

Brandy Brook Sports Club, Inc

TNC/DEC Compliance Plan

The key components required by the TNC/DEC plan for BBSC to bring the property into compliance with the current Conservation Plan are the removal of the underground storage container and discontinuance of the current outhouse with-in the buffer zone. This work must be completed prior to the final closing of the agreement between the TNC and DEC, in @ 1 yr.

The agreed to resolution by all parties is;

- The removal and proper disposal of the underground storage container. This will include installing a silt fence and hay bales between the excavation area and the pond, as well as utilizing gravel from the East Road to backfill the open area. Also included will be the removal of the structure used to cover the entrance to the storage container.
- The discontinuance of use of the current outhouse will require the installation and maintenance of a concrete septic tank for a new outhouse facility. The new facility will be part of a new woodshed/outhouse/storage building. The new building will be 16'x40' and will be erected in the same location as the current woodshed. The current outhouse will need to be razed and the waste pit filled/covered with fill.
- During the on-site review with the TNC and DEC it was discussed that the BBSC would collect and dispose of all waste in the local area of the cabin. Including the pit of glass/plastic bottles, steel, plastic, wood or fabric from around the cabin area.

Tasks:

1. Relocation of all firewood from the existing woodshed and construction area for the new woodshed/outhouse. This would be easiest to perform with a skid steer with grapple attachment (Gary Hayden). Remove trees to accommodate the larger woodshed/outhouse.
2. Removal/repair of the steel siding from the woodshed and the underground storage entry for reuse on the new woodshed. Removal of wood structures, woodshed/entrance
3. Placement of silt fence and hay bales in preparation of removal of underground storage.
4. Removal and disposal of the underground storage structure.
5. Clean-up of all steel should be performed in parallel with Task 4 as well as a dumpster for all other waste, such as the glass, plastic and fabric debris.
6. Fill the hole left from the removal of the underground storage container as well as fill to raise and level the area where the new woodshed/outhouse is to be erected.
7. Erect the new woodshed/outhouse, including installation of the new septic tank. (Preliminary design has been developed, final approval and materials list needs to be approved.)
8. Raze the current outhouse, saving all materials possible to reuse for the build out of the outhouse portion of the new woodshed/outhouse. Dispose of unusable materials and fill/cover existing waste pit. (This work could coincide with item 2 above. We may need to rent a porta-john during the transition if we have folks working on site that are not members and our own convenience.)

Plan:

There are many options in how we can proceed with this work regarding self-performing and/or using outside services.

Task 1 - I feel the temporary relocation of the firewood and tree removal can be performed by BBSC members and the use of Gary's skid-steer would make this fairly easy and not require much manpower.

Task 2 - I also feel a fairly small detail of 4 – 6 people could get the steel removed from the woodshed and underground storage entry in a weekend and there will be almost no effort in the demo of wood structures for those two items. The intent is to repurpose this steel for the sidewalls of the new woodshed. We will install new steel for the roof of the new woodshed.

Task 3 - The TNC stated they have silt fence they will provide to us and if we have a member that could bring up about six bales of hay that should cover Task 3.

Task 4 - I feel the simplest way to deal with the removal of the underground storage is to hire a local contractor with a track hoe with a thumb to remove it in one piece. We would either have them dispose of it for us or get a dumpster. While they are there, we would have them dig the hole for the septic tank.

Task 5 – The general clean-up of the property from years of debris from the club can be performed at anytime by any number of members. We can contract a local company for a couple of dumpsters one for metal and one for all other trash.

Task 6 – This is something we could either self-perform if Gary is willing to let us use his skid steer or rent one along with a dump trailer. Or we could just have the local contractor we use for removing the underground storage perform this work.

Task 7 – I feel this may be a bit more than we can do with our own members mainly due to timing, as we really need to have this back in place for work weekend. If someone knows how to contact the local Amish, they would probably be our best bet for cost and availability. Connor has stated that if we provide him a complete material list he will talk with the owner of his company and secure us the best deal possible on materials. Connor has cautioned me that currently the market price is very high due to mills being shut down combined with unprecedented market demand all due to COVID-19. We may be able to get better pricing in August as Canadian Mills will be open and producing by then.

Task 8 – I feel the Amish would be someone we could use for the disassembly of the old outhouse if we can't get it done with BBSC members. We would also have a pile of fill left near this location to backfill the waste hole once the structure is removed.

I would also suggest that we address the issues with the upper driveway and circle exit area while we have equipment onsite. As well we should remove the stump at the NW corner of the camp and the one at the South end of the parking area leading to the exit. There are also a couple of trees that will need to be removed to build the larger woodshed/outhouse and we will need those stumps removed as well.