

PREPARED BY  
**MRB GROUP**  
HORSESHOE NEW YORK  
PREPARED FOR  
**TIOGA COUNTY LEGISLATURE**  
OWEGO, NEW YORK

**NOTES**  
THIS MAP WAS PREPARED FOR TAX PURPOSES ONLY  
AND IS NOT TO BE REPRODUCED OR USED  
FOR SURVEYING OR CONVEYANCING.  
MAP CONVERTED TO AUTOCAD DIGITAL FORMAT BY  
WILSON MAPPING INC. JULY 19, 1999  
MAP REPROJECTED TO N.A.D. 83 SEPTEMBER 9, 1999

**REVISION TABLE**

DATE	MADE BY	CHANGES OR ADDITIONS
06/20/99	MRB	BLK 1, PARCELS 1 & 2 RE-DRAWN
06/20/99	MRB	BLK 1, PARCELS 1 & 2 RE-DRAWN
03/21/99	MRB	
02/21/97	LEP	

**SPECIAL DISTRICTS**

SCHOOL	OWEGO-APILACHIN SCHOOL DISTRICT	SEWER
FIRE	OWEGO FIRE DISTRICT	AGRICULTURE
WATER		

**LEGEND**

COUNTY LINE	---	PROPERTY LINE	---
TOWN LINE	---	ORIGINAL LOT LINE	---
CORPORATION LINE	---	SCHOOL DISTRICT LINE	---
BLOCK LINE	---	WATER DISTRICT LINE	---
RIGHT-OF-WAY LINE	---	FIRE DISTRICT LINE	---
STREAM	---	SEWER DISTRICT LINE	---
RAILROAD	---	DEEDS COMMON OWNER	---

**LEGEND**

ORIGINAL BLOCK NUMBER	①
TAX MAP BLOCK NUMBER	①
CALCULATED ADDRESS	100
DEED ADDRESS	100
SCALED DIMENSION	100
DEED DIMENSION	100

**GRID**

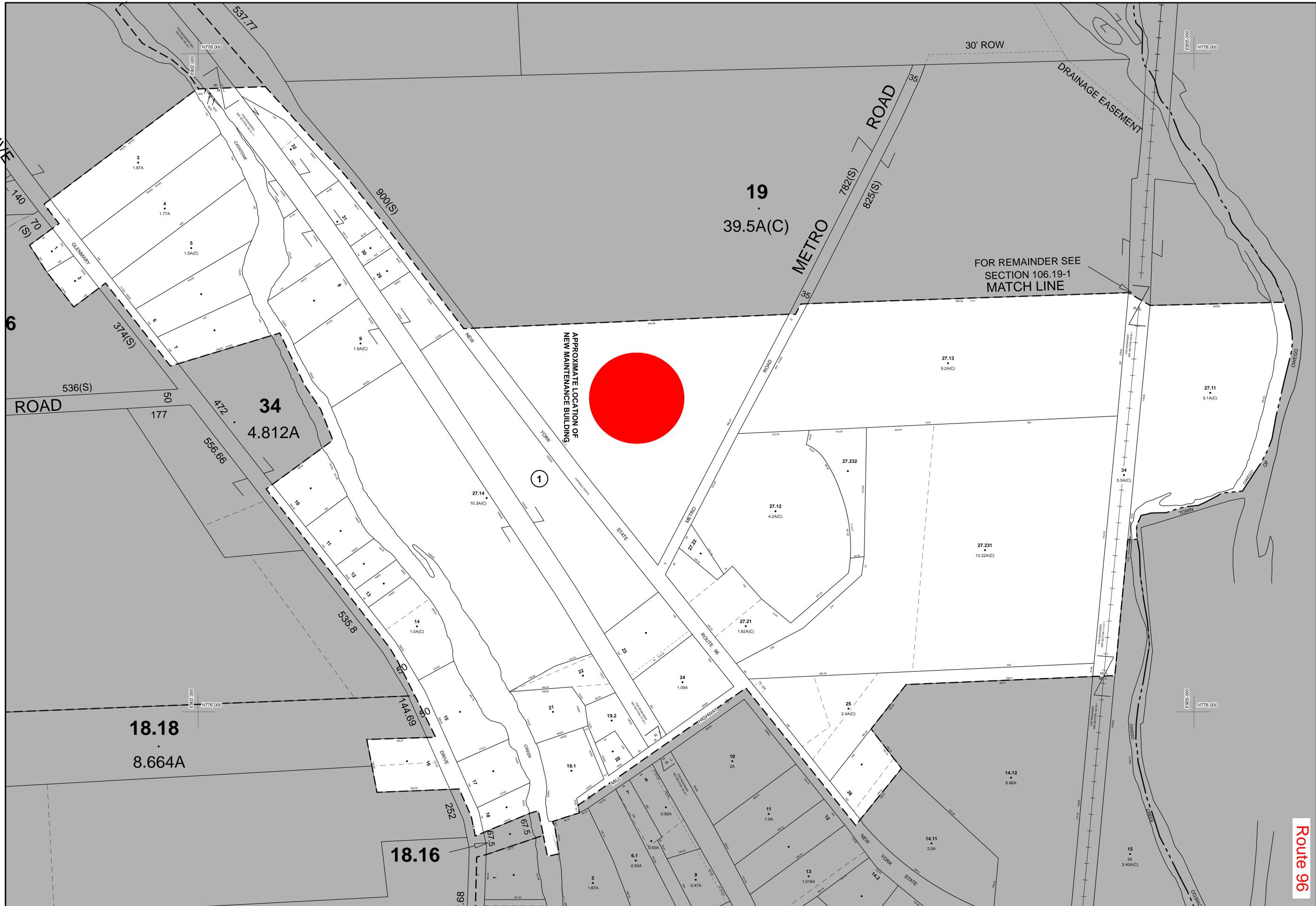
118.00	118.00
118.00	118.00

SHEET INDEX



TAX MAP  
**TOWN OF OWEGO**  
TIOGA COUNTY, NEW YORK  
GRAPHIC SCALE  
1" = 100'

MAP DATE 12-17-76  
117.11



APPROXIMATE LOCATION OF  
NEW MAINTENANCE BUILDING

FOR REMAINDER SEE  
SECTION 106.19-1  
MATCH LINE

Route 96

PREPARED BY  
**MRB GROUP**  
Tioga County, New York  
PREPARED FOR  
**TIOGA COUNTY LEGISLATURE**  
Tioga County, New York

**NOTES**  
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MAP CONVERTED TO AUTOCAD DIGITAL FORMAT BY  
WEILER MAPPING INC. JULY 18, 1996  
MAP REPROJECTED TO N.A.D. 83 SEPTEMBER 9, 1999

REVISION TABLE		CHANGES OR ADDITIONS
DATE	MADE BY	
4/13/06	SMC	BLK 1, PARCEL 34 ADD PERMANENT EASEMENT
3/25/08	SMC	BLK 1, PARCEL 34 ADD PERMANENT EASEMENT
9/23/04	SMC	BLK 1, PARCEL 27, 21 & 27.231 REDRAFTED
6/25/04	SMC	BLK 1, PARCEL 27, 21 & 27.231 REDRAFTED
6/25/04	SMC	BLK 1, PARCEL 27.23 SPLIT TO 27.231 & 27.232

SPECIAL DISTRICTS	
SCHOOL	OWEGO-APLACHIN SCHOOL DISTRICT
SEWER	
FIRE	TIOGA FIRE DISTRICT
WATER	
AGRICULTURE	

LEGEND	
PROPERTY LINE	ORIGINAL BLOCK NUMBER
TOWN LINE	TAX MAP BLOCK NUMBER
CORPORATION LINE	CALCULATED ACRES
BLOCK LINE	DEED ACRES
RIGHT OF WAY LINE	SCALED DIMENSION
SEWER DISTRICT LINE	DEED DIMENSION
STREAM	
RAILROAD	
	DENOTES COMMON OWNER

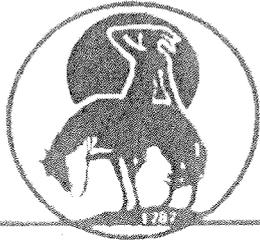
SHEET INDEX	
106.14	106.00
106.00	106.00
117.00	117.07

TAX MAP  
**TOWN OF TIOGA**  
TIOGA COUNTY, NEW YORK

MAP DATE: 9/17/96

GRAPHIC SCALE  
1" = 100'

106.19



FOUNDED 1787

## Village of Owego

20 Elm Street

Owego, New York 13827

Office of the Mayor  
Village Clerk/Treas  
FAX  
Sewer Dept  
FAX

607/687-1710  
607/687-3555  
607/687-1787  
607/687-2282  
607/687-2344

Village Police Dept  
FAX  
Dept. of Public Works/Code  
FAX  
Village Garage

607/687-2233  
607/687-2235  
607/687-1101  
607/687-2002  
607/687-2221

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TO: Owego Apalachin Central School District Administration

DATE: August 29, 2012

RE: Owego Apalachin Central School District - Flood Proofing

TO: Dr. William Russell

After reviewing the reports by Highland Associates regarding flood proofing measures for the Owego Apalachin School District and on August 29, 2012 visiting and inspecting three sites; the bus garage/storage building, the maintenance building on Elm Street along with the administration building located on Talcott Street, there is no question that all three sites are substantially damaged from the flood of September 8, 2011. The proposed flood walls, in my opinion, are the only practical means of flood proofing compliance.

Given the facts from visiting the three structures, and reviewing the proposed flood walls, this office feels that the most effective remediation is to demolish and remove all three structures from the flood plain.

Sincerely,

James S. Mead  
Code Enforcement Officer/Floodplain Manager  
Village of Owego

*State University of New York*



PUBLIC ARCHAEOLOGY FACILITY  
NINA M. VERSAGGI, DIRECTOR  
[nversaggi@binghamton.edu](mailto:nversaggi@binghamton.edu)

PO Box 6000  
Binghamton, New York 13902-6000  
607-777-4786, FAX 607-777-2288

May 24, 2013

David Gilmore, Associate Principal  
Highland Associates  
102 Highland Avenue  
Clarks Summit, PA 18411

**Re:** Summary of the two proposed Maintenance Building Sites (Monkey Run and Route 96)

Dear Mr. Gilmore:

As requested, below is the summary of the archaeological investigations for these two parcels proposed for the Owego Apalachin School District maintenance building. Please let me know if you have questions.

***Monkey Run Parcel (Owego Free Academy Prehistoric Site)***

In 2000, archaeologists from the Public Archaeology Facility (PAF) conducted a Phase 1 reconnaissance survey of a large acreage parcel for improvements to the senior high school and middle school. In addition, a vehicle storage shed and ball fields were planned. During survey, archaeologists found three prehistoric sites, one of which (Owego Free Academy Site, Locus 1 and Locus 2) overlaps the parcel proposed for a new maintenance building. Additional Phase 1 Reconnaissance field work occurred in 2002. The site was recommended as potentially eligible for the National Register of Historic Places based on the diverse collection of artifacts present, the time period of prehistoric site use (Late Archaic, 3,000-2,500 B.C.; Transitional period, 1,500-200 B.C.; and Early Woodland, 1,000-500 B.C.), and the potential for cooking hearth and storage features (Miroff 2001, 2002). PAF recommended that impacts to this site be avoided. In 2002, the School District, in consultation with Hawk Engineering, agreed to avoid impacts to the site in this area of the school property. The recommendations also stated that if impacts to the site could not be avoided, then Phase 2/3 data recovery would be necessary. If this parcel is selected for the proposed maintenance building, that will result in an adverse impact to the Owego Free Academy Site. A Data Recovery Plan (DRP) is being prepared to address mitigation of the adverse impacts through archaeological excavations, analysis, and reporting.

***Route 96 (Catatonk Creek) Parcel***

In 2012 (December), archaeologists from PAF conducted a Phase 1 reconnaissance survey of an approximately 4.6 acre parcel located along Route 96 in the Town of Tioga. PAF crews excavated 88 shovel test pits (STPs) spaced 15 meters (49 ft) apart throughout the parcel. No prehistoric artifacts were found. A small number (n=8) of historic and modern artifacts were found scattered throughout the parcel. These artifacts were not associated with a standing or previously documented historic structure. The items did not represent a diversity or high density that would suggest research potential. Therefore, no prehistoric or historic archaeological sites were designated. PAF recommended that potentially eligible National Register sites would not be impacted by construction proposed for the maintenance building on this parcel. No further work was proposed.

Sincerely,

A handwritten signature in cursive script that reads "Nina M. Versaggi".

Nina M. Versaggi, PhD RPA  
Director



U.S. Fish and Wildlife Service

Monkey Run

## Natural Resources of Concern

**This resource list is to be used for planning purposes only — it is not an official species list.**

**Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:**

**NEW YORK ECOLOGICAL SERVICES FIELD OFFICE**  
3817 LUKER ROAD  
CORTLAND, NY 13045  
(607) 753-9334  
<http://www.fws.gov/northeast/nyfo/es/section7.htm>

***Project Name:***

Natural Resources of Concern



## Natural Resources of Concern

### *Project Location Map:*



### *Project Counties:*

Tioga, NY

### *Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):*

MULTIPOLYGON (((-76.2722399 42.1213272, -76.2696821 42.113294, -76.272948 42.1121606, -76.2761194 42.1127528, -76.2763169 42.1174484, -76.2775442 42.1204056, -76.2765507 42.1220465, -76.2722399 42.1213272)))

### *Project Type:*

Development



## Natural Resources of Concern

### ***Endangered Species Act Species List ([USFWS Endangered Species Program](#)).***

There are no listed species found within the vicinity of your project.

### ***FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).***

There are no refuges found within the vicinity of your project.

### ***FWS Migratory Birds ([USFWS Migratory Bird Program](#)).***

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

### ***NWI Wetlands ([USFWS National Wetlands Inventory](#)).***

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

#### **The following wetlands intersect your project area:**

Wetland Types	NWI Classification Code	Approximate Acres
Riverine	<a href="#">R2UBH</a>	13415.174248
Freshwater Forested/Shrub Wetland	<a href="#">PFO1A</a>	1.869691

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> Floor, Albany, New York 12233-4757  
Phone: (518) 402-8935 • Fax: (518) 402-8925  
Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

Monkey Run

December 14, 2012

Mike Merriman  
Ecological Analysis  
633 Rte 211 East, Suite 4, Bx 4  
Middletown, NY 10941

Dear Mr. Merriman:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the **Proposed Owego Apalachin School Maintenance Bldg Project**, site as indicated on the map you enclosed, located in the Village of Owego, Tioga County.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our database indicates occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

The enclosed report may be included in documents that will be available to the public. However, any enclosed maps displaying locations of rare species are considered sensitive information, and are intended only for the internal use of the recipient; they should not be included in any document that will be made available to the public, without permission from the New York Natural Heritage Program.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at [www.dec.ny.gov/about/39381.html](http://www.dec.ny.gov/about/39381.html).

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Jean Pietrusiak, Information Services  
NYS Department Environmental Conservation

# 1202

Enc.

Cc: Reg. 7, Wildlife Mgr.



**The following state-listed animals have been documented at your project site, or in its vicinity.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing. The list may also include significant natural communities that can serve as habitat for Endangered or Threatened animals, and/or other rare animals and rare plants found at these habitats.

**For information about potential impacts of your project on these populations, how to avoid, minimize, or mitigate any impacts, and any permit considerations, contact the Wildlife Manager or the Fisheries Manager at the NYSDEC Regional Office for the region where the project is located. A listing of Regional Offices is at <http://www.dec.ny.gov/about/558.html>.**

The following species and habitats have been documented at or near the project site, generally within 0.5 mile. Potential onsite and offsite impacts from the project may need to be addressed.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
<b>Freshwater Mussels</b>			
<b>Green Floater</b>	<i>Lasmigona subviridis</i>	Threatened	4843

**This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.**

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NYSDEC at <http://www.dec.ny.gov/animals/7494>.

Information about many of the rare plants and animals, and natural community types, in New York are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NatureServe Explorer at <http://www.natureserve.org/explorer>.



**The following rare plants, rare animals, and significant natural communities  
have been documented at your project site, or in its vicinity.**

We recommend that potential onsite and offsite impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Fish</b>			
<b>Blackchin Shiner</b>	<i>Notropis heterodon</i>	Unlisted	Critically Imperiled in NYS

Owego Creek: At the Park Settlement Road section of the stream the fish were observed in a moderate flowing stream with a pH of 8.25 and cobble and gravel substrate. The shoreline is deciduous. The stream has 0-25 percent cover and 0-20 percent instream shelter. The stream width is 75 feet. The channel width is 116 feet. The pool length is 275 feet. The maximum depth is 3.9 feet. The mean depth is 1.2 feet based on the mean of cross sectional transects. The stream discharge is 116 cu ft/sec based on the velocity-float method, cross sectional area measured. At the Route 96 section of the stream the fish were observed in a moderate flowing stream with a pH of 8.0 and cobble, gravel, and boulder substrate. The shoreline is deciduous and scrub. The stream has 0-25 perc

11395

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If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at <http://www.natureserve.org/explorer>, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org). For descriptions of all community types, go to <http://www.dec.ny.gov/animals/29384.html> and click on Draft Ecological Communities of New York State.



**The following rare plants and rare animals have  
 historical records  
 at your project site, or in its vicinity.**

The following rare plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, and/or there is uncertainty regarding their continued presence. There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown.

If suitable habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there. We recommend that any field surveys to the site should include a search for these species, particularly for sites that are currently undeveloped and may still contain suitable habitat.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NYS LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Freshwater Mussels</b>			
<b>Brook Floater</b>	<i>Alasmidonta varicosa</i>	Threatened	Critically Imperiled in NYS and Globally Uncommon
1959: Catatonk Creek Owego. Creekbed.			

4757

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If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at <http://www.natureserve.org/explorer>, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).



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**Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:**

**NEW YORK ECOLOGICAL SERVICES FIELD OFFICE**  
3817 LUKER ROAD  
CORTLAND, NY 13045  
(607) 753-9334  
<http://www.fws.gov/northeast/nyfo/es/section7.htm>

***Project Name:***

Proposed Maintenance Building



## Natural Resources of Concern

### *Project Location Map:*



### *Project Counties:*

Tioga, NY



## Natural Resources of Concern

### ***Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):***

MULTIPOLYGON (((-76.2777515 42.1317341, -76.2777519 42.1317358, -76.2777507 42.1317435, -76.2777466 42.1317502, -76.2777403 42.1317548, -76.2777327 42.1317566, -76.2777284 42.1317559, -76.2773917 42.132075, -76.2775137 42.1323164, -76.2775158 42.1323232, -76.2775153 42.1323303, -76.2773865 42.1328387, -76.2773827 42.1328464, -76.277376 42.1328517, -76.2773676 42.1328538, -76.2750502 42.1329174, -76.275043 42.1329163, -76.2750367 42.1329126, -76.2750321 42.1329069, -76.2750299 42.1328999, -76.2750303 42.1328926, -76.2750333 42.1328859, -76.2765782 42.1306748, -76.2765844 42.1306691, -76.2765925 42.1306664, -76.2766009 42.1306673, -76.2766082 42.1306716, -76.2777256 42.1317035, -76.2777396 42.1316902, -76.2777462 42.131686, -76.2777539 42.1316847, -76.2777615 42.1316864, -76.2777679 42.1316909, -76.2777721 42.1316975, -76.2777734 42.1317052, -76.2777717 42.1317128, -76.2777672 42.1317192, -76.2777515 42.1317341), (-76.2776964 42.1317311, -76.2765979 42.1307165, -76.2750888 42.1328763, -76.2773514 42.1328142, -76.2774747 42.1323277, -76.2773493 42.1320797, -76.2773471 42.1320715, -76.2773486 42.1320632, -76.2773533 42.1320562, -76.2776964 42.1317311)))

### ***Project Type:***

Land - Acquisition

### ***Endangered Species Act Species List ([USFWS Endangered Species Program](#)).***

There are no listed species found within the vicinity of your project.

### ***FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).***

There are no refuges found within the vicinity of your project.

### ***FWS Migratory Birds ([USFWS Migratory Bird Program](#)).***

Most species of birds, including eagles and other raptors, are protected under the Migratory Bird Treaty Act (16 U.S.C. 703). Bald eagles and golden eagles receive additional protection under the [Bald and Golden Eagle Protection Act](#) (16 U.S.C. 668). The Service's [Birds of Conservation Concern \(2008\)](#) report identifies species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).



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**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> Floor, Albany, New York 12233-4757  
Phone: (518) 402-8935 • Fax: (518) 402-8925  
Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

Route 96

December 14, 2012

Mike Merriman  
Ecological Analysis  
633 Rte 211 East, Suite 4, Bx 4  
Middletown, NY 10941

Dear Mr. Merriman:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the **Proposed Owego Apalachin School Maintenance Bldg Project**, site as indicated on the map you enclosed, located in the Village of Owego, Tioga County.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our database indicates occur, or may occur, on your site or in the immediate vicinity of your site. For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.

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Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

Sincerely,

Jean Pietrusiak, Information Services  
NYS Department Environmental Conservation

# 1202

Enc.

Cc: Reg. 7, Wildlife Mgr.



**The following state-listed animals have been documented  
at your project site, or in its vicinity.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing. The list may also include significant natural communities that can serve as habitat for Endangered or Threatened animals, and/or other rare animals and rare plants found at these habitats.

**For information about potential impacts of your project on these populations, how to avoid, minimize, or mitigate any impacts, and any permit considerations, contact the Wildlife Manager or the Fisheries Manager at the NYSDEC Regional Office for the region where the project is located. A listing of Regional Offices is at <http://www.dec.ny.gov/about/558.html>.**

The following species and habitats have been documented at or near the project site, generally within 0.5 mile. Potential onsite and offsite impacts from the project may need to be addressed.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>
<b>Freshwater Mussels</b>			
<b>Green Floater</b>	<i>Lasmigona subviridis</i>	Threatened	4843

**This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.**

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NYSDEC at <http://www.dec.ny.gov/animals/7494>.

Information about many of the rare plants and animals, and natural community types, in New York are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NatureServe Explorer at <http://www.natureserve.org/explorer>.



**The following rare plants, rare animals, and significant natural communities  
have been documented at your project site, or in its vicinity.**

We recommend that potential onsite and offsite impacts of the proposed project on these species or communities be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process, such as reviews conducted under SEQR. Field surveys of the project site may be necessary to determine the status of a species at the site, particularly for sites that are currently undeveloped and may still contain suitable habitat. Final requirements of the project to avoid, minimize, or mitigate potential impacts are determined by the lead permitting agency or the government body approving the project.

**The following animals, while not listed by New York State as Endangered or Threatened, are of conservation concern to the state, and are considered rare by the New York Natural Heritage Program.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Fish</b>			
<b>Blackchin Shiner</b>	<i>Notropis heterodon</i>	Unlisted	Critically Imperiled in NYS

Owego Creek: At the Park Settlement Road section of the stream the fish were observed in a moderate flowing stream with a pH of 8.25 and cobble and gravel substrate. The shoreline is deciduous. The stream has 0-25 percent cover and 0-20 percent instream shelter. The stream width is 75 feet. The channel width is 116 feet. The pool length is 275 feet. The maximum depth is 3.9 feet. The mean depth is 1.2 feet based on the mean of cross sectional transects. The stream discharge is 116 cu ft/sec based on the velocity-float method, cross sectional area measured. At the Route 96 section of the stream the fish were observed in a moderate flowing stream with a pH of 8.0 and cobble, gravel, and boulder substrate. The shoreline is deciduous and scrub. The stream has 0-25 perc

11395

**This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.**

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at <http://www.natureserve.org/explorer>, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).

Information about many of the natural community types in New York, including identification, dominant and characteristic vegetation, distribution, conservation, and management, is available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org). For descriptions of all community types, go to <http://www.dec.ny.gov/animals/29384.html> and click on Draft Ecological Communities of New York State.



**The following rare plants and rare animals have  
historical records  
at your project site, or in its vicinity.**

The following rare plants and animals were documented in the vicinity of the project site at one time, but have not been documented there since 1979 or earlier, and/or there is uncertainty regarding their continued presence. There is no recent information on these plants and animals in the vicinity of the project site and their current status there is unknown. In most cases the precise location of the plant or animal in this vicinity at the time it was last documented is also unknown.

If suitable habitat for these plants or animals is present in the vicinity of the project site, it is possible that they may still occur there. We recommend that any field surveys to the site should include a search for these species, particularly for sites that are currently undeveloped and may still contain suitable habitat.

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NYS LISTING</i>	<i>HERITAGE CONSERVATION STATUS</i>
<b>Freshwater Mussels</b>			
<b>Brook Floater</b>	<i>Alasmidonta varicosa</i>	Threatened	Critically Imperiled in NYS and Globally Uncommon
1959: Catatonk Creek Owego. Creekbed.			

4757

**This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. This information should not be substituted for on-site surveys that may be required for environmental impact assessment.**

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the rare animals and plants in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), from NatureServe Explorer at <http://www.natureserve.org/explorer>, and from USDA's Plants Database at <http://plants.usda.gov/index.html> (for plants).



January 28th, 2013

Mr. Dan Griffiths, P.E.  
Griffiths Engineering, LLC  
13 South Washington Street, Suite 1  
Binghamton, NY 13903

Re: Owego Central School District Flood Protection      WEC Project: E043.2012  
Monkey Run Maintenance Building Site

Dear Mr. Griffiths:

I have reviewed Highland Associates 1/6/2013 site layout (copy attached) for the Owego Central School District Maintenance Building located north of Huntington Creek (also known as Monkey Run Creek). I have also reviewed the Digital Flood Insurance Rate Maps (DFIRMS) and Owego Creek Flood Profiles from the 2012 Flood Insurance Study (FIS) for Tioga County. The approximate base flood elevation (1% annual chance flood) at the proposed Maintenance Building varies from approximately 822.0 to 823.0+/- (NGVD 1988).

The proposed building and the associated parking and drive areas and site grading are located above the base flood elevations and outside the 1% annual chance flood limits (see attached DFIRM map). As such, I concur that the proposed facility is located outside the special flood hazard area, is in compliance with the Village of Owego Flood ordinances/codes and will not encroach into or displace base flood storage volume as currently laid out.

It is noted that if this site progresses into the final design phase, proposed stormwater management systems will need to be incorporated into the plans. It is recommended that the proposed systems be located outside the special flood hazard area or designed such that no net filling of the 100-year floodplain occurs. Of final note, it is recommended that the first floor elevation of the building be a minimum of 2' above the 100-year flood elevation (1% annual chance flood) or elevation 825.0.

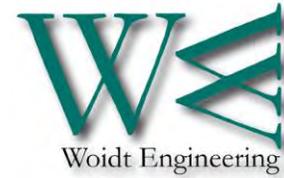
If you have any questions concerning this assessment, please do not hesitate to call.

Sincerely

*Charles F. Woidt Jr.*

Charles (Rick) Woidt Jr., P.E., CFM

with attachments



May 28th, 2013

Mr. Dan Griffiths, P.E.  
Griffiths Engineering, LLC  
13 South Washington Street, Suite 1  
Binghamton, NY 13903

Re: Owego Central School District Flood Protection      WEC Project: E043.2012  
Route 96 Maintenance Building Site

Dear Mr. Griffiths:

I have reviewed Highland Associates site layout for the Owego Central School District Maintenance Building located along Route 96. I have also reviewed the Digital Flood Insurance Rate Maps (DFIRMS) and Owego Creek Flood Profiles from the 2012 Flood Insurance Study (FIS) for Tioga County. The approximate base flood elevation (1% annual chance flood) adjacent to the proposed Maintenance Building is approximately 835.0+/- (NGVD 1988).

The proposed building and the associated parking and drive areas and site grading are located above the base flood elevations and outside the 1% annual chance flood limits (see attached DFIRM map). As such, I concur that the proposed facility is located outside the special flood hazard area, is in compliance with the Village of Owego Flood ordinances/codes and will not encroach into or displace base flood storage volume as currently laid out.

It is noted that if this site progresses into the final design phase, proposed stormwater management systems will need to be incorporated into the plans. It is recommended that the proposed systems be located outside the special flood hazard area or designed such that no net filling of the 100-year floodplain occurs. Of final note, it is **recommended that the first floor elevation of the building be a minimum of 2' above the 100-year flood elevation (1% annual chance flood) or elevation 837.0.**

If you have any questions concerning this assessment, please do not hesitate to call.

Sincerely

*Charles F. Woidt Jr.*

Charles (Rick) Woidt Jr., P.E., CFM

with attachments

OWEGO APALACHIN CSD  
**CONCEPTUAL ESTIMATES FOR MAINTENANCE BUILDING**

5/28/2013

Component		Repair	Relocate Monkey Run	Relocate Rte 96
		0	1	2
Buildings	1	\$700,409	2 \$3,624,264	2 \$3,624,264
Floodwall	3	\$3,446,046	\$0	\$0
25% OH/P of Primes omitted from 7/11/12 letter	4	\$861,512	\$0	\$0
Site Development Costs		\$134,232	\$997,000	5 \$1,315,000
Demolition			\$131,061	\$131,061
Total		\$5,142,199	\$4,752,325	\$5,070,325

The values represent bare construction cost only with the overhead and profit for the primes only.  
 No values represent any soft costs.

1 Value taken from FEMA Project Worksheet # 2000

1 No accounting for code requirements are included - handicap accessibility, energy code etc. These costs could be calculated if required.

2 Value as calculated \$150.47 times 12,350 sf plus \$188.69 times 9,359 sf

2 Basis of \$150.47 and \$188.69 derived from Appendix Section 11 Replacement Cost Estimate

2 Actual areas of the existing buildings total 25,670 sf.

3 Floodwall calculations are derived from Appendix Section 12, Floodwall Estimate

4 The correspondence from OACSD to NYSOEM July 11, 2012 erroneously omitted overhead and profit from the estimate for the flood wall work. It is believed that this estimate, after correcting for overhead and profit, remains low as compared to historic costs for similar structures. Lourdes Hospital actual cost was approximately \$6,000 per LF with all costs, whereas our estimate is only in the \$3,000 range for hard costs.

5 Includes \$200,000 Site Acquisition Cost

Site Development Cost Analysis				
Item	Site 1 - Monkey Run		Site 2 - 63 and Route 96	
	Monkey Run Site	Cost	63 and Route 96 Site	Cost
Submissions/Approvals	Town of Owego	\$0	Town of Tioga - None	\$0
Cost of Property	District Owned	\$0	\$200,000	\$200,000
Size of Property	3.22 Acres Required, Road, Fences, Minimal Buffer	NA	4.06 Ac +/-	NA
Site Configuration	Adequate	NA	Adequate	NA
Zoning Variances	Town of Owego	NA	Town of Tioga	NA
Flood Plain	Back portion only, not at building	\$0	Back portion only, not at building or at pavement	\$0
Delta for Building in Flood Plain	NA	\$0	NA	\$0
Mitigation	Not Required	\$0	Not Required	\$0
Archaeological	Phase 1 complete, Phase 2/3 Required. Costs are verified. <u>Added costs for the additional topsoil stripping included in cut/fill quantities.</u>	\$100,000	Archaeological testing did not find any prehistoric or historic archaeological sites in the project area. No further work is required.	\$0
Wetlands	None	\$0	None	\$0
Endangered Species	None	\$0	None	\$0
Traffic, Road Improvements	No Impact, within the District property	\$0	No Traffic Light Required, Road Improvement Required	\$100,000
Transportation Costs	NA	NA	NA	NA
Internal Site Circulation	Same	NA	Same	NA
Stormwater Retention	Have, Infiltration Tests, have placeholder cost.	\$200,000	Placeholder Cost.	\$200,000
Oil Water Separator	Required at any site	\$0	Required at any site	\$0
Sanitary	Sanitary location across creek. <u>Would need to have pumps and forced main to hit inverts. Recommend on site septic.</u>	\$50,000	Need New Septic, the perc tests were successful and acceptable	\$50,000
Water	Water on site - Hot box located south of right field at the softball field.	\$0	Need New Well \$10,000.	\$10,000
Water Storage	If fire suppression is required, water on site.	\$0	If fire suppression is required, 70,000 gal water storage tank is required.	\$225,000
Gas	Gas located west of middle school. 1,170 ft to get it to the site in new trench, across creek OR pick up gas at Admin Building and share trench with fiber, 1,180'.	\$100,000	Adjacent to site, cost with Construction	\$0
Power	Three Phase Power on site - Located adjacent to bridge north of the creek.	\$0	Need 3 Phase Power.	\$50,000
Telecommunications	Fiber on site - Located adjacent to bridge north of the creek. Plan on bringing new fiber from existing manhole north of HS adjacent to property line. 950'.	\$60,000	1.4 Miles Fiber to High School @ \$50,000 per mile plus underground for same distance as Monkey Run	\$130,000
Soils/Foundations	Shallow foundations recommended	NA	Shallow foundations recommended.	NA
Existing Fill		\$165,000		\$125,000
Cut/Fill		\$322,000		\$135,000
Retaining Walls	None Required	\$0	Approximately 350' long with an average height of 5' above proposed grade	\$90,000
Demolition Required	No	\$0	No	\$0
Cost Estimates	Will use SD Estimate for building.	NA	Will use SD Estimate for building.	NA
Geo-Thermal	NA	NA	NA	NA
LEED Silver	NA	NA	NA	NA
Construction Schedule	NA	NA	NA	NA
	<b>Site 1 - Monkey Run Site</b>	<b>\$997,000</b>	<b>Site 2 - 63 and Route 96 Site</b>	<b>\$1,315,000</b>

# Owego Apalachin Central School District

36 Talcott Street – Owego, New York 13827

*Dr. William C. Russell*  
*Superintendent of Schools*

*Phone: (607) 687-6224*  
*Fax: (607) 687-6313*

July 11, 2012

Mr. James Casey  
New York State Office of Emergency Management  
1220 Washington Avenue  
Building 22, Suite 101  
Albany, NY 12226-2251

RE: FEMA DR-4031-NY Owego Apalachin Central School District – PW 2001 Maintenance Building and PW 1999 Storage Building

Dear Mr. Casey:

This letter outlines and formalizes our request to amend the subject Project Worksheets to accommodate costs associated with floodplain management regulations. We also propose an alternative to the existing repair projects for FEMA's consideration, as required by Part 9 Floodplain Management.

FEMA did not include the costs of floodplain compliance at time of the original PW submission as the documentation of substantial damage was not available from the local code enforcement official. These documents are now available and included for review.

The district's architect has evaluated the site for floodplain compliance and has concluded that the most cost-effective method of achieving code compliance with all building and floodplain codes is to erect a new concrete wall around the property. This method is required as the existing metal frame construction of the maintenance building and the concrete block walls of the storage building will not withstand the hydrostatic pressures of a flood at the level of protection required. These measures are eligible under the Public Assistance Program as code requirements and they are submitted for approval by version of the PW. They are separate and distinct from Section 406 Hazard Mitigation funding. They total an additional cost of \$2,989,086. When added to the Part A (of the FEMA CEF) cost estimate for repair the new Part A total for the project becomes: \$3,689,495.

	Maintenance	Storage	total
Version 0 Repair :	\$ 352,623	\$ 347,786	\$ 700,409
Version 1 Code compliance:	\$ 1,494,543	\$ 1,494,543	\$ 2,989,086
total part A cost:	\$ 1,847,166	\$ 1,842,329	\$ 3,689,495
Replacement Cost:	\$ 1,376,505	\$ 1,308,135	\$ 2,684,640

The district proposes that both buildings be abandoned and demolished and combined into one new facility to be constructed on property currently owned by the district at the district's campus located in Owego, NY. The cost of a replacement building \$2,684,640, the cost of demolition (estimated to be 10% of the replacement cost or \$268,464) and the cost of connection to existing site services (estimated to be 5% of the replacement cost or \$134,232) total \$3,087,336.

The alternative project is \$402,696 greater than the replacement cost – a 15% increase. As the cost to remove this critical facility from the floodplain is 15% greater than the replacement cost, the district concludes this is a “*practicable alternative*” for FEMA’s consideration. FEMA should fund this project as a “*relocation*” project consistent with 44 CFR 206.226 (g) *Relocation* as floodplain regulations under 44 CFR § 9.6 *Decision-making processes* require FEMA to fund *practicable alternatives*.

#### 44 CFR 206.226 (g) Relocation

##### (g) *Relocation*.

(1) The Regional Administrator may approve funding for and require restoration of a destroyed facility at a new location when:

- (i) The facility is and will be subject to repetitive heavy damage;
- (ii) The approval is not barred by other provisions of title 44 CFR; and
- (iii) The overall project, including all costs, is cost effective.

- The district concludes that the facility is effectively destroyed as the repair cost exceeds replacement cost as determined by the code enforcement official granting the building permit.
- The district concludes that the facility is and will be subject to repetitive heavy damage. It was destroyed during Tropical Storm Lee and is subject to future damages due to the location within the floodplain.
- The district is unaware of any provision barring relocation.
- The overall project is cost effective. Once demolition costs are added to the base costs the relocation cost is likely to be approximately 115% of replacement costs – and the replacement on the current site alternative would leave the facility within the floodplain.
- The facilities have been damaged by previous floods, including FEMA DR-1650-NY.

#### 44 CFR § 9.6 Decision-making process

*Step 3. Identify and evaluate practicable alternatives to locating the proposed action in a floodplain or wetland (including alternative sites, actions and the “no action” option) (see § 9.9). If a practicable alternative exists outside the floodplain or wetland FEMA must locate the action at the alternative site.*

- A practicable alternative exists outside the floodplain on land owned by the district. The costs of demolition and new construction of a code-compliant facility are reasonable when compared to the replacement cost.

The basis for our conclusions follows as attachments and is organized as:

1. Floodplain Management Overview
  - a. Law
  - b. Regulation
  - c. Policy
  - d. Program Guidance
2. Correspondence from Highland Associates (district architect) to code official (two documents, one for each building)
3. Correspondence from code official to district
4. Floodplain map demonstrating proposed new location
5. Replacement cost estimate
  - a. Maintenance Building
  - b. Storage Building
6. Flood Wall cost estimate
  - a. Highland Associates design
  - b. Cost estimate

The district requests a relocation project consistent with 44 CFR 206.226 (g) to include relocation of a consolidated Maintenance and Storage facility to be located on the district campus – outside of the floodplain, demolition of the existing buildings and connection to existing site services. The total project amount is to be the sum of 1) the “replacement cost” \$2,684,640, 2) demolition cost \$268,464, 3) cost of connection to existing site services \$134,232 and 4) soft costs as determined by FEMA’s Cost Estimating Format.

Very truly yours,



William C. Russell, Ph.D.  
Superintendent of Schools