

**Cambridge Valley Community Development and Preservation Partnership, Inc.  
RFP: Owl Kil Stream Restoration & Revitalization and Lumberyard Site Work Final  
Design Plans, Construction Documents and Construction Oversight.**

**Questions Raised During Site Visit on March 14, 2025**

**Questions:**

**Feasibility Study for Decentralized Wastewater Treatment System.**

1. How is wastewater handled now in the area?  
**Property has its own wastewater treatment system. Within the Lumberyard three buildings (9W Main, the Cottage and Red Barn) share a system. See attached diagram.**
2. Are soil borings part of study?  
**Yes, we want to make sure that soils are appropriate for any system designed.**
3. Permitting: Does NYDEC have to approve the system?  
**No, this is a feasibility study but we would want the contractor to meet with DEC to obtain their input on options.**
4. Do contractors need to consult with the NYS Department of Health?  
**No, decentralized wastewater treatment systems are under the jurisdiction of NYS DEC.**
5. To clarify, as part of the feasibility study, CVCDPP would like to learn the maximum GPD that a wastewater treatment system might manage—while maintaining a park-like atmosphere. Like the 8,000 GPD Decentralized system in the Freight Yard, CVCDPP would like assess the feasibility of designing a system that would enable buildings listed on page 9 of the RFP specifically ‘a’ to ‘l’ to hook onto the system. CVCDPP would also like to determine if the capacity and siting of such a system would allow for the development of future residential units along Railroad Avenue (j. Future Residential Units) and if so, how many and how many bedrooms?  
**Unknown number of bedrooms at this time. It will depend on what the site can support.**
6. What is the source of funding for the Decentralized Wastewater System Feasibility Study?  
**Independent and additional fundraising. CVCDPP reserves the right not to advance with this project component at this time.**

**Site Work**

1. Topographic Survey: Regarding existing surveys, are they in CAD?  
**No. See diagram for topographical work required under revised scope of work See figure 3 delineating the Lumberyard property and VARAK PARK Stream Section A.**
2. Why should the naturalization of Stream Section A be designed to a 150 year storm occurrence?  
**Design of naturalized Stream Section A has been modified to read that it conform to a 500 year storm recurrence.**

3. Where are the potential wetlands to be delineated?  
In the Lumberyard parcel along the stream and forested area. See figure 3 wetland delineated areas.
4. Is the Green Bridge on the National Register of Historic Places?  
Yes. The Community Partnership will confer with OPRHP. The work on the Green Bridge was approved by OPRHP in the past. Existing new abutments have been designed in consideration of stream naturalization plan. With the exception of facing concrete abutments with stone, no other work related directly to the bridge is part of this project.
5. Why is there such an elevation change in the park area?  
There was a large structure (coal tressel) that occupied a section of the future park.
6. Has a Phase One and Phase Two Environmental Assessment been done on the property?  
Yes, by the previous owner.
7. What level of standardization is intended for the trail?  
It should be walkable for the average person to navigate. Additionally, the RfP has been modified so that there will now only be three (3) ADA viewing places at (for example at the Green Bridge, off of Pearl Street and along Owl Kill where shed is removed. Trail over wetland will have most likely need to be elevated—consider durability and cost when recommending surface materials. Portions of trail beyond bridge crossing could be semi-permeable material. We look forward to your insightful recommendations.
8. Can proposed Bridge crossing Owl Kill from Lumberyard to Pearl Street be relocated?  
Yes, the contractor should plan to work with the owner to locate Bridge in the most advantageous location.
9. Does CVCDPP have a formal easement over properties part of Stream Section C?  
Stream Section C is no longer included in the scope of work,

#### **Timeline**

1. Is there flexibility in the schedule if the permitting process with NYSDEC and Army Corps of Engineers is lengthy?  
Yes. NY Forward intends to start construction next year.