

CATSKILL WATERSHED CORPORATION
Wastewater / Stormwater Committee Agenda
Tuesday, June 2, 2026 @ 9:00AM

- I. Call to Order
- II. Review minutes of May 5, 2026, meeting
- III. Wastewater / Stormwater

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville
Shokan

2. Future Stormwater Program

No new applications.

3. Stormwater Retrofit Program

No new applications.

4. Local Flood Hazard Mitigation:

Property Owner: Town of Lexington
Contact Person: Robert Riccardella, Town Supervisor
Address: 3542 Route 42, Lexington, NY
LFA Recommendation: Yes
Property Category: Critical Community Facility
Phase: Construction
Project Description:

The Town of Lexington has applied for \$550,000.00 in construction funding to relocate its highway garage from the Special Flood Hazard Area along Route 42 to a Town-owned property off Route 13, where a salt shed already exists. Following severe flood damage from Tropical Storm Irene, the Town has temporarily used 12311 State Route 23A for equipment storage.

The Town of Lexington secured a New York State Department of Environmental Conservation Climate Smart Communities Grant totaling \$1,131,662.00 and has also applied for an additional \$300,000.00 through the New York State CREST Program. The existing property will be acquired through the New York City Flood Buyout Program for \$215,000.00, and the temporary property, valued at approximately \$250,000.00, is expected to be sold. After accounting for these funding sources, the Town's remaining local share is \$1,675,530.00.

CWC Staff recommends reimbursement of 50% of construction costs, up to \$500,000.00, and 75% of wastewater costs, up to \$50,000.00, for a total amount not to exceed \$550,000.00 to the Town of Lexington for relocation of their highway garage.

Property Owner: 54 Main St. LLC
Contact Person: Michael McMohan
Address: 54 Main St. Phoenicia, NY 12464
LFA Recommendation: Yes
Property Category: Mixed Use
Phase: Design
Project Description:

54 Main St NY LLC has applied for design funding associated with property protection measures for its former restaurant located at 54 Main Street in the hamlet of Phoenicia. The property is located within the Esopus Creek Special Flood Hazard Area, and site-specific property protection measures were identified in the Shandaken Local Flood Analysis (LFA).

The CWC Board of Directors previously approved \$5,000.00 in funding for a feasibility study to assess potential property protection measures for the site. The study, completed by LaBella Associates, strongly recommends elevation of the former restaurant but also identifies wet floodproofing as a viable alternative. The applicant is pursuing design funding for the wet floodproofing; Labella Associates has since provided an updated construction cost estimate of \$178,000.00.

CWC staff recommends funding in an amount not to exceed Seventeen Thousand Eight Hundred Dollars (\$17,800.00) to 54 Main St NY LLC for design costs associated with wet floodproofing the structure, as recommended in the completed feasibility study.

5. Other:

- IV. Next meeting scheduled for Tuesday, July 7, 2026 @ 9:00AM
- V. Adjournment

Minutes
CATSKILL WATERSHED CORPORATION
Wastewater/Stormwater Committee Tuesday, May 5, 2026 @ 9:00 AM

Attendees: James Sofranko (Director), Joseph Cetta (Director), Tina Mole (Director), John Kosier (Director), Jeff Senterman (Director), Christopher Mathews (Director), Shilo Williams (DEP), Allen Hinkley via zoom.

Others: John Mathiesen (CWC), Jason Merwin (CWC), Tim Cox (CWC), Racheal Burger (CWC), Eric Lane (CWC), Lindsay Ballard (CWC), Donald Brown (CWC), Jessica Fiedler (CWC), Lynn Kavanagh (CWC), Gemma Young (CWC), Zach Baldwin-Way (CWC), Brian Sullivan (CWC), Innes Kasanof (Director), Rich Parete (Director), Alicia Terry (Director), George Haynes (Director), Arthur Merrill (Director), John Schwartz (DEP), Matt Gianetta (DEP), Aaron Bennett (DEP), Michael Meyer (DEP), Gerson Tavarez (DEP), Nick Sadler (DEP), Pat Palmer (NYSDOH), Mike Maloney (NYSDOH), Karen Stainbrook (NYSDEC), Kristina Gutches (NYSDEC), Glen Faulkner (Town Of Middletown), Rich Gabriel (Town of Andes), Joan Lawrence-Bauer (Walton Reporter). Via Zoom; Nick Carbone (Watershed Affairs Coordinator), Pauline Wanjugi (NYSDOH), Tom Stalter (DEP).

The meeting was called to order by Jim Sofranko at 9:01 AM.

- I. Review minutes from April 7, 2026, meeting. Minutes approved as written by a motion from Joseph Cetta and the motion was seconded by Jeff Senterman Motion carried.

1. Community Wastewater Management Program

General Project Updates:

CWMP III

Halcottsville - Inspections to be completed in the spring and fall of 2026. Maintenance Bond is good through 2026.

Shokan - On August 10, 2020, the NYCDEP approved the Block Grant for the Shokan project for a total not to exceed \$48,715,000.00. This will provide funding of a wastewater project for the Hamlet of Shokan and making modifications to the existing Boiceville WWTP.

It has been determined that the costs for this project will be closer to \$75 million. The remaining funds that are needed for the project are being put into place by the City and the balance of funds needed will come out of CWC's CFF Program with that amount being used to be reimbursed to CFF once completed.

There is approximately a total of 525 lateral connections being projected for the hamlet of Shokan.

The current estimated flow for Shokan is 166,000 gpd.

There will be a total of 8 contracts, the last contract will be for approximately 41 water meters to be installed.

There will be 35 grinder pump stations proposed for the district.

Lamont has received the final NYSDEC approvals.

Lamont has received the work permit from NYSDOT regarding driveway access permit for pump station 1 and DOT has put a rush on the review of the permit and documents not realizing that this project had more than just one permit approval.

DEP was given final design plans with the DEP approval stamp incorporated on 11/24/25. DEP has provided the Land Use Permit and Carver staff have obtained their security clearances.

As of 05/04/2026, there are 371 of the 479 lateral access agreements signed, which is 77%.

Bidding for the project was published on September 23, 2025. Pre-Bid conferences were held on October 9, 2025, with bid openings held on October 30, 2025, and November 6, 2025. There are 8 separate contracts. Total of all low bids for contracts 1-8 are being shown at \$74,428,196.00.

December 4, 2025-NYCDEP sets the block grant for the Shokan project at \$90,000,000.00 which will include design and construction phase engineering costs.

December 8, 2025-Lamont Engineers and CWC staff provided a presentation to the Olive Town Board recommending awarding the bids to the lowest apparent bidders.

December 9, 2025-Olive Town Board voted unanimously to award the bids to the low bidder's contingent on completion of the DEP contracting.

The Town of Olive completed and signed the Notices to Proceed at their January 13, 2026, meeting.

CWC is reviewing draft change orders received from the DEP, increasing Shokan Program Agreement and allowing transfer from the Cluster Septic Program.

When the final review is completed by the DEP a Zoom kick-off meeting with Lamont, all contractors, CWC and DEP will be held.

Layout and flagging of the force main/collection system line with GPS was started on 2/25/2026 by Carver Construction.

The tree cutting work for the Collection System started on 3/10/2026. Atlantic Testing conducted soil drilling on 3/12/2026.

Contract 1 Carver Construction and their sub-contractor, by Solar and Land Clearing continues to focus on tree clearing and the cleanup of all downed trees. All trees are down in areas 1 and 2 with area 3 underway. The contractor was able to get all trees down that had been identified for bat habitat prior to the March 31, 2026, deadline.

Contract 2 was given notice to proceed and has been sending submittals. Still waiting on an actual mobilization and start date.

Contract 3 Jersen Construction has mobilized on site on 4/8/2026 and started their site survey and stake out of the building site, clearing of small trees and installing fence posts, orange snow fencing for the job site perimeter and along the park access road. They have also installed storm water silt tubing along the access road to the park and the job site perimeter. The contractor is also in the process of moving junk from the property, building their access road to the site, landing pad for their site trailer and storage of equipment containers and dumpsters.

Contract 7a J Squared Construction has been providing submittals but has not yet given a start date. They have mentioned that they would like to get started in mid-May at the Boiceville WWTP.

2. Future Stormwater Program

KCK Bearsville Holding Co, LLC

Program: FSW/MOA-145

Address: 1003 Cold Brook Road, Boiceville, NY 12412

Engineer: A. Diachishin & Associates, P.C.

Contractor: 3rd Generation Builders

Tax Parcel ID: 36.1-2-2.1

Project Description:

On October 29, 2024, DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for KCK Bearsville Holding Co., LLC located in Boiceville, NY. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of the construction of a single-family residence and 1,400-foot-long driveway up steep slopes. The total site disturbance was 5.5-acres.

Stormwater controls on the site include erosion and sediment controls, vegetated swales, a large bioretention basin, and two large infiltration basins.

KCK Bearsville Holding Co., LLC submitted an application on April 1, 2026. Engineering and construction costs totaled Four Hundred Thirty-Seven Thousand Four Hundred Fifty-Five Dollars (\$437,455.00). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of Two Hundred Eighteen Thousand Seven Hundred Twenty-Seven Dollars and Fifty Cents (\$218,727.50). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or One Hundred Nine Thousand Three Hundred Sixty-Three Dollars and Seventy-Five Cents (\$109,363.75) from each program.

| COST BREAKOUT | |
|---------------------------|---------------------|
| Design: | \$12,455.00 |
| Construction: | \$425,000.00 |
| Total: | \$437,455.00 |
| 15% Contingency: | \$0 |
| TOTAL: | \$437,455.00 |
| 50% Election | \$218,727.50 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$109,363.75 |
| MOA-145 Funding | \$109,363.75 |

The CWC recommends reimbursement of up to One Hundred Nine Thousand Three Hundred Sixty-Three Dollars and Seventy-Five Cents (\$109,363.75) from both the Future Stormwater Program and the MOA-145 Program to KCK Bearsville Holding Co., LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

Recommended Future Stormwater Funding Request not to exceed \$109,363.75

Recommended MOA-145 Funding Request not to exceed \$109,363.75

A motion was made by Tina Mole to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Jeff Senterman. Motion carried

Pine Hill Terrace LLC

Program: FSW/MOA-145

Address: Phoebe Lane, Delhi NY

Engineer: Headwaters Engineering

Contractor: Clark Companies

Project Description:

On March 31, 2026, NYC DEP approved a Stormwater Pollution Prevention Plan (SWPPP) for Pine Hill Terrace LLC for a Building Apartment Complex on Phoebe Lane in Delhi, NY. The project required a NYC DEP Stormwater Pollution Prevention Plan (SWPPP) approval to meet Watershed Regulations. In addition, a SWPPP is required for coverage under the NYS DEC General Permit for Stormwater Discharges from Construction Activities.

The proposed project will consist of three two-story apartment buildings, an asphalt driveway and gravel parking areas. The project is anticipated to disturb 3.8 acres.

Stormwater controls on the site include erosion and sediment controls, filter strips, storm sewers, and two large bioretention basins.

Pine Hill Terrace LLC submitted an application on April 1, 2026, representing design costs and estimated SWPPP inspections totaling Eighteen Thousand Five Hundred Dollars (\$18,500.00). Construction costs will be submitted as an additional application. The applicant has elected 50% reimbursement of the eligible amount and is considered a small business; therefore, costs will be split between the Future Stormwater Program and the MOA-145 Program, or Four Thousand Six Hundred Twenty-Five Dollars (\$4,625.00) from each program.

| COST BREAKOUT | |
|---------------------------|--------------------|
| Design: | \$18,500.00 |
| Construction: | \$0 |
| Total: | \$18,500.00 |
| 15% Contingency: | \$0 |
| TOTAL: | \$18,500.00 |
| 50% Election | \$9,250.00 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$4,625.00 |
| MOA-145 Funding | \$4,625.00 |

The CWC recommends reimbursement of up to Four Thousand Six Hundred Twenty-Five Dollars (\$4,625.00) from both Stormwater Programs to Pine Hill Terrace LLC for the design of a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$4,625.00

Recommended MOA-145 Funding Request not to exceed \$4,625.00

A motion was made by John Kosier to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Tina Mole. Motion carried

EMILY REID: O&M

Program: Future Stormwater

Address: Lot 6: 625 Clum Hill Road, Hunter, NY

Engineer: Kaaterskill Associates

Contractor: Kevin Thompson & Son Excavating

Tax ID #: 182.00-3-36

Project Description:

On June 12, 2025, DEP issued a construction acceptance letter for Emily Reid's Residence located on Clum Hill Road, in the Town of Hunter. A Stormwater Pollution Prevention Plan (SWPPP) was required to meet the Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC "General Permit for Stormwater Discharges from Construction Activities" (GP-0-20-001).

The project consisted of constructing a single-family residential home. Stormwater controls installed included two stormwater planters and a rain garden. The operation and maintenance include routine inspections, mowing, weeding, mulch replacement, vegetation pruning, and vegetation replacement when needed.

On April 15, 2026, Emily Reid applied to the CWC Future Stormwater program for O&M costs of implementing a SWPPP. Anticipated O&M costs are estimated at One Thousand Dollars (\$1,000.00) per year. CWC extends O&M contracts over 5 years, therefore increasing the O&M amount to Five Thousand Dollars (\$5,000.00). The applicant had previously elected for 50% of stormwater costs, or Two Thousand Five Hundred Dollars (\$2,500.00).

| COST BREAKOUT | |
|---------------------------|-------------------|
| Yearly: | \$1,000.00 |
| 5 Year Contract: | \$5,000.00 |
| 50% Election | \$2,500.00 |
| PROGRAM ALLOCATION | |
| FSW Funding | \$2,500.00 |
| MOA-145 Funding | \$0 |

The CWC recommends reimbursement of up to Two Thousand Five Hundred Dollars (\$2,500.00) to Emily Reid for 50% of the costs associated with implementing a SWPPP required by the Watershed Regulations and the DEC General Permit.

Recommended Future Stormwater Funding not-to-exceed: \$2,500.00

A motion was made by Jim Sofranko to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Jeff Senterman. Motion carried

3. Stormwater Retrofit Program

No new applications

4. Local Flood Hazard Mitigation

Property Owner: Town of Shandaken
Contact Person: Town Supervisor Babs Mansfield
Address: 7209 Route 28, Shandaken, NY 12480
LFA Recommendation: Yes
Property Category: Critical Community Facility
Phase: Property Purchase
Project Description:

The Town of Shandaken has submitted an application requesting \$261,400.00 in funding to support the acquisition of property for the relocation of its Town Hall complex, which includes the Town Hall, Highway Garage, dog pound, and recycling center. The existing complex is located within FEMA's Special Flood Hazard Area, and its relocation is identified in the Shandaken Local Flood Analysis (LFA).

The Town commissioned an updated feasibility study to evaluate several potential sites within Shandaken. One of the sites identified through this study—an approximately 20-acre parcel located along Route 28 in Big Indian, just east of Golf Course Road—is currently under contract for purchase by the Town. In addition, Ulster County has expressed its intent to relocate its Shandaken highway garage substation, which is presently situated within the 500-year floodplain, to this same parcel.

CWC Staff recommends funding in the amount of Two Hundred Sixty-One Thousand Four Hundred Dollars (\$261,400.00) to the Town of Shandaken to support the property acquisition and associated soft costs necessary to facilitate the relocation of the Town Hall complex.

A motion was made by Jim Sofranko to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Joseph Cetta. Motion carried

Property Owner: Town of Denning
Contact Person: Town Supervisor Dave Brooks
Address: P.O. Box 277, Claryville, NY 12740
LFA Recommendation: Yes
Property Category: Public Infrastructure
Phase: Design
Project Description:

The Town of Denning has requested additional funding in the amount of \$63,160.00 for design cost associated with the stabilizing the Rondout Creek streambank along the Peekamoose Road.

The Town previously submitted an application and was approved by the CWC Board for \$80,000.00 in design funding, representing 10% of the estimated construction cost based on a preliminary estimate provided by Chazen. Since that time, the Town has retained SLR to complete the design. SLR has submitted an updated proposal estimating total design costs at \$143,160.00. This increase reflects the limited usability of prior work completed by Chazen, which is now considered too outdated to incorporate into the current design effort.

Current program rules limit design funds at 10% of estimated construction funds, however CWC staff recommends additional funding of up to Sixty-Three Thousand One Hundred Sixty Dollars (\$63,160.00) for the Town of Denning to complete design for their streambank stabilization project along Peekamoose Road.

A motion was made by Chris Matthews to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Shilo Williams. Motion carried

Property Owner: Village of Hunter
Contact Person: Michelle Yost
Address: 17 Bridge Street, Hunter, NY 12442
LFA Recommendation: Yes
Property Category: Critical Community Facility/Other
Phase: Construction
Project Description:

The Village of Hunter has submitted an application for construction costs associated with relocating the Hunter Fire Department to a new property located outside of the Special Flood Hazard Area. Relocation of this critical community facility is a recommendation in the Hunter LFA and is integral to facilitating the upsizing of the Bridge Street Bridge, which currently acts as a hydraulic constriction during 10-year flood events and greater.

The Village has secured a \$1.97 million New York State Climate Smart Communities grant through the Consolidated Funding Application (CFA) process. This award requires a 50% local match, resulting in a total Village share of \$2,619,115.

The CWC Board has previously approved up to \$550,000.00 in funding for construction and wastewater-related costs. Based on current project estimates, the remaining funding shortfall for the Village is \$1,209,265.

CWC staff recommends approval of additional funding for 50% of the remaining eligible construction costs, in an amount not to exceed \$604,632.50, contingent upon joint determination of eligibility by DEP.

DEP expressed their support for the project.

A motion was made by Jeff Senterman to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by John Kosier. Motion carried

Property Owner: Shandaken Theatrical Society Inc.
Contact Person: Michael Connor
Address: 10 Church Street, Phoenicia, NY 12464
LFA Recommendation: Yes
Property Category: Infrastructure
Phase: Feasibility
Project Description:

Shandaken Theatrical Society, Inc. has submitted an application requesting \$6,500.00 in feasibility study funding to evaluate potential property protection measures for the Phoenicia Playhouse. The property is located within the 100-year floodplain, and the Town's Local Flood Analysis (LFA) recommends that properties in this area pursue site-specific mitigation strategies.

CWC staff recommends funding in the amount of \$6,500.00 to the Shandaken Theatrical Society to complete a feasibility study assessing property protection measures.

A motion was made by Jim Sofranko to approve the request for funding and forward the funding request onto the CWC Board of Director's June meeting. The motion was seconded by Chris Matthews. Motion carried

5. Other:

- II. Next meeting scheduled for Tuesday, June 2, 2026
- III. Adjournment 9:31 AM

Application Form

1. Cover Page

Please print or type all information.

Town of Lexington - New Highway Facility Project
Project Title

Robert Riccardella, Town Supervisor 518-989-6475 /
Project Contact Person Telephone number / fax

Town of Lexington 15-6001381
Applicant Tax ID number

Please check the appropriate box to describe applicant.
[M] Municipality [M] Property Owner [] Other -describe

3542 Route 42
Address

Lexington New York 12452 Greene/Lexington
City State Zip Code County/Town

(518) 989-6476 briccardella@lexingtonny.com
Telephone # Fax # E-mail

Robert Riccardella / Town Supervisor
Chief executive officer of applicant organization / Title

Description of organization: The Town of Lexington is an incorporated municipality in the State of NY.

\$550,000.00 Relocation Assistance
Amount requested Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project Start - April 17, 2026, Finish April 30, 2027

Are you proposing a multi-year project? [M] yes, [] no

Authorized Signature [Signature] Date 5/15/26
Print Name Robert Riccardella

Application Form

2. Project Summary Page

Name of project Town of Lexington - New Highway Facility Applicant Town of Lexington

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

See attached for additional information.

Describe the long-term goal(s) of the proposed project:

Relocate existing highway facility from Route 42 Floodplain site to non-flood site.

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project Town of Lexington - New Highway Facility Applicant Town of Lexington

Page of pages List attachments

See Attached

Application Form**4. Schedule**

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)

List consultants and expected contract dates:

Lamont Engineers, P.C. hired for Design and Construction Oversight on May 27, 2025 - RFP not necessary for professional services per Town Attorney and Town procurement process.

2. Scope of Work/Planning: Attached

3. Design: Attached

4. Permits (list all required permits with target receipt dates): Attached

5. Project Bidding: Attached

6. Construction/Implementation: Attached

7. Operation & Maintenance Manual (if applicable): Attached

8. Other project milestones (list):

Not Applicable

Application Form

5. Budget

Name of project Town of Lexington - New Highway Facility Applicant Town of Lexington

Page of pages List attachments See attached

Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share. Break out:

- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

| Item description | Cost Share | Funding Requested | Total Cost |
|---|-------------------|--------------------------|-------------------|
| Engineering/Design | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Land Purchase for Relocation | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Construction/Implementation | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Indirect | | | |
| Administrative | | | \$0.00 |
| Planning or Feasibility Study | | | \$0.00 |
| Legal | | | \$0.00 |
| Contingency | | | \$0.00 |
| Other (in-kind, material, equipment, etc) | | | |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Total Cost | \$0.00 | \$0.00 | \$0.00 |

Section 2: Project Summary:

The Town's existing highway department is split between multiple sites, with the current temporary garage being located at 12311 State Route 23A, the former (abandoned) highway garage located at 3617 State Route 42, and the salt shed site being located at 39 County Route 13. The State Route 42 site includes a 4,800 SF, 5 bay wood framed structure that has been abandoned by the Town following significant flooding in 2011 caused by Tropical Storm Irene. The Town currently stores some of its highway maintenance equipment at the Route 23A site, which consists of a 3-bay garage in an otherwise residential structure. The entirety of the State Route 42 location is located within the 100-year floodplain and approximately 1/3 of the site is in the regulated floodway. As such, the Route 42 garage routinely floods and there was 5' of water in the building during Tropical Storm Irene. The State Route 23A location has very limited usable space and is inadequate. For example, the Town's plow trucks do not fit in the building. This building is a "band aid" utilized since the devastation of Tropical storm Irene.

The Town's existing highway facilities at the NYS Rt. 23A site and the State Route 42 site have reached the end of its useful service lives or are no longer habitable due to flood damage. Due to age, the garages lack many modern amenities, are not compliant with current Public Employees Safety and Health Guidelines (PEOSH) and do not conform to many of the standards set forth in the modern building code. Apart from being situated above flood level, the State Route 23A site observes many of the same capacity deficiencies as the Route 42 site, and this site is essentially "band aid" utilized by the Town following Tropical Storm Irene. The relocation of the highway department to the salt shed site will consolidate highway department properties and operations to a single location, will eliminate future flood risk, and will provide a safe work environment that will meet all current OSHA and PESH standards. The new highway garage will also be connected to the Town's wastewater infrastructure which will provide an environmental benefit to the community.

The relocation of the Town's highway facilities is consistent with the following regional and county plans:

- May 2016 Local Flood Analysis for the Town of Lexington supports the project. This document, prepared for the Town of Lexington Flood Commission with funds provided by the Greene County Soil and Water Conservation Districts Stream Management Program and New York City Department of Environmental Protection, evaluates and discusses the removal of the Town's Route 42 Highway Garage site from the regulated floodway as a flood mitigation project.
- The 2023 Greene County Hazard Mitigation and Resilience Plan references the Town Hall and Town Highway Facilities, both critical governmental and emergency facilities, as being susceptible to 100- and 500-year flooding. These facilities provide critical safety, security and transportation to the Town during emergency situations. This is important on the basis that the Hazard Mitigation Plan references Greene County as being most susceptible to and at risk for flooding, severe storms/wind events and severe winter/ice storm events.

Section 3: Background Pages:

Attachment A – Town Board Resolution Authorizing Submission of Application

Attachment B – Deed Showing Ownership of property located at 39 County Rote 13, Lexington, NY.

Section 4: Schedule:

1. RFP for Engineering/Planning:

Lamont Engineers, P.C. hired for Design Services and Construction Oversight Services on May 27, 2025 - RFP not necessary for professional services per Town Attorney and Town procurement process.

2. Scope of Work/Planning: See response to No. 1 and:

Response: SEQR was previously completed for the project. The project was reviewed as a Type I Action and accompanied by a Coordinated Review. A Negative Declaration was declared for the project. A copy of the Negative Declaration Resolution is presented in Attachment C.

3. Design: Complete on December 31, 2026. Plans and specs provided at dropbox link below:

<https://www.dropbox.com/scl/fo/5zqk97e5n1vpdx7qxdz5w/AGpHBxyYU0CFz8muxCSa50k?rlkey=42rbyy72brnf30d1dw6ecu17u&dl=0>

4. Permits:

- a. NYSDOT Highway Work Permit: Received design concurrence by 1/29/2026
- b. NYSDEC/NYCDEP Stormwater Permit: eNOI Filed on April 3, 2026.
- c. Lexington Sewer District – Sewer Connection Approval: June 2026.

5. Bidding:

- a. Bids Advertised on 1/29/2026
- b. Bid Received on 2/26/2026

Bid Award Recommendation presented in Attachment D.

6. Construction Implementation:

Notice to Proceeds for the respective Construction Contracts issued April 17, 2026.

7. Operation and Maintenance Manual: To be provided at project closeout per Construction Contracts.

8. Other Project Milestones: Not Applicable

Section 5: Budget:

| Town of Lexington - New Highway Facility - Project Budget | | |
|--|--------------------|----------------|
| Construction Costs (As-Bid)₍₁₎: | | |
| Contract No. 1 - General Construction | \$2,462,888 | (Construction) |
| (Sewer Connection part of Contract No. 1 = \$50,000) | | |
| Contract No. 2 - Electrical Construction | \$499,170 | (Construction) |
| Contract No. 3 - HVAC Construction | \$254,415 | (Construction) |
| Contract No. 4 - Plumbing Construction | \$127,995 | (Construction) |
| (1) Construction Contracts Include Built-In Contingency | | |
| Project Soft Costs: | | |
| Architectural, Engineering, Legal, Bonding = | \$227,724 | (Contractual) |
| Total Project Cost = | \$3,572,192 | |
| Grant Status: | | |
| NYSDEC Climate Smart Communities Grant (Secured) = | \$1,131,662 | |
| NYS CREST Program (Applied for Funds) = | \$300,000 | |
| Route 42 NYCDEP Garage Flood Buyout (Secured) = | \$215,000 | |
| Potential Future Sale of 23A Site (Ex. Garage) = | \$250,000 | |
| Project Anticipated Debt Service / Local Match = | \$1,675,530 | |

The Climate Smart Grant Award is presented is Attachment E.

ATTACHMENT A

TOWN OF LEXINGTON
3542 Route 42
Lexington, New York 12452

A RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO SIGN AND SUBMIT AN APPLICATION TO THE CATSKILL WATERSHED CORPORATION FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM FOR THE HIGHWAY GARAGE RELOCATION PROJECT

At a regular meeting of the Town Board of the Town of Lexington, Greene County, New York, held at Town Hall, on the 5th day of May, 2026, the following resolution was offered by Council Member Bradley Jenkins, who moved its adoption, seconded by Council Member William Pushman, to wit:

WHEREAS, the Town of Lexington is located within the New York City Watershed and is eligible to participate in programs administered by the Catskill Watershed Corporation (CWC); and

WHEREAS, the Catskill Watershed Corporation has established the Flood Hazard Mitigation Implementation Program (FHMIP) to provide funding and assistance for projects that reduce flood hazards and improve community resilience; and

WHEREAS, the Town of Lexington Highway Garage is currently located in an area vulnerable to flooding, which poses a risk to critical municipal operations, equipment, and emergency response capabilities; and

WHEREAS, the relocation of the Highway Garage to a site outside of the flood hazard area will enhance the Town's ability to maintain essential services before, during, and after storm events; and

WHEREAS, the Town Board has identified the Highway Garage Relocation Project as a priority flood hazard mitigation project in the Town of Lexington Local Flood Analysis and desires to seek funding assistance through the CWC Flood Hazard Mitigation Implementation Program; and

WHEREAS, the submission of such application requires authorization by the Town Board and execution by the Town Supervisor;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Lexington hereby authorizes and directs the Town Supervisor to sign and submit, on behalf of the Town, an application to the Catskill Watershed Corporation Flood Hazard Mitigation Implementation Program for the Highway Garage Relocation Project; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute any and all documents necessary to carry out the intent of this resolution, including agreements,

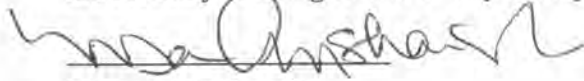
certifications, and related paperwork associated with the application and administration of the project; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

By (unanimous/majority) roll call vote of the Town Board of the Town of Lexington at its meeting of May 5, 2026

| | AYE | NAY | Absent |
|--------------------------------|---------|-------|---------|
| Supervisor Riccardella | _____ | _____ | ___X___ |
| Council Member Barcone | ___X___ | _____ | _____ |
| Council Member Jenkins | ___X___ | _____ | _____ |
| Council Member Pushman | ___X___ | _____ | _____ |
| Council Member Petrella-Wilson | ___X___ | _____ | _____ |

I hereby certify that the foregoing resolution was duly adopted by the Town of Lexington at the Monthly Meeting on the 5th day of May, 2026.



Maureen Anshanslin,
Town Clerk

ATTACHMENT B

Deed

Covenant Against Grantor with Lien Covenant

ROBERT HERMANCÉ and
IRENE HERMANCÉ, husband
and wife

TO

TOWN OF LEXINGTON

Dated, October 14th, 19 98

Greene County, as
Recorded on the 23rd day
of OCT 19 98 at 4:15
o'clock P M., in Liber 906
of Deeds at page 40
indexed and examined.

Mary Ann Kordich
Clerk

Record and return to:
LARRY F. GARDNER, ESQ.
P. O. Box 279 - Main Street
Windham, New York 12496



This Indenture, 10031

Made the 14th day of October, Nineteen Hundred and ninety-eight

Between ROBERT HERMANCE and IRENE HERMANCE, husband and wife, both residing in the Town of Lexington, County of Greene and State of New York,

parties of the first part, and

TOWN OF LEXINGTON, a political subdivision of the State of New York, located in Greene County,

Witnesseth that the parties of the first part, in consideration of party of the second part, TEN AND 00/100 Dollars (\$10.00- - -) lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the part y of the second part, and assigns forever, ~~all~~

See Schedule "A" annexed hereto

585



01 23 11 15 PM '98

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, and assigns forever

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever

And That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Robert Hermance (Signature) L.S.
Robert Hermance
Irene Hermance (Signature) L.S.
Irene Hermance

State of New York }
County of GREENE } ss. On this 14th day of October,
Nineteen Hundred and ninety-eight

before me, the subscriber, personally appeared

ROBERT HERMANC and IRENE HERMANC

to me personally known and known to me to be the same persons described in an instrument who executed the within Instrument, and they duly acknowledged to me that they executed the same.

NOTARY PUBLIC
New York
COUNTY
1998

(Signature)
Notary Public

State of New York }
County of } ss. On this day of
Nineteen Hundred and

before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in an instrument who executed the within Instrument, and he acknowledged to me that he executed the same.

ALL that piece or parcel of vacant land, situate, lying and being in the Town of Lexington, County of Greene and State of New York, being more particularly described as follows:

Beginning at a point in the Town of Lexington, Greene County, State of New York, at a set iron pin on the westerly side of Greene County Route 13 on the division line between lands now or formerly of Theodore and Kay Mead (L. 653 P. 243) to the south and lands herein described to the north, said point being located as being N 11° 49' 30" E 18.67' from CHG&E Pole #37623 and being further described as being N 65° 06' 00" W 22.86' from the centerline of Greene County Route 13 above a 24" diameter culvert and proceeding from said point of beginning:

Running thence the following seven (7) courses and distances along lands of the aforementioned Mead:

1. N 65° 06' 00" W 210.99' to a point in the center of a stream;
2. S 07° 27' 00" W 31.06' along the center of the stream to a point;
3. S 29° 23' 00" W 75.23' along the center of the stream to a point;
4. S 40° 11' 00" W 55.34' along the center of the stream to a point;
5. S 57° 25' 00" W 123.08' along the center of the stream to a point;
6. S 75° 15' 00" W 79.68' along the center of the stream to a point;
7. S 87° 23' 00" W 171.32' along the center of the stream to a point on the easterly side of New York State Route 23A said point being located as being N 46° 42' 00" W 307.29' from a found New York State Department of Transportation concrete monument on the easterly side of New York State Route 23A;

Running thence N 46° 42' 00" W 308.00' to a set iron pin at lands to remain of Robert and Irene Hermance (L. 508 P. 1135);

Running thence the following four (4) courses and distances through lands of said Hermance:

1. N 35° 18' 00" E 328.00' to a set iron pin;
2. S 65° 54' 35" E 387.65' to a set iron pin;
3. N 89° 21' 25" E 154.01' to a point;
4. S 65° 06' 00" E 211.96' to a set iron pin on the westerly side of Greene County Route 13;

Running thence S 27° 08' 00" W 100.00' along the westerly boundary of Greene County Route 13 to the point and place of beginning.

Reserving an easement for ingress and egress for the benefit of other adjoining lands of the grantors herein, Robert Hermance and Irene Hermance, their heirs and assigns, within the following area, situate, lying and being in the Town of Lexington, County of Greene and State of New York, being more particularly described as follows:

BEGINNING at a point in the Town of Lexington, Greene County, State of New York at a set iron pin on the westerly side of Greene Co. Route 13 on the division line between lands now or formerly of Theodore and Kay Mead (L. 653 P. 243) to the south and lands herein described to the north, said point being located as being N 11° 49' 30" E 18.67' from CHG&E Pole #37623 and being further described as being N 65° 06' 00" W 22.86' from the centerline of Greene County Route 13 above a 24" diameter culvert and proceeding from said point of beginning; running thence the following course along lands of the aforementioned Mead; N 65° 06' 00" W 210.99' to a point in the center of a stream; running thence the following three (3) courses and distances through lands of said Hermance:

1. N 51° 15' 30" W 140.10' to a set iron pin;
2. N 89° 21' 25" E 154.01' to a point;
3. S 65° 06' 00" E 211.96' to a set iron pin on the westerly side of Greene County Route 13;

running thence S 27° 08' 00" W 100.00' along the westerly boundary of Greene County Route 13 to the point and place of beginning. The specific location of said easement, for ingress and egress, shall be more particularly defined as the area, within the aforesaid area, twenty-eight (28') feet in width, extending from said Greene County Route 13 in a westerly, and thence a northerly direction, extending to the southerly bounds of said other lands of the grantors herein, Robert Hermance and Irene Hermance, their heirs and assigns, and centered upon the centerline of the roadway which shall be built by the Town of Lexington.

ATTACHMENT C

TOWN OF LEXINGTON
3542 Route 42
Lexington, New York 12452

SEQR Negative Declaration Resolution
New Highway Garage Project
July 9, 2024

WHEREAS the Town Board of the Town of Lexington is undertaking a project called the New Highway Garage Project (hereinafter referred to as “the Project”) to construct a new Town highway garage and other associated structures and facilities at the existing Town Salt Shed site; and

WHEREAS the Town Board of the Town of Lexington is undertaking the project to relocate and upgrade its existing Town Highway Department structures and facilities which have reached the end of their useful life, do not currently meet the needs of the Town Highway Department, are in a designated floodplain and have sustained past damage from flooding; and

WHEREAS the Town Board of the Town of Lexington intends to (if available) apply for state and federal grants and low interest loans to undertake said project; and

WHEREAS, the Town Board of the Town of Lexington as determined that the project is a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617 and has conducted a coordinated review with regard to the Towns intent to serve as Lead Agency for SEQR and to assist with determining the potential environmental impacts of the proposed project; and

WHEREAS, the Town Board of the Town of Lexington, with the assistance of the Town’s consulting engineer has completed a Long Environmental Assessment Form to assist with determining the potential environmental impacts of the project; and

WHEREAS, the probable environmental impacts of the Project have been carefully considered by the Town Board of the Town of Lexington.

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

1. The Town Board adopts the findings and conclusions of the projects probable environmental impacts that have been described and identified in the attached Long Environmental Assessment Form and accompanying documentation; and
2. The Town Board has determined that based on the findings and conclusions contained in the Long Environmental Assessment Form and accompanying documentation that the proposed Project will not result in any significant adverse environmental impacts; and
3. The Town Board authorizes the Town Supervisor to take such further steps as may be necessary to discharge the Town Board’s responsibility as Lead Agency for the project.

By (unanimous/majority) roll call vote of the Town Board of the Town of Lexington at its meeting on July 9, 2024

| | AYE | NAY | ABSENT |
|-------------------------------|----------|-----|----------|
| Supervisor Schermerhorn | <u>X</u> | — | — |
| Councilmember Barcone | — | — | <u>X</u> |
| Councilmember Jenkins | <u>X</u> | — | — |
| Councilmember Pushman | — | — | <u>X</u> |
| Councilmember Petrella-Wilson | <u>X</u> | — | — |

Christine Dwon Deputy Town Clerk
Christine Dwon Deputy Town Clerk



ATTACHMENT D



Lamont Engineers

ENGINEERS • PLANNERS • FACILITY OPERATIONS

Dedicated to Service... Committed to Excellence

March 9, 2026

Hon. Robert Riccardella, Supervisor
and Town Board Members
3542 Route 42
Lexington, New York 12542

RE: Town of Lexington – New Highway Garage Facility
Engineers Bid Award Recommendation

Dear Supervisor Riccardella and Town Board Members:

Bids were received by the Town of Lexington on February 26, 2026 at 3:00 PM for Contract No. 1 – General Construction, Contract No. 2 – Electrical, Contract No. 3 – HVAC, and Contract No. 4 – Plumbing, for the construction of the new Town of Lexington Highway Facility. A total of six (6) bids were received for Contract No. 1, five (5) bids for Contract No. 2, two (2) bids for Contract No. 3 and one (1) bid for Contract No. 4. A tabulation of the bids is presented in Attachment 1. Based on our review of the bids, the apparent low bidders for the respective contracts are:

Contract No. 1 – Tweedie Construction Services, Inc., Walton, NY - \$2,462,688

Contract No. 2 – Hinkley Associates, Inc., Roxbury, NY - \$378,775

Contract No. 3 – Avolio Brothers, LLC, Norwich, NY - \$254,415

Contract No. 4 – Avolio Brothers, LLC, Norwich, NY - \$127,995

Overall, the pricing between contracts was generally comparable. Based on our experience with the low bidders, those bids above \$3,000,000 were from larger firms and those bids under \$3,000,000 were from small firms. The bids for Contract No. 2 varied widely and are indicative of the variability of the market for electrical supplies. The bids for Contracts No. 3 and No. 4 varied, and the low bidder is again a smaller company versus the other bidders.

On March 3rd, the apparent low bidder contacted Lamont Engineers, P.C. via email to indicate that they had inadvertently omitted the materials, overhead and profit from their bid for the onsite generator from their bid price (see attachment #2). In a follow-up discussion with the Town Counsel, it was determined that the bid provided by Hinkley Associates, Inc. for the scope of work was not true and accurate at the time of the bid opening because the apparent low bidder had the luxury of knowing the other bid prices prior to informing the Town of the value omitted from the bid. Upon approval of the withdrawal of the bid from Hinkley Associates, Inc. by the Town Board, CDE Electric, Inc. is the apparent low bidder for Contract No. 2.

In processing the bids, Lamont Engineers, P.C. contacted each apparent low bidders' references and each bidder; including CDE Electric, Inc., has successfully completed several projects of scope and cost similar to the Town's proposed highway garage project.

Based on the aforementioned, the apparent low bidders for the respective contracts are:

Contract No. 1 – Tweedie Construction Services, Inc., Walton, NY - \$2,462,688

Contract No. 2 – CDE Electric, Inc., Cairo, NY - \$499,170

Contract No. 3 – Avolio Brothers, LLC, Norwich, NY - \$254,415

Contract No. 4 – Avolio Brothers, LLC, Norwich, NY - \$127,995

The total bid price for the proposed highway garage is \$3,344,268, for a price of \$380/SF. This is higher than the engineer's pre-construction opinion of cost. This cost difference is most likely attributed to construction cost inflation, and the impact of international tariffs on building materials. We do not recommend rebidding the contracts as this course of action historically provides for higher bid pricing than was originally received.

Upon award of the above contracts, Lamont Engineers will evaluate the deduct alternates built into the bid for Contract No. 1 in order to determine the efficiency of impacts to the overall scope of the contract thereby reducing costs to the Town. With that said, we understand a balance must be sought between the cost of the new highway facility and the best interests of the constituents of the Town. All negotiations will take place prior to the Town issuing the Notice to Proceed for the respective contracts, and the award of the any of the deduct alternates will be processed as change orders to the project.

Based on the bids received, and the Town Boards desire to move forward with the project, Lamont Engineers, P.C. recommends award of the contracts to the respective low bidders as identified. Enclosed, please find a resolution to award the construction contracts in accordance with the above Engineer's recommendation, and to authorize the Town Supervisor to execute the necessary contract documents or other documents necessary to implement the intent of said resolution.

As always, should you have any questions, please do not hesitate to contact me: (518)929-7838.

Sincerely,



Jason Preisner, P.E.
Principal Engineer
Lamont Engineers, P.C.

Cc: Kevin Simmons - Highway Superintendent
Maureen Anshanslin – Town Clerk
Tal Rappleyea, Esq. – Town Attorney

ATTACHMENT E

OFFICE OF THE COMMISSIONER

New York State Department of Environmental Conservation
625 Broadway, 14th Floor, Albany, New York 12233-1010
P: (518) 402-8545 | F: (518) 402-8541
www.dec.ny.gov

DEC 12 2024

Honorable Jo Ellen Schermerhorn
Town Supervisor
Town of Lexington
3542 Route 42
Lexington, NY 12452

Re: CFA Application # 137039, Climate Smart Communities, Highway Facility
Relocation

Dear Supervisor Schermerhorn:

The Department of Environmental Conservation (DEC) Office of Climate Change is pleased to inform you that the Highway Facility Relocation project has been selected to receive a Climate Smart Communities grant in the amount of \$1,131,662.

If you applied for funding from other programs or other State agencies, you will receive information from those programs or agencies separately.

This award is conditional upon the Office of the State Comptroller's (OSC) approval of the procurement record. Contracting will not begin until DEC receives approval from OSC. Once DEC has received approval from OSC, we will reach out to the person identified in your grant application as the primary contact to provide additional information related to developing a contract for state assistance.

We look forward to working with you on this important climate action project. If you have any questions, please contact the Climate Smart Communities grant program staff at cscgrants@dec.ny.gov or call 518-402-8448.

Sincerely,


Sean Mahar
Interim Commissioner

cc: Mr. Jason Preisner, Project Engineer
Sharon Jaeger, Town Clerk

Application Form

1. Cover Page

Please print or type all information.

Flood Mitigation
 Project Title
54 Main St NY LLC
 Applicant (First Last) 14.13-3-6 (Attached)
 Project Section Block Lot (SBL#)

Please check the appropriate box to describe applicant.
 Municipality Property Owner Other - describe _____

54 Main St
 Project Address

Phoenicia NY 12464 Ulster County
 City State Zip Code County/Town

9515 Hillwood Dr
 Mailing Address (If different than Project Address)

Las Vegas NV 89145
 City State Zip Code County/Town

702-935-2571 Michael Mikey @ Osprey Management, Inc
 Telephone # Fax # E-mail

Michael McWhorter 702-606-5042
 Project Contact Person (If different than Applicant) Telephone number / fax

Matthew Ricciardella
 Chief executive officer of applicant organization (if applicable) Title

Description of organization: Family owned Real Estate Company

17.800 Property Protection Measures - Debris Phase
 Amount requested (\$) Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

* Estimated Dates for Starting and Completing the Project 2026


Are you proposing a multi-year project? yes no

Authorized Signature See Signature Block Date 12/4/25

Print Name 54 Main St NY LLC

54 MAIN ST NY LLC, a
New York limited liability company

By: Matt's Investments, LLC, a
Nevada limited liability company, its Manager

By: 
Name: Matthew Ricciardella
Title: Manager

Municipality of Town of Shandaken

SWIS: 515000 Tax ID: 14.13-3-6

Tax Map ID / Property Data

| | | | |
|-----------------------|--|----------------------|------------------------------------|
| Status: | Active | Roll Section: | Taxable |
| Address: | 54 Main St | | |
| Property Class: | 421 - Restaurant | Site Property Class: | 421 - Restaurant |
| Ownership Code: | | | |
| Site: | Com 1 | In Ag. District: | No |
| Zoning Code: | - | Bldg. Style: | Not Applicable |
| Neighborhood: | 00000 - | School District: | Onteora |
| Property Description: | Legal description not given for property | | |
| Total Acreage/Size: | 0.18 | Equalization Rate: | --- |
| Land Assessment: | 2025 - \$5,000 2024 - \$5,000 | Total Assessment: | 2025 - \$65,000 2024 - \$65,000 |
| Full Market Value: | 2025 - \$464,286 2024 - \$382,353 | | |
| Deed Book: | 7424 | Deed Page: | 342 |
| Grid East: | 542502 | Grid North: | 1189837 |

Special Districts for 2025

| Description | Units | Percent | Type | Value |
|-----------------------|-------|---------|------|-------|
| FD161-Phoenicia fire | 0 | 0% | | 0 |
| LT161-Phoenicia light | 0 | 0% | | 0 |
| WD161-Phoenicia water | 0 | 0% | | 0 |

Special Districts for 2024

| Description | Units | Percent | Type | Value |
|-----------------------|-------|---------|------|-------|
| FD161-Phoenicia fire | 0 | 0% | | 0 |
| LT161-Phoenicia light | 0 | 0% | | 0 |
| WD161-Phoenicia water | 0 | 0% | | 0 |

Land Types

No Land Types

Application Form

2. Project Summary Page

Name of project Flood Mitigation Applicant 54 Main St NY LLC

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

Ten Room Hotel and Restraunt - Deli
make it Flood Resistant For Future
Flooding
Use Wet Flood proofing as Recommended
in Feasibility Study

Describe the long-term goal(s) of the proposed project: Flood Protection Measures
to reduce any Flood waters inside the
Buildings

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project Richardellas Hotel Applicant 54 main Street LLC

Page ___ of ___ pages List attachments _____

Elevation Certificate
Deed
Phoenixia LFA
Feasibility Study

Application Form**4. Schedule**

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)

List consultants and expected contract dates:

2. Scope of Work/Planning: Attached

3. Design: Attached

4. Permits (list all required permits with target receipt dates): Attached

5. Project Bidding: Attached

6. Construction/Implementation: Attached

7. Operation & Maintenance Manual (if applicable): Attached

8. Other project milestones (list):

Application Form

5. Budget

Name of project Ricciardella's Hotel Applicant 54 Main St LLC

Page of pages List attachments engineer Estimate

Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share. Break out:

- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

| Item description | Cost Share | Funding Requested | Total Cost |
|---|---------------|-------------------|-----------------------------|
| Engineering/Design | | | 15,000.00 17,800 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Land Purchase for Relocation | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Construction/Implementation | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Indirect | | | |
| Administrative | | | \$0.00 |
| Planning or Feasibility Study | | | \$0.00 |
| Legal | | | \$0.00 |
| Contingency | | | \$0.00 |
| Other (in-kind, material, equipment, etc) | | | |
| | | | \$0.00 |
| | | | \$0.00 |
| | | | \$0.00 |
| Total Cost | \$0.00 | \$0.00 | \$0.00 |

Base Flood Elevation (BFE) at the house location is 818.5 feet.
 First floor (basement) has an elevation of 808.20 feet.
 The next highest floor elevation is 815.01 feet.

MAP REFERENCE
 FEMA Flood Insurance Rate Map Town of Shandaken Community Number
 380954, Map Number 381108200, effective date 11/18/2015

STUDY REFERENCE
 FEMA Flood Insurance Study of the Stony Clove Creek Flood Profiles
 Panel 2009 effective date 11/18/2015

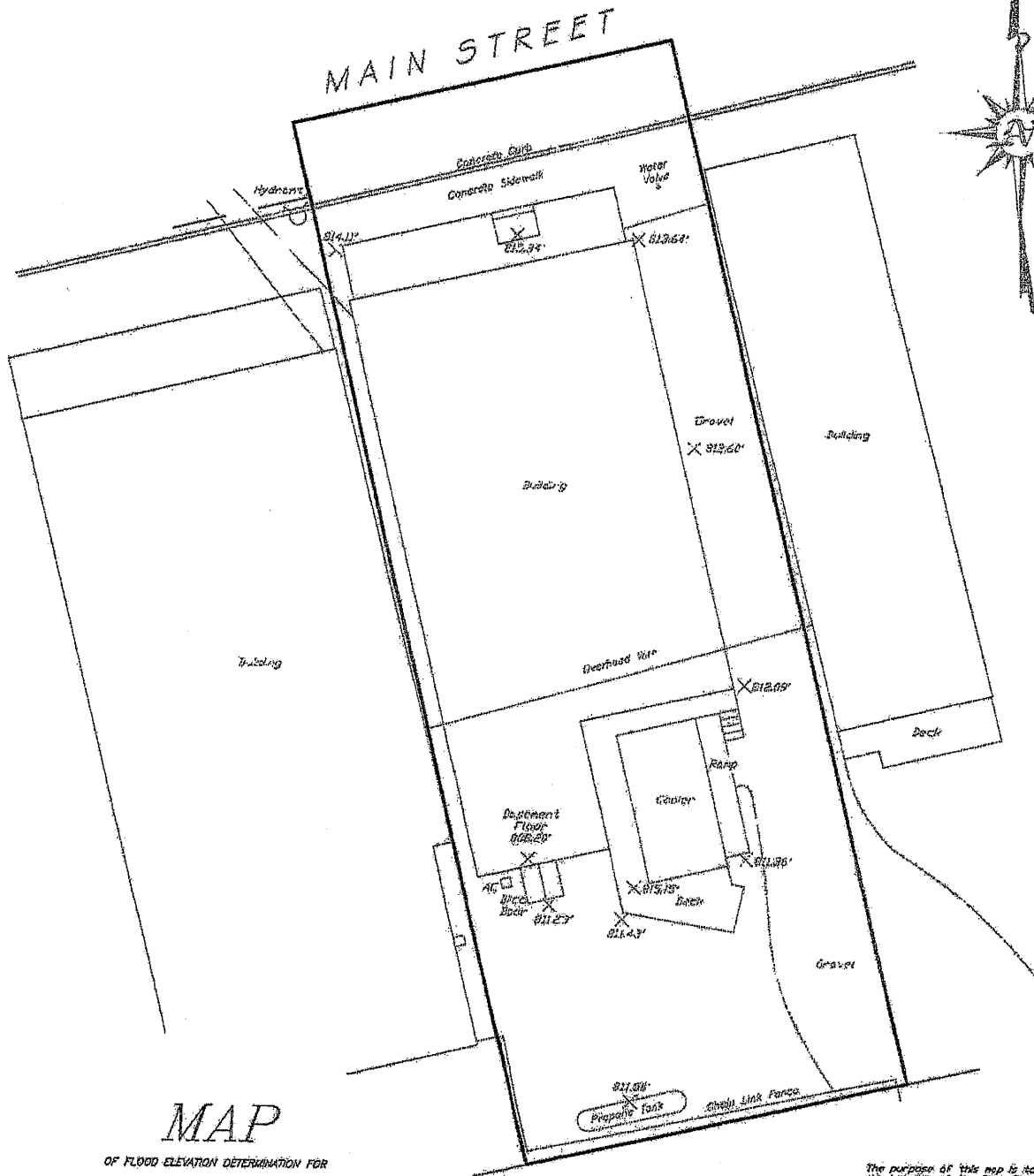
ELEVATION REFERENCE: ASH 17

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
 SURVEY MAP IS A VIOLATION OF SECTION 2209(2)
 OF THE NEW YORK STATE EDUCATION LAW.

DEED REFERENCE: Michael Ricciardella to 54 Main St
 NY LLC dated 11/18/2024 and filed in the Ulster
 County Clerk's Office 11/19/2024 in Liber 7424 of
 deeds page 542.

New York State
 Plane Coordinate System
 Eastern Zone
 NAD 83

NAVD 88



MAP

OF FLOOD ELEVATION DETERMINATION FOR
54 Main St NY LLC

SITUATE IN

HAMLET OF PHOENICIA TOWN OF SHANDAKEN
 COUNTY OF ULSTER STATE OF NEW YORK

SCALE: 1 inch = 10 feet

TAX MAP: 14-73 - 3 - 5

The purpose of this map is to determine
 the location of the Base Flood Elevation.
 The property lines as shown are subject
 to a property survey.

Map Completed 07/25/2025

DONALD L. BREWER, P.L.S.
 DONALD BREWER SURVEYING, INC.
 N.Y.S. Reg. No. 48803

P.O. Box 78
 Phoenicia, NY 12464

(845) 600-7888 FILE 2245

National Flood Insurance Program

Elevation Certificate

and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA 903 - *National Flood Insurance Program Files System of Records Notice 79 Fed. Reg. 28747 (May 19, 2014)* and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1-A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OBS Control No. 1660-0088
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION | FOR INSURANCE COMPANY USE |
|---|--|
| A1. Building Owner's Name: <u>54 Main St. NY LLC</u> | Policy Number: _____ |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>54 Main Street</u> | Company NAIC Number: _____ |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>14.13 - 3 - 6</u> | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u> | |
| A5. Latitude/Longitude: Lat. <u>42.08812</u> Long. <u>-74.314451</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84 | |
| A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8). | |
| A7. Building Diagram Number: <u>2A</u> | |
| A8. For a building with a crawlspace or enclosure(s): | |
| a) Square footage of crawlspace or enclosure(s): <u>2633</u> sq. ft. | |
| b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> | |
| d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in. | |
| e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft. | |
| A9. For a building with an attached garage: | |
| a) Square footage of attached garage: <u>N/A</u> sq. ft. | |
| b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> | |
| d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. | |
| e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft. | |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | |
| B1.a. NFIP Community Name: <u>Shandaken</u> | B1.b. NFIP Community Identification Number: <u>360864</u> |
| B2. County Name: <u>Ulster</u> | B3. State: <u>NY</u> B4. Map/Panel No.: <u>36111C0230</u> B5. Suffix: <u>F</u> |
| B6. FIRM Index Date: <u>11/18/2016</u> | B7. FIRM Panel Effective/Revised Date: <u>11/18/2016</u> |
| B8. Flood Zone(s): <u>AE</u> | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>818.5'</u> |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input checked="" type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____ | |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS)-area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA | |
| B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

| | |
|--|----------------------------|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 54 Main Street | FOR INSURANCE COMPANY USE |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | Policy Number: _____ |
| | Company NAIC Number: _____ |

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations--Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: ASH 17 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

| | | |
|---|---------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>808.20</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see instructions): | <u>815.34</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see instructions): | <u>814.05</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>811.20</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>811.23</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>814.11</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>811.36</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Donald L. Brewer License Number: 49803

Title: Professional Land Surveyor

Company Name: Donald Brewer Surveying, Inc.

Address: PO Box 71

City: Phoenicia State: NY ZIP Code: 12464

Telephone: (845) 688-7888 Ext.: _____ Email: brewerpls@gmail.com

Signature: [Signature] Date: _____



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
C2.e: Type of equipment: Lennox CB29M Blower Coil Unit; lifted off ground

Map of Elevations attached.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

| | |
|---|----------------------------|
| Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 54 Main Street | FOR INSURANCE COMPANY USE |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | Policy Number: _____ |
| | Company NAIC Number: _____ |

SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of instructions), the next higher floor (C.2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

| | |
|--|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 54 Main Street | FOR INSURANCE COMPANY USE |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | Policy Number: _____ Company NAIC Number: _____ |

SECTION G - COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone ARAO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5-G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per G2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

| | |
|--|----------------------------|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 54 Main Street | FOR INSURANCE COMPANY USE |
| City: Shandaken State: NY ZIP Code: 12464 | Policy Number: _____ |
| | Company NAIC Number: _____ |

SECTION H - BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H instructions) and the appropriate Building Diagrams (at the end of Section I instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5-8. Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ feet meters above the LAG

b) For Building Diagrams 2A, 2B, 4, and 6-8. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I - PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge. Note: if the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.*

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments: _____

ELEVATION CERTIFICATE

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
54 Main Street

FOR INSURANCE COMPANY USE

City: Shandaken State: NY ZIP Code: 12464

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View, 7/24/2025

Clear Photo One



Photo Two

Photo Two Caption: Rear View, 7/24/2025

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
 54 Main Street

FOR INSURANCE COMPANY USE

City: Shandaken State: NY ZIP Code: 12464

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

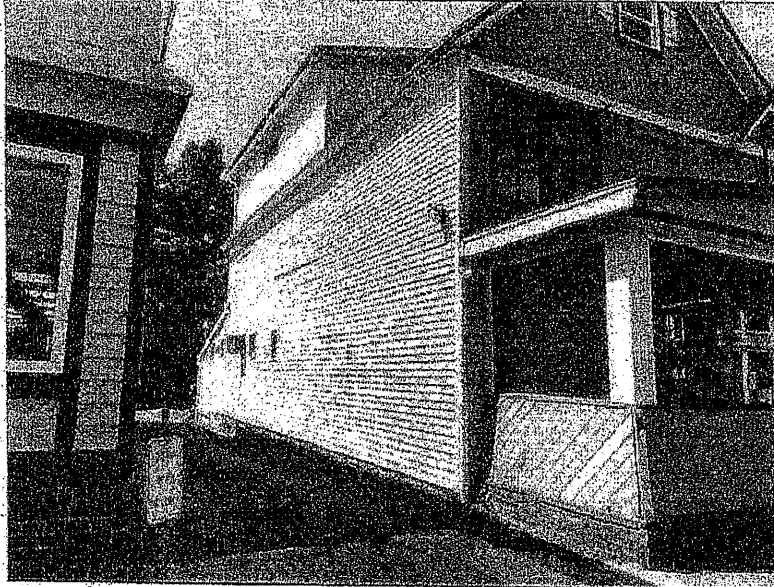


Photo Three

Photo Three Caption: Left Side View, 7/24/2025

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View -- Alleyway -- 7/24/2025

Clear Photo Four

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION | FOR INSURANCE COMPANY USE |
|---|--|
| A1. Building Owner's Name: <u>54 Main St NY LLO</u> | Policy Number: _____ |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>54 Main Street</u> | Company NAIC Number: _____ |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>14.13 - 3 - 6</u> | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Commercial</u> | |
| A5. Latitude/Longitude: Lat. <u>42.08342</u> Long. <u>-74.314451</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84 | |
| A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8). | |
| A7. Building Diagram Number: <u>2A</u> | |
| A8. For a building with a crawlspace or enclosure(s): | |
| a) Square footage of crawlspace or enclosure(s): <u>2633</u> sq. ft. | |
| b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u> | |
| d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in. | |
| e) Total rated area of engineered flood openings in A8.c (attach documentation - see instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A8.d and A8.e rated area (if applicable - see instructions): <u>N/A</u> sq. ft. | |
| A9. For a building with an attached garage: | |
| a) Square footage of attached garage: <u>N/A</u> sq. ft. | |
| b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> | |
| d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. | |
| e) Total rated area of engineered flood openings in A9.c (attach documentation - see instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A9.d and A9.e rated area (if applicable - see instructions): <u>N/A</u> sq. ft. | |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | |
| B1.a. NFIP Community Name: <u>Shandaken</u> | B1.b. NFIP Community Identification Number: <u>360864</u> |
| B2. County Name: <u>Ulster</u> | B3. State: <u>NY</u> B4. Map Panel No.: <u>36111C0230</u> B5. Same as F: _____ |
| B6. FIRM Index Date: <u>11/16/2016</u> | B7. FIRM Panel Effective/Revised Date: <u>11/16/2016</u> |
| B8. Flood Zone(s): <u>AE</u> | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>818.5'</u> |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input checked="" type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____ | |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA | |
| B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

| | |
|---|----------------------------------|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>54 Main Street</u> | FOR INSURANCE COMPANY USE |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | Policy Number: _____ |
| | Company NAIC Number: _____ |

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete items C2a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: ASH 17 Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

| | | | Check the measurement used: |
|---|---------------|-------------------------------------|--------------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>808.20</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see instructions): | <u>815.34</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see instructions): | <u>814.06</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input type="checkbox"/> | feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>811.20</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished | <u>811.23</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>814.11</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>811.36</u> | <input checked="" type="checkbox"/> | feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Donald L. Brewer License Number: 49803

Title: Professional Land Surveyor

Company Name: Donald Brewer Surveying, Inc.

Address: PO Box 71

City: Phoenicia State: NY ZIP Code: 12464

Telephone: (845) 688-7888 Ext: _____ Email: brewerpls@gmail.com

Signature:  Date: _____



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
 C2.e: Type of equipment: Lennox CB29M Blower Coil Unit; lifted off ground

Map of Elevations attached.

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS
 See Instructions for Item A6.

| | |
|--|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 54 Main Street | FOR INSURANCE COMPANY USE |
| City: <u>Shandaken</u> State: <u>NY</u> ZIP Code: <u>12464</u> | Policy Number: _____ Company NAIC Number: _____ |

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View, 7/24/2025

Clear Photo One



Photo Two

Photo Two Caption: Rear View, 7/24/2025

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-4
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
54 Main Street

FOR INSURANCE COMPANY USE

City: Shardaken State: NY ZIP Code: 12464

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

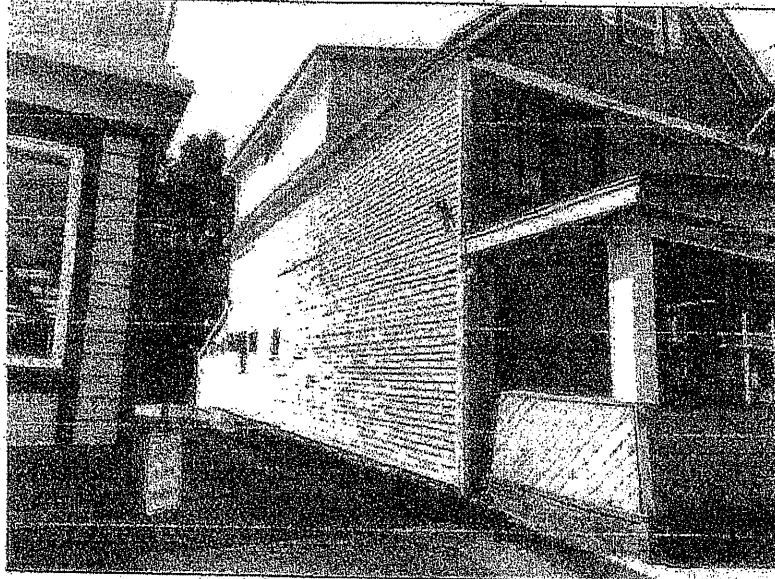


Photo Three

Photo Three Caption: Left Side View, 7/24/2025

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View -- Alleyway -- 7/24/2025

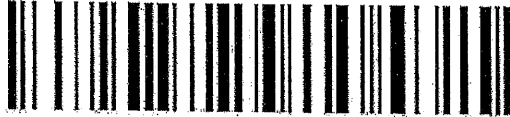
Clear Photo Four



ULSTER COUNTY – STATE OF NEW YORK
 TAYLOR BRUCK, ACTING COUNTY CLERK
 244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7424 / 342
 INSTRUMENT #: 2024-12938

Receipt#: 2024084499
 Clerk: SM
 Rec Date: 11/19/2024 03:28:12 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 6
 Rec'd Frm: REVOLUTION TITLE AGENCY

Party1: RICCIARDELLA MICHAEL
 Party2: 54 MAIN ST NY LLC
 Town: SHANDAKEN

Recording:

| | |
|---------------------------|--------|
| Cover Page | 5.00 |
| Recording Fee | 40.00 |
| Cultural Ed | 14.25 |
| Records Management - Coun | 1.00 |
| Records Management - Stat | 4.75 |
| TP584 | 5.00 |
| RP5217 - County | 9.00 |
| RP5217 All others - State | 241.00 |

Sub Total: 320.00

Transfer Tax
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 320.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1773
 Transfer Tax
 Consideration: 0.00

Total: 0.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Taylor Bruck
 Taylor Bruck
 Acting Ulster County Clerk

RTA

TRUSTEE'S DEED

THIS TRUSTEE'S DEED (this "Deed") made the 18th day of November, 2024.

Between MICHAEL RICCIARDELLA, INDIVIDUALLY AND AS TRUSTEE OF THE MICHAEL RICCIARDELLA REVOCABLE LIVING TRUST DATED SEPTEMBER 8, 2023, having an address of 10 Main Street, Phoenicia, New York 12464

Grantor,

and 54 MAIN ST NY LLC, a New York limited liability company having an address of 10 Main Street, Phoenicia, New York 12464,

Grantee,

Grantor, in consideration of ONE DOLLAR (\$1.00) lawful money of the United States, and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, its heirs or successors, and assigns for Pever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Shandaken and Hamlet of Phoenicia, County of Ulster, State of New York being more particularly described on Schedule A attached to this Deed.

Subject to all covenants, easements and restrictions of record affecting the premises, if any.

Being and intending to describe and convey the same premises conveyed to Grantor by Bargain & Sale Deed dated September 8, 2023 and recorded in the Ulster County Clerk's Office on November 14, 2023 as Instrument No. 2023-13052.

Michael Ricciardella executes this Deed in his individually capacity in order to convey and extinguish the life estate interest granted in the Bargain & Sale Deed dated September 8, 2023 and recorded in the Ulster County Clerk's Office on November 14, 2023 as Instrument No. 2023-13052.

Tax Identifier Map Parcel No: 14-13-3-6
Tax Mailing Address: 10 Main Street, Phoenicia, New York 12464
Property Address: 54 Main Street, Phoenicia, New York 12464

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee, its heirs or successor and assigns forever.

AND Grantor covenants as follows:

FIRST, that Grantee shall quietly enjoy the premises.

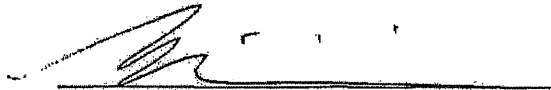
SECOND, that Grantor will forever WARRANT the title to the premises.

THIRD, that in compliance with Sec. 13 of the Lien Law, Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

WHENEVER the sense of this instrument so requires, the words "Grantor" and "Grantee" shall be construed in their plural forms.

[signature page follows]

Grantor has executed this Deed on the day and year first above written.



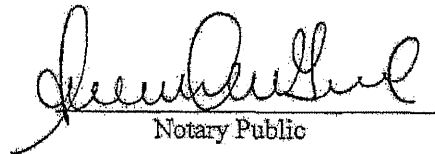
Michael Ricciardella, and its successors in interest,
as Trustee of the Michael Ricciardella Revocable
Living Trust dated September 8, 2023, as the same
may be amended and/or restated from time to time



Michael Ricciardella, Individually

STATE OF New York
COUNTY OF Ulster ss:

On the 6th day of November, in the year 2024, before me, the undersigned, personally appeared **Michael Ricciardella**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

SAMANTHA R. AWAND
Notary Public, State of New York
Reg. ID: AW6290525
Qualified in Greene County
Commission Expires January 21, 2026

SCHEDULE A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Ulster, State of New York, and is described as follows:

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF SHANDAKEN, COUNTY OF ULSTER, STATE OF NEW YORK, AT AND IN THE VILLAGE OF PHOENICIA, ON THE SOUTHWEST SIDE OF THE ULSTER AND DELAWARE PLANK ROAD (FORMERLY) NOW SAID STATE ROAD, AND BOUNDED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY SIDE OF THE SAID PLANK ROAD (FORMERLY) ON THE LINE OF THE LANDS OF JOHN TURNER (FORMERLY) AND RUNS

THENCE A SOUTHWESTERLY COURSE AT RIGHT ANGLES WITH THE PLANK ROAD (FORMERLY) ALONG SAID TURNER'S LINE 150 FEET

THENCE EASTERLY AT RIGHT ANGLES WITH SAID LINE ALONG THE LANDS OF WILLIAM B. LONGYEAR (FORMERLY) NOW OR FORMERLY JOHN TURNER AND JEREMIAH SPEILMAN 55 FEET

THENCE A NORTHERLY COURSE AT RIGHT ANGLES WITH THE LAST LINE ALONG THE LANDS OF WEST C. NEWTON (FORMERLY) 150 FEET TO THE PLANK ROAD AFORESAID, AND

THENCE ALONG SAID ROAD 55 FEET TO THE PLACE OF BEGINNING.

THE ABOVE PARCEL BEING MORE RECENTLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE VILLAGE OF PHOENICIA, TOWN OF SHANDAKEN, COUNTY OF ULSTER, STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET "CHISELED X" AT THE INTERSECTION OF THE APPARENT SOUTHERLY RIGHT OF WAY OF MAIN STREET, FORMERLY REFERRED TO AS THE ULSTER AND DELAWARE PLANK ROAD, AND THE NORTHEASTERLY LINE OF LAND NOW OR FORMERLY OF MOLNAR SANDRA (TAX ACCOUNT PARCEL 14.13-3-5) PER DEED BOOK 7363, PAGE 134;

THENCE ALONG SAID APPARENT SOUTHEASTERLY RIGHT OF WAY OF MAIN STREET N 76° 17' 01" E, A DISTANCE OF 55.01 FEET TO A SET "CHISELED X";

THENCE ALONG THE SOUTHWESTERLY LINE OF LAND NOW OR FORMERLY OF HOFMEISTER REAL ESTATE LLC (TAX PARCEL 14.13-3-7) PER DEED BOOK 4067, PAGE 68, S 12° 55' 56" E, A DISTANCE OF 132.95 FEET TO A POINT;

THENCE ALONG THE NORTHERLY LINE OF LAND NOW OR FORMERLY OF AFOREMENTIONED MOLNAR SANDRA, S 77° 04' 04" W, A DISTANCE OF 55.00 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF LAND NOW OR FORMERLY OF SAID MOLNAR SANDRA, N 12° 55' 56" W, A DISTANCE OF 132.20 FEET TO THE POINT AND PLACE OF BEGINNING.

MEANING AND INTENDING TO DESCRIBE THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2023-13052 ON FILE IN THE ULSTER COUNTY CLERK'S OFFICE.

FOR COUNTY USE ONLY

Swis Code # 515000
Date Deed Recorded 11/19/2024
Bk # 7424 Pg # 342 Instr # 2024-12938



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 54 Main Street, Shandaken, NY 12464

2. Buyer Name: 54 Main St NY LLC

3. Tax Billing Address: 10 Main Street, Phoenicia, NY 12464

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel

5. Deed Property Size: X FRONT FEET OR 0.18 DEPTH YARDS

6. Seller Name: Michael Ricciardella, Ricciardella, Michael

7. Select the description which most accurately describes the use of the property at the time of sale: F. Commercial

16. Check one or more of these conditions as applicable to transfer: A. Sale Between Relatives or Former Relatives, B. Sale between Related Companies or Partners in Business, C. One of the Buyers is also a Seller, D. Buyer or Seller is Government Agency or Lending Institution, E. Deed Type not Warranty on Bargain and Sale, F. Sale of Fractional or Less-than-Fee Interest, G. Significant Change in Property Between Taxable Status and Sale Date, H. Sale of Business is Included in Sale Price, I. Other Unusual Factors Affecting Sale Price, J. None

SALE INFORMATION

11. Sale Contract Date: 8/26/2024

12. Date of Sale/Transfer: 11/19/2024

13. Full Sale Price: 0.00

14. Indicate the value of personal property included in the sale: 0.00

15. Year of Assessment Roll from which information taken: 23

17. Total Assessed Value: 55,000

18. Property Class: 421

19. School District Name: Onteora Central School

20. Tax Map Identifier(s)/Roll Identifier(s): 14-13-3-6

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Year of Assessment Roll from which information taken: 23

17. Total Assessed Value: 55,000

18. Property Class: 421

19. School District Name: Onteora Central School

20. Tax Map Identifier(s)/Roll Identifier(s): 14-13-3-6

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the Penal Law relative to the making and filing of false instruments.

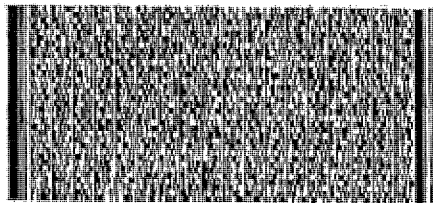
SELLER SIGNATURE: [Signature] 11/16/24

BUYER SIGNATURE: [Signature] 11/16/24

BUYER CONTACT INFORMATION: (Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Ricciardella Michael
54 Main Street, Shandaken, NY 12464

Betterley Cameron
585 672-5500



MORGENSTERN
DEVOESICK
attorneys

MEMORANDUM

To: Jennifer Marzan on behalf of Crystal View Capital Fund
From: Morgenstern DeVoiesick PLLC
Date: November 21, 2024
Re: 54 Main Street, Phoenicia, New York 12464

The following are our comments and objections to the items referenced in the First American Title Insurance Company Commitment for Title Insurance – RTA-24-7221.

References/Definitions:

- Buyer: 54 Main St NY LLC
- Closing: November 18, 2024
- Seller: Michael Ricciardella Revocable Living Trust
- Seller's Certificate: Seller's Certificate dated as of Closing
- Survey Map: BLEW #24-6834

Schedule B, Part II – Exceptions:

#4: Utility Easement dated September 30, 1903 and recorded February 28, 1906 in Liber 392 of Deeds, Page 414

Summary: Standard utility easement given for the benefit of Hudson River Telephone Company.

#5: Agreement dated April 2, 1993 and recorded April 15, 1993 in Liber 2270 of Deeds, Page 224

Summary: Grants an ingress and egress easement to 54 Main St for access to the parking lot from the "Brios Building" to other premises owned by Michael Ricciardella. 54 Main St must maintain liability insurance in the minimum amount of \$1,000,000 for the property subject to the easements granted hereunder. Seller confirmed at Paragraph 14 of Seller's Certificate that, as of Closing, there are no current uncured violations of the covenants, conditions or restrictions contained in this Agreement.

#6: Agreement dated April 2, 1993 and recorded April 15, 1993 in Liber 2270 of Deeds, Page 229

Parties: 54 Main St NY LLC, successor in interest to Beecher Smith, Jr. and Arline C. Smith ("54 Main St"), and Michael Ricciardella ("Ricciardella").

Summary: Ricciardella granted a permanent easement to 54 Main St for (i) access to and use of the parking lot (the "Parking Lot") located on Ricciardella's property and (ii) use of the in-ground sewage system located on Ricciardella's property (the "Sewage System") which shall be maintained by Ricciardella in

accordance with all applicable standards and regulations. Seller confirmed at Paragraph 15 of Seller's Certificate that, as of Closing, (i) payment of all fees under this Agreement are current, (ii) there are no uncured violations of the covenants, conditions or restrictions contained in this Agreement, and (iii) Seller had not received any notice or claim of any violation under the Agreement.

- All maintenance costs associated with the Parking Lot are split 50/50 between 54 Main St and Ricciardella. Additionally, each party must cause the Parking Lot to be covered under their property insurance, which policy shall be in the minimum aggregate amount of \$1,000,000, and list the other party as an additional insured.
- Ricciardella is responsible for 2/3 of the maintenance costs associated with the Sewage System and 54 Main St is responsible for the remaining 1/3. However, any extraordinary costs resulting from improper use of the Sewage System shall be the responsibility of the party who engaged in such improper use.

#7: Agreement dated December 16, 1986 and recorded December 18, 1986 in Liber 1670 of Deeds, Page 133

Parties: Hofmeister Real Estate LLC, successor in interest to Warren Adler & M. Lolly Adler ("Hofmeister"), and 54 Main St NY LLC ("54 Main St").

Summary: Mutual right-of-way over each party's property for ingress and egress of vehicles and foot access to Main Street as shown on the Survey (the "Triangle Parcel"). 54 Main St is responsible for all maintenance of the Triangle Parcel and is required to hold Hofmeister harmless against any loss as a result of 54 Main St's use of the triangle parcel. Seller confirmed at Paragraph 13 of Seller's Certificate that, as of Closing, (i) payment of all fees under this Agreement are current, (ii) there are no uncured violations of the covenants, conditions or restrictions contained in this Agreement, and (iii) Seller had not received any notice or claim of any violation under the Agreement.

- 54 Main St must designate 2 parking spots in the Parking Lot which are reserved for Hofmeister.
- In the event that the easterly portion of the of the building located on 54 Main St's property is extended and such extension diminishes the right-of-way granted to Hofmeister, 54 Main Street must provide Hofmeister an alternate means of ingress and egress to the southerly portion of its property.
- In the event 54 Main St shall acquire additional property which makes access to the southerly portion of Hofmeister's property more feasible, 54 Main St shall be permitted to change the right-of-way granted to Hofmeister.
- Hofmeister gives additional rights to 54 Main St over the existing Right of Way from Bridge Street to 54 Main St's property for the purpose of giving access to the rear of Hofmeister's building.

#8: Boundary Line Agreement dated October 16, 1937 and recorded March 29, 1938 in Liber 594 of Deeds, Page 106

Summary: Granted an easement for the encroachment of a portion of the existing building's gutter onto the adjacent parcel and allows for the beneficial use of the existing concrete drain between the parcels for runoff water (the "Drain"). All costs to maintain the Drain are to be split 50/50. Seller confirmed at Paragraph 16 of Seller's Certificate that, as of Closing, (i) payment of all fees associated with the Drain are current, (ii) the Drain has been maintained in good condition and repair, (iii) there are no uncured violations of the covenants, conditions or restrictions contained in this Agreement, and (iv) Seller had not received any notice or claim of any violation under the Agreement.



Mike Ricciardella <briosbilling@gmail.com>

Flood Hazard Mitigation Implementation Program

1 message

Mikey McMahon <michaelm@osprey-management.com>

Tue, Dec 9, 2025 at 1:30 PM

To: "Briosbilling@gmail.com" <Briosbilling@gmail.com>

Cc: Matt Ricciardella <mattr@crystalviewcapital.com>

Good Morning Mike,

Please see attached for the Flood Mitigation Package.

A couple of Notes about the Application:

- On page 2, the amount requested is unknown
- On page 3, the summary of the project is unknown
- On page 5, proposals for work, scope, design, and permits are not available.
- On page 6, the cost of the project is unknown

Documents that are included in the package:

- Signature Block
- Tax Parcel information
- Elevation Survey Map
- FEMA Elevation Certificate
- Alta Survey
- Property Deed
- Property Title Information

Happy to talk to the loan officer if they need any additional information.

Best Regards,

Mikey McMahon
Director of Development / Asset Manager



OSPREY MANAGEMENT

702-606-3042

www.osprey-management.com



Book time to meet with me



Flood Hazard Mitigation Implementation Program.pdf

7673K

Application Checklist

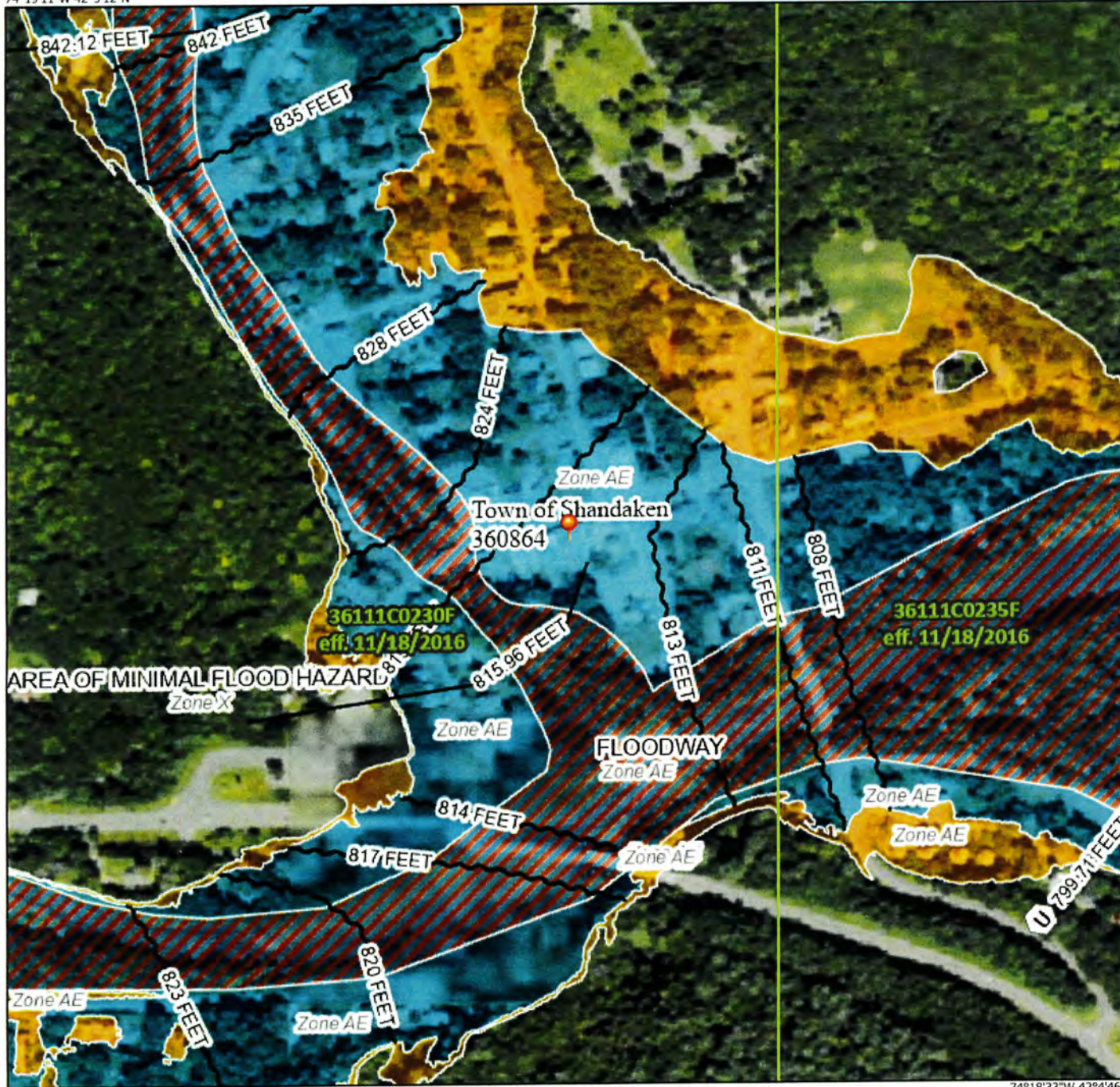
The following information is intended to help you prepare a complete and concise proposal for funding by the CWC Flood Hazard Mitigation Implementation Program.

- 1. Completed Proposal Cover Page
- 2. Completed Project Summary Page
 - Summary of your proposed project, including:
 - Description of project and, if possible, need for proposed project as substantiated by LFA
 - Description of project costs and benefits, including records of dates and costs of past damages
 - Site location map and photos (aerial, if possible), photos of past damages and current condition
 - Site schematic or detailed plans (if applicable)
(See Page 9 of Program Rules: Application Process)
- 3. Background Material
 - Up to five pages of supplementary material can be included to elaborate on and support this section. Include information and documentation such as:
 - Resolution authorizing the application if Applicant is a municipality
 - Affidavit from the record owner of any private property where work will be performed
(See Page 9 of Program Rules: Application Process)
- 4. Schedule
 - How long will it take (timeline, project schedule) and when will major milestones occur?
- 5. Budget
 - Provide a breakdown of costs that will be covered by the requested funding, as well as by other grants and in-kind services.
 - Break out cost by personnel costs (funded and in-kind contributions), non-personnel costs (material and equipment), indirect costs (overhead, administration).
 - Make sure program elements mentioned in the summary and supplementary materials are represented in the budget.
- 6. Copies
 - Provide one (1) complete original application and three (3) copies to CWC.
 - CWC will distribute copies to DEP.

National Flood Hazard Layer FIRMette



74°19'11"W 42°5'12"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile <i>Zone D</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance |
| MAP PANELS | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | Unmapped | |
| | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. | |



0 250 500 1,000 1,500 2,000 Feet 1:6,000

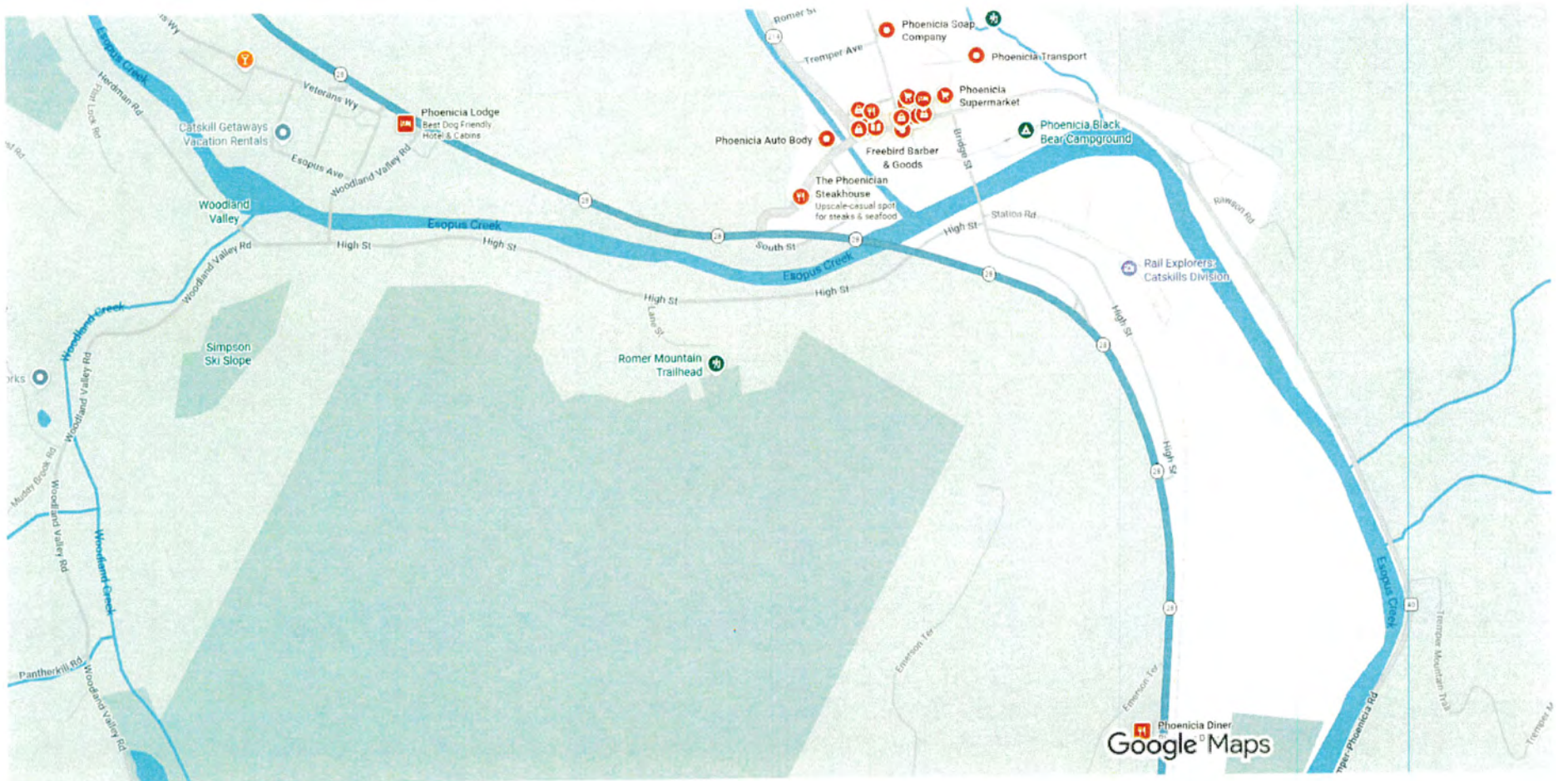
74°18'33"W 42°4'46"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/28/2026 at 2:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

554 Main Street, Phoenicia, NY



Imagery ©2026, Map data ©2026 Google 500 ft

Rating ▾ Hours ▾ ☰ All filters





ESTIMATE FORM

54 Main Street House Lift

Ricciadelli House Lift
54 Main Street
Phoenicia, NY

Project No.: 2240767
Date: 5/19/2026
Phase: Construction Estimate
Client Agency: CWC
Prepared By: SE (LaBella)

| | | | | | | | | | | |
|--------|-------------------------------------|--------|--|--|--|--|--|----------|--|----------|
| DIV 1. | GENERAL CONDITIONS & ADMINISTRATION | | | | | | | | | |
| | Bonds | 0% | | | | | | | | \$0 |
| | SUPERVISION | 0 days | | | | | | 700 /day | | \$0 |
| | Permits | 0 | | | | | | | | |
| | Insurance | 1.5% | | | | | | | | \$2,046 |
| | Home Office Overhead | 3.0% | | | | | | | | \$4,093 |
| | Profit | 10.0% | | | | | | | | \$13,642 |
| | Survey | 0 | | | | | | | | |
| 017716 | Contract Closeout | 1.0% | | | | | | | | \$1,364 |
| 012100 | FIELD ORDER ALLOWANCE | 10.0% | | | | | | | | \$16,200 |

| CSI NUM | DESCRIPTION: | QUANT | UNIT | MATERIAL | | LABOR | | | EQUIPMENT TOTAL COST | TOTAL UNIT COST | TOTAL COST |
|-------------------------------------|--|-------|------|------------|------------|------------------|------------------------|--------------|----------------------|-----------------|----------------|
| | | | | UNIT PRICE | TOTAL COST | MAN HRS PER UNIT | Hrly Wage or UNIT COST | TOTAL COST | | | |
| DIVISION 1 | GENERAL | | | | | | | | | | |
| | Clean out basement of debris | 1 | LS | 0 | 0 | 16.000 | 90.00 | \$ 1,440.00 | | 1,440.00 | \$1,440 |
| DIVISION 2 | EXISTING CONDITIONS | | | | | | | | | | |
| | Asbestos Testing | 1 | Each | 1000 | 2,500 | 24.000 | 100.00 | \$ 2,400.00 | | 4,900.00 | \$4,900 |
| | Asbestos Abatement | 1 | Each | 5000 | 5,000 | 120.000 | 90.00 | \$ 10,800.00 | | 15,800.00 | \$15,800 |
| DIVISION 8 | OPENINGS | | | | | | | | | | |
| | Add engineered vents | 17 | Each | 500 | 8,500 | 2.000 | 90.00 | \$ 3,060.00 | | 680.00 | \$11,560 |
| DIVISION 22 | PLUMBING | | | | | | | | | | |
| | Anchor septic tanks (2) | 2 | Each | 5000 | 10,000 | 25.000 | 90.00 | \$ 4,500.00 | | 7,250.00 | \$14,500 |
| | Relocate/protect water meter | 1 | Each | 3000 | 3,000 | 8.000 | 90.00 | \$ 720.00 | | 3,720.00 | \$3,720 |
| | Replumb water service and sanitary inside of building | 1 | Each | 5000 | 5,000 | 40.000 | 90.00 | \$ 3,600.00 | | 8,600.00 | \$8,600 |
| | Replace or reconnect water service lateral | 1 | Each | 2000 | 2,000 | 10.000 | 90.00 | \$ 900.00 | | 2,900.00 | \$2,900 |
| | Replace or reconnect septic laterals | 2 | Each | 2000 | 4,000 | 12.000 | 90.00 | \$ 2,160.00 | | 3,080.00 | \$6,160 |
| | Install backflow preventer | 2 | Each | 3500 | 7,000 | 6.000 | 90.00 | \$ 1,080.00 | | 4,040.00 | \$8,080 |
| DIVISION 26 | ELECTRICAL | | | | | | | | | | |
| | Coordinate with electric company | 1 | Each | 0 | 0 | 4.000 | 125.00 | \$ 500.00 | | 500.00 | \$500 |
| | Rewire 1st floor for water resistance | 1 | Each | 2500 | 2,500 | 4.000 | 125.00 | \$ 500.00 | | 3,000.00 | \$3,000 |
| | Remove electric from basement | 1 | Each | 5000 | 5,000 | 20.000 | 125.00 | \$ 2,500.00 | | 7,500.00 | \$7,500 |
| | Relocate electric meter cans, junction boxes and switches on building exterior | 1 | Each | 1000 | 1,000 | 24.000 | 125.00 | \$ 3,000.00 | | 4,000.00 | \$4,000 |
| DIVISION 31 | EARTHWORK | | | | | | | | | | |
| | Backfill and compact subgrade basement to adjacent grade | 150 | CY | 60 | 9,000 | 0.520 | 90.00 | \$ 7,018.88 | | 106.79 | \$16,019 |
| | Backfill and compact subgrade crawlspace to adjacent grade | 150 | CY | 60 | 9,000 | 0.360 | 90.00 | \$ 4,860.00 | | 92.40 | \$13,860 |
| DIVISION 33 | UTILITIES | | | | | | | | | | |
| | Place AC Condenser on Platform | 1 | Each | 500 | 500 | 18.000 | 90.00 | \$ 1,620.00 | | 2,120.00 | \$2,120 |
| | Remove Oil Tanks | 2 | Each | 0 | 0 | 20.000 | 90.00 | \$ 3,600.00 | | 1,800.00 | \$3,600 |
| | Seal and Anchor 2 septic tank | 2 | Each | 3000 | 6,000 | 12.000 | 90.00 | \$ 2,160.00 | | 4,080.00 | \$8,160 |
| Subtotals | | | | | 80,000 | | | 56,419 | 0 | | |
| Security / Occupied Facility | | | | 0% | | on labor only | | | 0 | on labor only | |
| Escalation | | | | 3.00% | 2,400 | | | | 1,693 | 0 | 4,093 |
| Design Development Contingency | | | | 0.0% | 0 | | | | 0 | 0 | 0 |
| General Conditions & Administration | | | | | \$21,145 | | | | | | |
| Allowance | | | | | \$16,200 | | | | | | |
| Material Cost | | | | | \$82,400 | | | | | | |
| Labor Cost | | | | | \$58,111 | | | | | | |
| Equipment Cost | | | | | \$0 | | | | | | |
| Total Cost | | | | | \$177,856 | | | | | | SAY: \$178,000 |

retrofits or renovations to any of the buildings exceed 50% of its current structure value, then that building would be considered Substantially Improved and would need to meet Town of Shandaken Code.

Considerable flood risks exist at the site and this option is not recommended.

4.0 CONCLUSION

Considering our observations, assessments, experience, and industry recognized standard of care, strategies exist that could lessen damages associated with flooding. Several options exist for the site and should be discussed in further detail. Note that a combination of options may be explored. A summary of the options follows:

1. **Elevation** is strongly recommended for the former restaurant. This option may be combined with wet floodproofing methods. It is understood that this option may be considered cost prohibitive and challenging.
2. **Relocation** is not recommended and would be more expensive than Elevation.
3. **Dry Floodproofing** is not recommended.
4. **Wet Floodproofing** can improve flood resiliency but cannot protect the building interior from being flooded. However, the wet floodproofing measures would potentially result in reduced potential for structural damage, reduced building material damage and reduced post-flood cleanup efforts. It is also cheaper and easier to implement than other options. Aspects of this option could be pursued in advance of an Elevation project.
5. **Floodwalls/Levees** are not a feasible option for this site and should not be considered.
6. **Buyout/Acquisition** is not recommended, unless repetitive losses or significant structural damages occur.
7. **No Action** is not recommended option due to the flood risk at the property.

The recommended option is to elevate the building by approx. 7 feet. A backup option is to Wet Floodproof the building, which would improve flood resiliency and improve post-flood cleanup, but would have limited structural benefit and would not protect the building interior from damage.

Implementation of wet floodproofing should not exceed 50% of the structure value to avoid the building being considered 'Substantially Improved'. As stated, it is unknown if the existing structure should be considered 'Existing' or 'Substantially Improved.'

Prior to proceeding with an option or options, a code review (energy and building) of each building is recommended to determine if each building is considered "existing," if each building