therefore, it is assumed that runoff flows off site, in an uncontrolled manner, to the existing tailrace and Fish Creek. The pre-development (existing) drainage plan is included on Figure F-1.

Test pits were performed on November 16, 2009, by Will Buetow, Environmental Scientist, with The LA Group, PC. The soils consist of sandy loam and the water table was observed at approximately 3' below existing grade. For modeling purposes, a curve number of 89 was used for gravel, 74 for grass, 73 for woods and 98 for asphalt, concrete and roof areas. These values are based on existing soils.

The project utilizes the existing mill building, generally within its footprint. The existing pavement, gravel and walks will be removed to make room for new access drives, parking areas and walks.

The project is defined as a Redevelopment Project as specified in Chapter 9 of the *New York State Stormwater Management Design Manual*, dated August 2003(The Manual).

Redevelopment is defined as *“Reconstruction or modification to any existing, previously developed land such as residential, commercial, industrial, institutional or road/highway, which involves soil disturbance. Redevelopment is distinguished from development or new development in that new development refers to construction on land where there had not been previous construction. Redevelopment specifically applies to constructed areas with impervious surface.”*

Section 9.3.1 Application Criteria, presents criteria which must be met to justify the treatment reduction and alternative approaches which may be used. The criteria are as follows:

- *An already impervious area is reconstructed.* We are taking a credit for the existing impervious surface. New impervious surfaces are being treated as required for a new project.
- *There is inadequate space for controlling stormwater runoff from the reconstructed area, or the physical constraints of the site do not allow meeting the required elements of the standard practices.* We are proposing a standard practice, the Pocket Pond (P-5), however, site constraints do not allow the pond to be sized to handle the entire water quality volume as required in Chapter 4. The existing building and parking leave only a small area, above Fish Creek, to treat the runoff from the project site.

The concept for stormwater management is to control the increased volume and rate of runoff caused by the redevelopment of the existing buildings along with the new roads and parking areas. Given the existing physical constraints of the site, we are proposing a Pocket Pond (P-5) to treat and attenuate the runoff associated with the proposed development using the stormwater management practices selection matrices in the Manual.

Attenuation of the one year Channel Protection Storm, 10 year Overbank Flood Control Storm and the 100 year Extreme Flood Control Storm is not required since the site discharges to a fourth order or larger stream (Fish Creek). However, treatment of runoff is required and the Pocket Pond design provides water quality treatment and attenuation of the 1, 10 and 100 year storms.

The post development drainage plan is depicted on Figure F-2. The following table indicates the existing and proposed peak flows at Design Point 1.

Table 1 – Peak Discharge Rates (cfs)

1 Year Storm (2.30")		10 Year Storm (3.90")		100 Year Storm (5.50")		5.8" Storm	
Pre	Post	Pre	Post	Pre	Post	Pre	Post
12.18	12.12	28.44	26.30	45.44	40.77	48.64	43.39

Water Quality Volume Calculations

Water quality volume is calculated in accordance with the New York State Stormwater Management Design Manual using the 90% rule.

$$WQv = \frac{(P)(Rv)(A)}{12}$$

Where:

- WQv = Water quality volume (acre-feet)
- P = 90% Rainfall Event (1.0" for Victory Mills)
- Rv = $0.05 + 0.009(I)$ where I is the percent impervious cover
- A = Subcatchment area in acres

Since the project is defined as the redevelopment of an existing site, DEC requires that a minimum of 25% of the water quality volume (WQv) from the disturbed area be captured and treated along with 100% of the new impervious area. Therefore using the above calculation;

$$\text{Water Quality Volume for the disturbed area x 25\%} = 2,165 \text{ cf}$$

The total area of disturbance is 4.52 acres which includes 53% impervious area (existing). The proposed impervious area within the area of disturbance totals 34,500 sf

$$\text{Water Quality Volume for new impervious area (34,500 sf)} = 2,730 \text{ cf}$$

$$\text{Total water Quality Volume to be treated} = 4,895 \text{ cf}$$

The required water quality volume is stored within the forebay and main pond of the Pocket Pond. A minimum of 10 % is required to be held in the forebay. A total of 2,300 cubic feet of runoff is held in the forebay which represents 47% of the required volume.

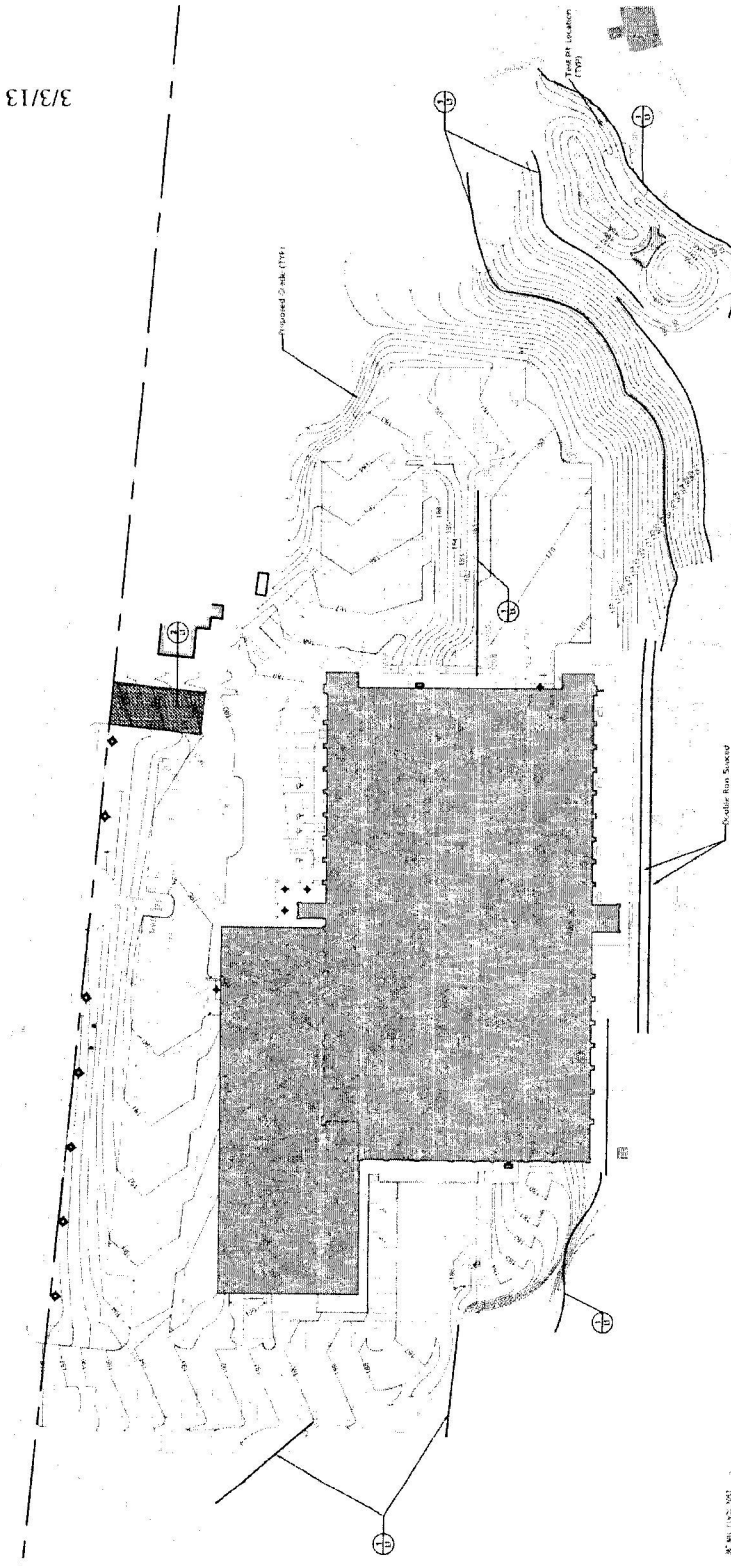
The remainder is held in the main pond, below the lowest outlet. The required water quality volume has been treated in the proposed Pocket Pond.

The proposed stormwater plan meets the requirements for the treatment and attenuation of runoff associated with the proposed project.

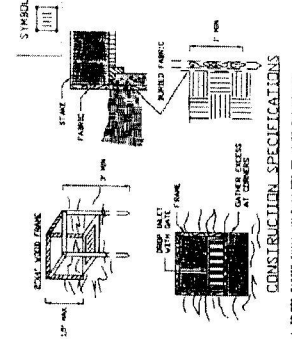
HydroCAD Computations are attached.

Submitted by:

David Carr, Jr., RLA
for
The LA Group, P.C.

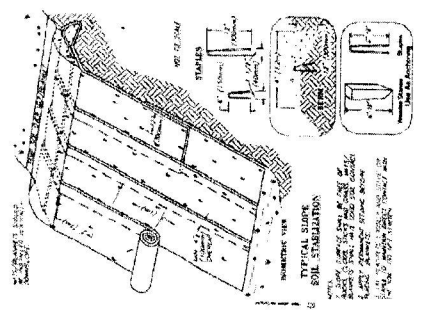


- EROSION CONTROL NOTES:**
1. Erosion control shall be installed before any work shall be performed on the site.
 2. The contractor shall be responsible for the design and installation of erosion control measures. The contractor shall be responsible for the design and installation of erosion control measures. The contractor shall be responsible for the design and installation of erosion control measures.
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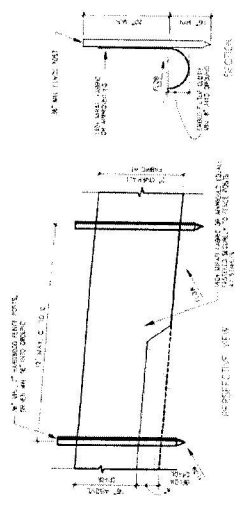


- CONSTRUCTION SPECIFICATIONS**
1. THE EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY WORK SHALL BE PERFORMED ON THE SITE.
 2. THE EROSION CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR.
 3. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. THE EROSION CONTROL MEASURES SHALL BE REMOVED AFTER THE CONSTRUCTION IS COMPLETE.
 5. THE EROSION CONTROL MEASURES SHALL BE REINSTALLED IF THEY BECOME DAMAGED OR DISAPPEAR.
 6. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
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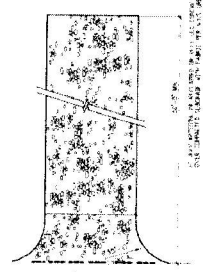
4 FILLER FABRIC/BLANKET PROTECTION
 Utilize as required during parking lot construction
 N.T.S.



5 EROSION BLANKET
 Erosion control blanket "ECX-1" East Cost Erosion Blankets or Approved Equal.
 To be placed on all slopes greater than 3:1 or at SWPPP Inspector's direction
 N.T.S.



1 SILT FENCE DETAIL
 N.T.S.



2 STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.

GRADING NOTES

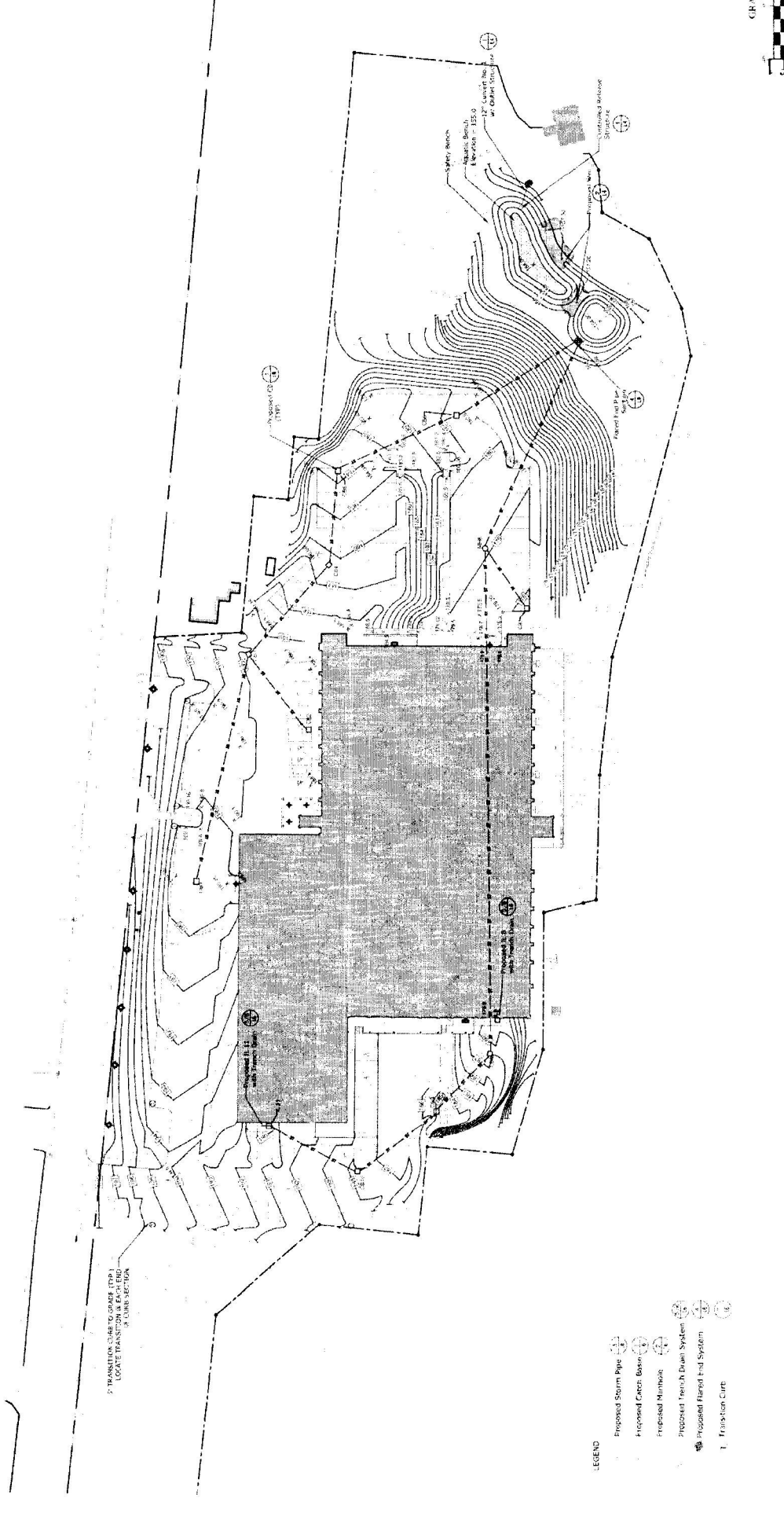
- Existing lines shown are shown from this survey. The Contractor shall verify the location of all utility lines shown on this plan. The Contractor shall contact U.P.A.D. (1-800-942-7967) and the person that administers or respective utility to verify the location of all utility lines shown on this plan. Any cost incurred by the Contractor due to failure to contact the appropriate authorities shall remain the responsibility of the Contractor.
- All grading shall be completed by a New York State Licensed Land Surveyor.
- Contractor shall verify all conditions in the field and conditions to the Owner's Representative.
- Contractor shall verify proposed grades prior to construction and report any discrepancies to the Owner's Representative.
- Contractor shall establish permanent bench marks prior to the start of construction. All secondary benchmarks shall be so located that they will not be disturbed by construction.
- For that he or she shall be so required and as stipulated by Owner's Representative.
- All proposed top of vertical curb elevations and set backs (6') above bottom of curb unless shown otherwise.
- As for notes 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Pipe Table

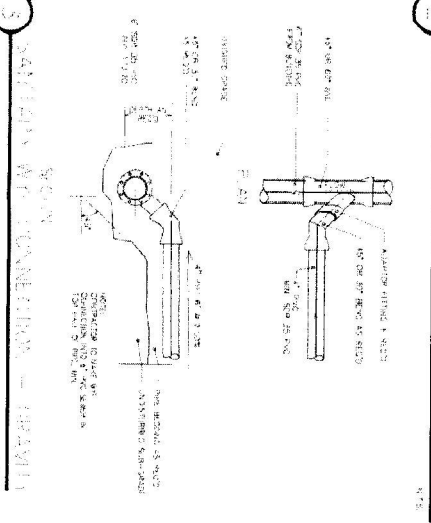
Structure	Length (ft)	Size	Pitch
CB 1 - CB 2	75	18" HDPE	1.0%
CB 2 - CB 3	92	18" HDPE	1.03%
CB 3 - CB 4	70	18" HDPE	3.8%
CB 4 - CB 5	92	18" HDPE	4.37%
CB 5 - CB 6	73	12" HDPE	5.10%
CB 6 - CB 7	58	12" HDPE	6.8%
CB 7 - MH 8	380	24" HDPE	1.0%
CB 8 - MH 9	54	12" HDPE	2.60%
CB 9 - MH 10	54	12" HDPE	2.60%
MH 10 - FF 1	167	24" HDPE	8.54%
CULVERT 1	20	12" HDPE	1.0%

Structure Table

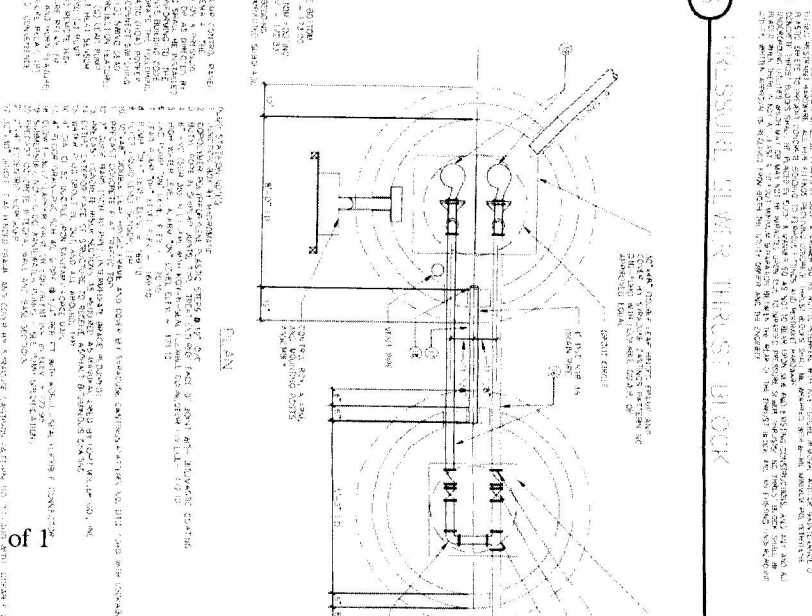
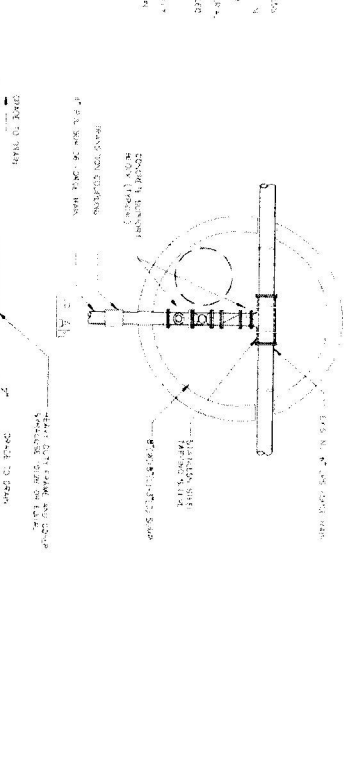
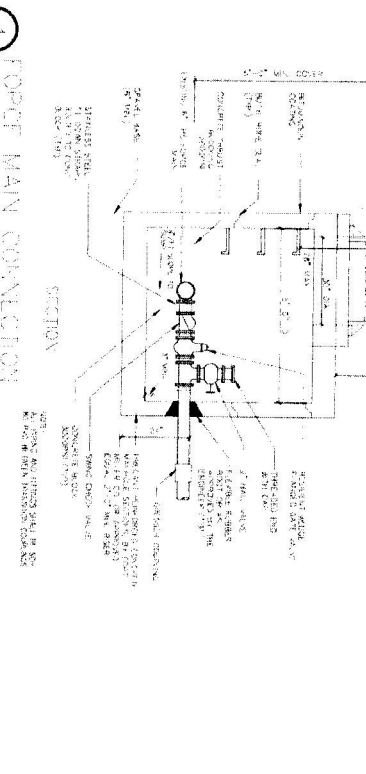
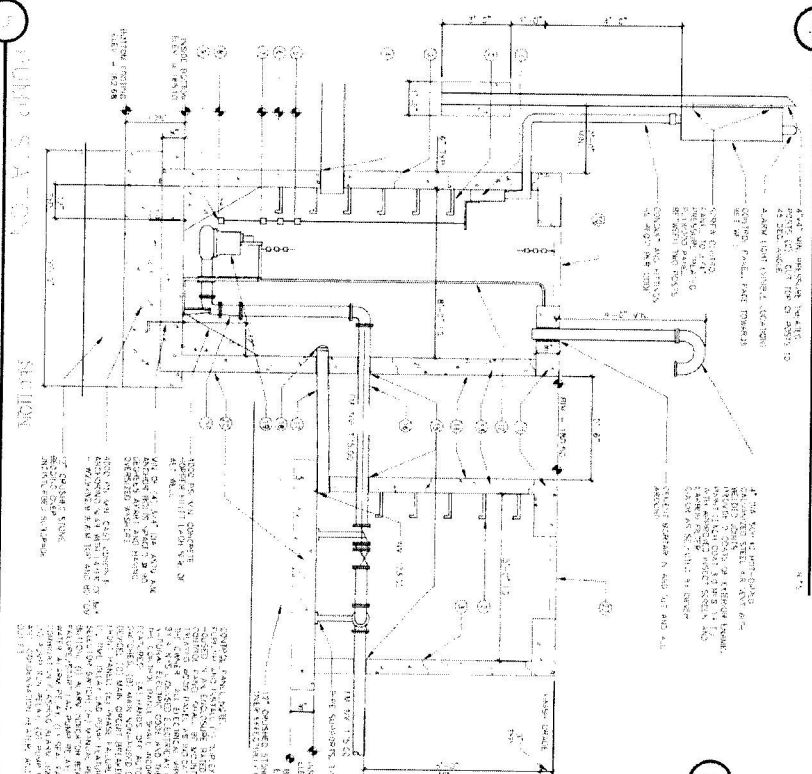
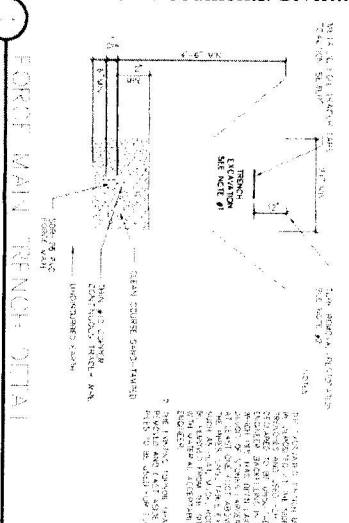
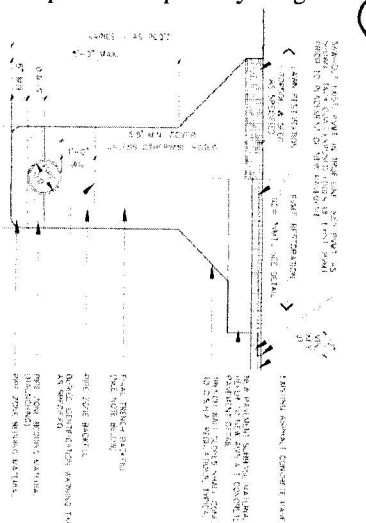
Structure	RIM	INV. IN	HM. CUT
CB 1	189.00	189.00	189.00
CB 2	187.90	187.90	187.90
CB 3	189.70	189.70	189.70
CB 4	188.20	188.20	188.20
CB 5	189.20	189.20	189.20
CB 6	189.20	189.20	189.20
CB 7	177.60	177.60	177.60
CB 8 (6')	180.40	176.00	174.50 (2.5')
CB 9	189.20	189.20	189.20
CB 10	189.20	189.20	189.20
MH 8	179.10	170.64 (7.4')	169.17 (2.3')
IL 8	176.60		
FE 1	157.70		
FE 2	157.70		
SAULT STRUCTURE	158.70 (6' above)		158.70 (12' above)



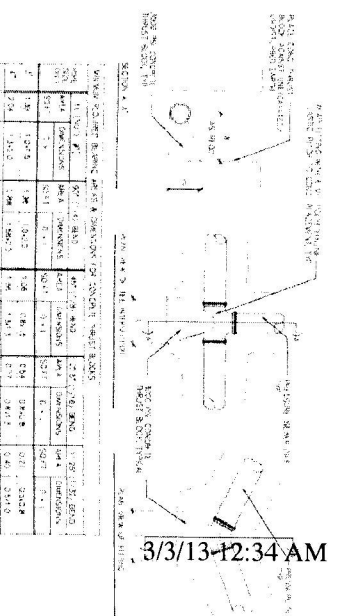
- LEGEND**
- Proposed Storm Pipe
 - Proposed Curb Base
 - Proposed Curb
 - Proposed Trench Drain System
 - Proposed Final End System
 - Transition Curb



ITEM	DATE	REVISION	DESCRIPTION
1	09/05/10	1	ISSUED FOR PERMIT
2	09/05/10	2	REVISION TO PERMIT
3	09/05/10	3	REVISION TO PERMIT
4	09/05/10	4	REVISION TO PERMIT
5	09/05/10	5	REVISION TO PERMIT
6	09/05/10	6	REVISION TO PERMIT
7	09/05/10	7	REVISION TO PERMIT
8	09/05/10	8	REVISION TO PERMIT
9	09/05/10	9	REVISION TO PERMIT
10	09/05/10	10	REVISION TO PERMIT



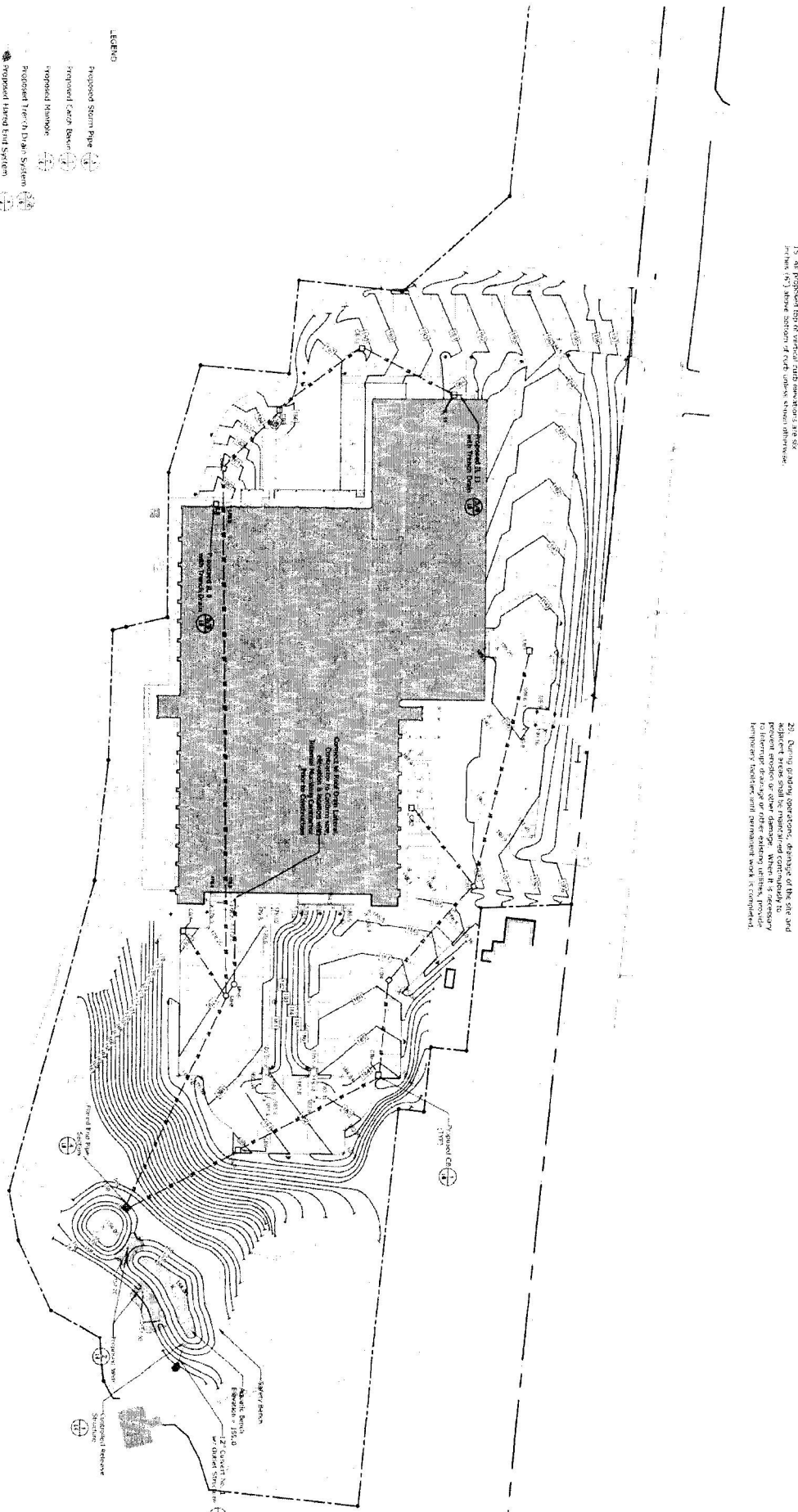
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5	09/05/10	5	REVISION TO PERMIT
6	09/05/10	6	REVISION TO PERMIT
7	09/05/10	7	REVISION TO PERMIT
8	09/05/10	8	REVISION TO PERMIT
9	09/05/10	9	REVISION TO PERMIT
10	09/05/10	10	REVISION TO PERMIT



CONTRACT NOTES

1. Existing base information derived from field survey dated October 12, 2008 performed by Austin and Associates, Inc.
2. The location of subgrade and lines shown on this plan shall be used to provide a basis for the location of the proposed structure.
3. The Contractor shall verify all conditions in the field and report any discrepancies to the Designer's Representative.
4. The Contractor shall verify the location of all existing structures and utilities in the field and report any discrepancies to the Designer's Representative.
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7. The Contractor shall verify the location of all existing structures and utilities in the field and report any discrepancies to the Designer's Representative.
8. All points of vertical curve, stationing, and elevations shall be used to provide a basis for the location of the proposed structure.
9. All proposed structures shall be constructed in accordance with the specifications and standards of the Designer's Representative.
10. The Contractor shall verify the location of all existing structures and utilities in the field and report any discrepancies to the Designer's Representative.
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15. The Contractor shall verify the location of all existing structures and utilities in the field and report any discrepancies to the Designer's Representative.
16. Where new existing structures exist, the Contractor shall be responsible for the location of the proposed structure.
17. The Contractor shall verify the location of all existing structures and utilities in the field and report any discrepancies to the Designer's Representative.
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- LEGEND
- Proposed Storm Pipe
 - Proposed 12" Catch Basin
 - Proposed Manhole
 - Proposed 12" Ch. Drain System
 - Proposed Hand End System

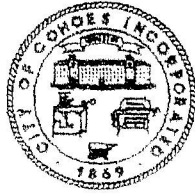


Structure	Length (ft)	Size	Pitch
CB 1 - CB 2	175	18" HOPE	1.0%
CB 2 - CB 3	79	18" HOPE	0.50%
CB 3 - CB 4	92	18" HOPE	0.50%
CB 4 - CB 5	110	18" HOPE	0.9%
CB 5 - CB 6	75	18" HOPE	3.90%
CB 6 - CB 7	8	PVC	3.90%
CB 7 - CB 8	73	12" HOPE	5.10%
CB 8 - CB 9	58	12" HOPE	6.9%
CB 9 - CB 10	50	12" HOPE	1.0%
CB 10 - CB 11	50	12" HOPE	1.0%
CB 11 - CB 12	50	12" HOPE	1.0%
CB 12 - CB 13	50	12" HOPE	1.0%
CB 13 - CB 14	50	12" HOPE	1.0%
CB 14 - CB 15	50	12" HOPE	1.0%
CB 15 - CB 16	50	12" HOPE	1.0%
CB 16 - CB 17	50	12" HOPE	1.0%
CB 17 - CB 18	50	12" HOPE	1.0%
CB 18 - CB 19	50	12" HOPE	1.0%
CB 19 - CB 20	50	12" HOPE	1.0%
CB 20 - CB 21	50	12" HOPE	1.0%
CB 21 - CB 22	50	12" HOPE	1.0%
CB 22 - CB 23	50	12" HOPE	1.0%
CB 23 - CB 24	50	12" HOPE	1.0%
CB 24 - CB 25	50	12" HOPE	1.0%
CB 25 - CB 26	50	12" HOPE	1.0%
CB 26 - CB 27	50	12" HOPE	1.0%
CB 27 - CB 28	50	12" HOPE	1.0%
CB 28 - CB 29	50	12" HOPE	1.0%
CB 29 - CB 30	50	12" HOPE	1.0%
CB 30 - CB 31	50	12" HOPE	1.0%
CB 31 - CB 32	50	12" HOPE	1.0%
CB 32 - CB 33	50	12" HOPE	1.0%
CB 33 - CB 34	50	12" HOPE	1.0%
CB 34 - CB 35	50	12" HOPE	1.0%
CB 35 - CB 36	50	12" HOPE	1.0%
CB 36 - CB 37	50	12" HOPE	1.0%
CB 37 - CB 38	50	12" HOPE	1.0%
CB 38 - CB 39	50	12" HOPE	1.0%
CB 39 - CB 40	50	12" HOPE	1.0%
CB 40 - CB 41	50	12" HOPE	1.0%
CB 41 - CB 42	50	12" HOPE	1.0%
CB 42 - CB 43	50	12" HOPE	1.0%
CB 43 - CB 44	50	12" HOPE	1.0%
CB 44 - CB 45	50	12" HOPE	1.0%
CB 45 - CB 46	50	12" HOPE	1.0%
CB 46 - CB 47	50	12" HOPE	1.0%
CB 47 - CB 48	50	12" HOPE	1.0%
CB 48 - CB 49	50	12" HOPE	1.0%
CB 49 - CB 50	50	12" HOPE	1.0%
CB 50 - CB 51	50	12" HOPE	1.0%
CB 51 - CB 52	50	12" HOPE	1.0%
CB 52 - CB 53	50	12" HOPE	1.0%
CB 53 - CB 54	50	12" HOPE	1.0%
CB 54 - CB 55	50	12" HOPE	1.0%
CB 55 - CB 56	50	12" HOPE	1.0%
CB 56 - CB 57	50	12" HOPE	1.0%
CB 57 - CB 58	50	12" HOPE	1.0%
CB 58 - CB 59	50	12" HOPE	1.0%
CB 59 - CB 60	50	12" HOPE	1.0%
CB 60 - CB 61	50	12" HOPE	1.0%
CB 61 - CB 62	50	12" HOPE	1.0%
CB 62 - CB 63	50	12" HOPE	1.0%
CB 63 - CB 64	50	12" HOPE	1.0%
CB 64 - CB 65	50	12" HOPE	1.0%
CB 65 - CB 66	50	12" HOPE	1.0%
CB 66 - CB 67	50	12" HOPE	1.0%
CB 67 - CB 68	50	12" HOPE	1.0%
CB 68 - CB 69	50	12" HOPE	1.0%
CB 69 - CB 70	50	12" HOPE	1.0%
CB 70 - CB 71	50	12" HOPE	1.0%
CB 71 - CB 72	50	12" HOPE	1.0%
CB 72 - CB 73	50	12" HOPE	1.0%
CB 73 - CB 74	50	12" HOPE	1.0%
CB 74 - CB 75	50	12" HOPE	1.0%
CB 75 - CB 76	50	12" HOPE	1.0%
CB 76 - CB 77	50	12" HOPE	1.0%
CB 77 - CB 78	50	12" HOPE	1.0%
CB 78 - CB 79	50	12" HOPE	1.0%
CB 79 - CB 80	50	12" HOPE	1.0%
CB 80 - CB 81	50	12" HOPE	1.0%
CB 81 - CB 82	50	12" HOPE	1.0%
CB 82 - CB 83	50	12" HOPE	1.0%
CB 83 - CB 84	50	12" HOPE	1.0%
CB 84 - CB 85	50	12" HOPE	1.0%
CB 85 - CB 86	50	12" HOPE	1.0%
CB 86 - CB 87	50	12" HOPE	1.0%
CB 87 - CB 88	50	12" HOPE	1.0%
CB 88 - CB 89	50	12" HOPE	1.0%
CB 89 - CB 90	50	12" HOPE	1.0%
CB 90 - CB 91	50	12" HOPE	1.0%
CB 91 - CB 92	50	12" HOPE	1.0%
CB 92 - CB 93	50	12" HOPE	1.0%
CB 93 - CB 94	50	12" HOPE	1.0%
CB 94 - CB 95	50	12" HOPE	1.0%
CB 95 - CB 96	50	12" HOPE	1.0%
CB 96 - CB 97	50	12" HOPE	1.0%
CB 97 - CB 98	50	12" HOPE	1.0%
CB 98 - CB 99	50	12" HOPE	1.0%
CB 99 - CB 100	50	12" HOPE	1.0%

Structure	RM	INV. IN	INV. OUT
CB 1	189.00	173.10	183.00
CB 2	187.50	173.10	182.50
CB 3	189.70	173.10	183.25
CB 4	188.30	173.10	182.70
CB 5	188.30	173.10	182.70
CB 6	188.30	173.10	182.70
CB 7	188.30	173.10	182.70
CB 8	188.30	173.10	182.70
CB 9	188.30	173.10	182.70
CB 10	188.30	173.10	182.70
CB 11	188.30	173.10	182.70
CB 12	188.30	173.10	182.70
CB 13	188.30	173.10	182.70
CB 14	188.30	173.10	182.70
CB 15	188.30	173.10	182.70
CB 16	188.30	173.10	182.70
CB 17	188.30	173.10	182.70
CB 18	188.30	173.10	182.70
CB 19	188.30	173.10	182.70
CB 20	188.30	173.10	182.70
CB 21	188.30	173.10	182.70
CB 22	188.30	173.10	182.70
CB 23	188.30	173.10	182.70
CB 24	188.30	173.10	182.70
CB 25	188.30	173.10	182.70
CB 26	188.30	173.10	182.70
CB 27	188.30	173.10	182.70
CB 28	188.30	173.10	182.70
CB 29	188.30	173.10	182.70
CB 30	188.30	173.10	182.70
CB 31	188.30	173.10	182.70
CB 32	188.30	173.10	182.70
CB 33	188.30	173.10	182.70
CB 34	188.30	173.10	182.70
CB 35	188.30	173.10	182.70
CB 36	188.30	173.10	182.70
CB 37	188.30	173.10	182.70
CB 38	188.30	173.10	182.70
CB 39	188.30	173.10	182.70
CB 40	188.30	173.10	182.70
CB 41	188.30	173.10	182.70
CB 42	188.30	173.10	182.70
CB 43	188.30	173.10	182.70
CB 44	188.30	173.10	182.70
CB 45	188.30	173.10	182.70
CB 46	188.30	173.10	182.70
CB 47	188.30	173.10	182.70
CB 48	188.30	173.10	182.70
CB 49	188.30	173.10	182.70
CB 50	188.30	173.10	182.70
CB 51	188.30	173.10	182.70
CB 52	188.30	173.10	182.70
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CB 72	188.30	173.10	182.70
CB 73	188.30	173.10	182.70
CB 74	188.30	173.10	182.70
CB 75	188.30	173.10	182.70
CB 76	188.30	173.10	182.70
CB 77	188.30	173.10	182.70
CB 78	188.30	173.10	182.70
CB 79	188.30	173.10	182.70
CB 80	188.30	173.10	182.70
CB 81	188.30	173.10	182.70
CB 82	188.30	173.10	182.70
CB 83	188.30	173.10	182.70
CB 84	188.30	173.10	182.70
CB 85	188.30	173.10	182.70
CB 86	188.30	173.10	182.70
CB 87	188.30	173.10	182.70
CB 88	188.30	173.10	182.70
CB 89	188.30	173.10	182.70
CB 90	188.30	173.10	182.70
CB 91	188.30	173.10	182.70
CB 92	188.30	173.10	182.70
CB 93	188.30	173.10	182.70
CB 94	188.30	173.10	182.70
CB 95	188.30	173.10	182.70
CB 96	188.30	173.10	182.70
CB 97	188.30	173.10	182.70
CB 98	188.30	173.10	182.70
CB 99	188.30	173.10	182.70
CB 100	188.30	173.10	182.70

**STATEMENT FROM CITY OF COHOES REGARDING LACK OF CHILDREN PLACED
IN THE PUBLIC SCHOOL DISTRICT BY HARMONY MILLS LOFT DEVELOPMENT**

**OFFICE OF
COMMUNITY & ECONOMIC
DEVELOPMENT**
97 Mohawk Street
Cohoes, New York
12047-2897



Director, Edward C. Tremblay
Grants Coordinator, Carol Shufelt
Phone: (518) 233-2117
Fax: (518) 233-2168
E-mail: etremblay@ci.cohoes.ny.us
cshufelt@ci.cohoes.ny.us

City of Cohoes

September 13, 2010

Mr. Uri Kaufman
Harmony Mill Lofts
100 North Mohawk Street
Cohoes, NY 12047

Dear Mr. Kaufman:

I have been working with Robert Libby the Superintendent of Schools for the Cohoes School District to check the impact of the Lofts on the school district.

He had their district clerk check the enrollment records for children living at the Lofts. There are no children currently enrolled in the school district. There has been no impact on the school district since this project has been completed.

They also do not anticipate any impact from the additional units to be completed next year. On the positive side even with the PILOT agreement there has been a positive impact on the school taxes as the building has been vacant for a number of years.

Attached are copies of the emails from the superintendant.

Sincerely,

Edward C. Tremblay
Director

Tremblay, Ed

From: Robert Libby [Rlibby@cohoes.org]
Sent: Tuesday, September 07, 2010 5:54 PM
To: Kyle McFarland
Cc: Peggy O'Shea; Tremblay, Ed
Subject: RE: Harmony Mill 3

Thank you.
Bob

-----Original Message-----

From: Kyle McFarland
Sent: Tuesday, September 07, 2010 5:48 PM
To: Robert Libby
Cc: Peggy O'Shea; 'Tremblay, Ed'
Subject: RE: Harmony Mill 3

Good afternoon:

I did a few searches in SchoolTool (our student management system) and did not receive any matches for 100 North Mohawk Street.

I only have 5 families living at 15 North Mohawk Street (not that this helps but hey, you never know!).

I hope this information helps.

Have a wonderful day.

Kyle H. McFarland

~ Kyle H. McFarland
~ Cohoes Middle School
~ Assistant Principal
~ 237-4131 ext. 2242

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From: Robert Libby
Sent: Tuesday, September 07, 2010 5:32 PM
To: Kyle McFarland
Cc: Peggy O'Shea; 'Tremblay, Ed'
Subject: FW: Harmony Mill 3

Can you do an address search on 100 North Mohawk St. to see if we have any students - at any grade level - in the District, and get back to Mr. Tremblay, myself and Peggy.

Thank you. Bob

From: Tremblay, Ed [mailto:etremblay@ci.cohoes.ny.us]
Sent: Tuesday, September 07, 2010 4:34 PM
To: Robert Libby
Subject: RE: Harmony Mill 3

It is 100 North Mohawk Street. Followed by apartment numbers.

Ed Tremblay

Director - Community & Economic Development City of Cohoes

97 Mohawk Street

Cohoes, NY 12047

518-233-2117

518-233-2168 - Fax

etremblay@ci.cohoes.ny.us<blocked::blocked::mailto:etremblay@ci.cohoes.ny.us>

<http://www.ci.cohoes.ny.us><blocked::http://www.ci.cohoes.ny.us/>

From: Robert Libby [mailto:Rlibby@cohoes.org]

Sent: Tuesday, September 07, 2010 4:32 PM
To: Tremblay, Ed
Cc: Peggy O'Shea
Subject: RE: Harmony Mill 3
Ed,

What would the street address be? I'll see if Kyle can find it that way.
Bob

From: Tremblay, Ed [mailto:etremblay@ci.cohoes.ny.us]
Sent: Tuesday, September 07, 2010 4:27 PM
To: Robert Libby
Cc: Peggy O'Shea
Subject: Harmony Mill 3

Bob and Peggy,

Can someone see if there are any students registered from the Harmony Mills Lofts for 2010 school year. The developer does not believe that there is.

If you can find the number please send me a letter on school letter head with the number.

He has another similar project in Victory Mills and the town is worried that it is going to have a major impact on the schools. The only few times that there has been school aged children in the building they have gone to private schools.

Ed Tremblay
Director - Community & Economic Development City of Cohoes
97 Mohawk Street
Cohoes, NY 12047
518-233-2117
518-233-2168 - Fax
etremblay@ci.cohoes.ny.us<blocked::blocked::mailto:etremblay@ci.cohoes.ny.us>
<http://www.ci.cohoes.ny.us><blocked::http://www.ci.cohoes.ny.us/>