


**NYSBA
Environmental & Energy Law Section
2018 Fall Meeting
Mt. Tremper, N.Y.**

NYC's Watershed Protection Land Acquisition Program
An examination of the most peculiar, socially engineered program for the protection of the world's largest unfiltered water supply.
---"Still Crazy After All These Years."



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NYC's Watershed Protection Land Acquisition Program

Statutory & Regulatory Underpinnings (NYS):

- ECL Art 15, Title 15 Water Supply
- 6 NYCRR Part 601 Water Withdrawal Permitting, Reporting and Registration
- DEC Declaratory Ruling 15-06 (Oct 1982)
- 1997 NYC Watershed Memorandum of Agreement, Article II
- NYSDEC Water Supply Permit WSA #11,352 --NYC Watershed Land Acquisition Program December 24, 2010, as modified 06-15-16

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NYC's Watershed Protection Land Acquisition Program

Statutory & Regulatory Underpinnings (Federal):

- SDWA Amendments 1986
- Surface Water Treatment Rule 40 CFR Part 141.71(b)(2)
- 2017 Filtration Avoidance Determination (FAD)

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NYC's Watershed Protection Land Acquisition Program

Statutory & Regulatory Underpinnings (NYC):

**New York City Department of Environmental Protection
Long-Term Watershed Protection Plan December 2016**

**Proposed Modifications to the Long-Term Land Acquisition
Plan 2012-2022 submitted April 2018**

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NYC's Watershed Protection Land Acquisition Program

**NYS
ECL Art 15, Sections 15-1501 Water withdrawals; Permits**

1. Except as otherwise provided in this title, no person ...shall have any power to do the following until such person has first obtained a permit or permit modification from the department pursuant to this title:

b. To take or condemn lands for the protection of any existing sources of public water supply; or for the development or protection of any new or additional sources of public water supply; as amended 2011, c. 401

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NYC's Watershed Protection Land Acquisition Program

**NYS
ECL Art 15, Sections 15-1503 Permits**

2. In making its decision to grant or deny a permit or to grant a permit with conditions, the department shall determine whether: ...

c. the project is just and equitable to all affected municipalities and their inhabitants with regard to their present and future needs for sources of potable water supply;

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NYC's Watershed Protection Land Acquisition Program

**NYS
6 NYCRR Section 601 Water Withdrawal Permitting,
Reporting and Registration**

- 601.3 Applicability.
- This Part applies to any person who is engaged in, or proposes to engage in, ... **the taking, condemnation or acquisition of land for the development or protection of sources of public water supply systems** in excess of the threshold volume[100,000 gpd];

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NYC's Watershed Protection Land Acquisition Program

**NYS
6 NYCRR Section 601 Water Withdrawal Permitting, Reporting
and Registration**

- 601.3 Applicability.
- ... All valid public water supply permits and approvals issued by the department or its predecessors that are in effect as of February 15, 2012 shall remain in full force and effect according to their terms...

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NYC's Watershed Protection Land Acquisition Program

**NYS
6 NYCRR Section 601 Water Withdrawal Permitting, Reporting
and Registration**

- 601.6 Water withdrawal permit.

Except to the extent that it is otherwise explicitly stated in this Part, no person may take any of the following actions without having first obtained a water withdrawal permit:

(a) **take, condemn or acquire lands for a source or for the protection of such source of public water supply** equal to or greater than the threshold [100,000gpd] volume

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NYC's Watershed Protection Land Acquisition Program

NYS
6 NYCRR Section 601 Water Withdrawal Permitting, Reporting and Registration

- 601.11 Actions on permit applications.

(c) In making its decision to grant or deny a permit or to grant a permit with conditions, the department shall determine whether:

3) ***the proposed project is just and equitable to all affected municipalities and their inhabitants with regard to their present and future needs for sources of potable water supply;***

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NYC's Watershed Protection Land Acquisition Program

NYS
DEC Declaratory Ruling 15-06 (See Appendix A)

In the Matter of the Application of Wilmorite, Inc. (Oct 22, 1982) DEC determined that an Art 15, Title 15 water supply permit was required for the City of Schenectady and Town of Niskayuna to take or condemn lands for the protection of their Great Flats Aquifer water supply, even though there was no plan to withdraw additional water for their supply.

Upheld: In re City of Schenectady v Flacke, 100 AD2d 349 (3d Dept. 1984) Lv to App den. 63 N.Y. 2d 603; See also, Williams v City of Schenectady 115 AD 2d 204 (3d Dept. 1985) (upholding DEC's determination that a water supply permit is also required for purchase of water supply lands.

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NYC's Watershed Protection Land Acquisition Program

NYS
NYSDEC Water Supply Permit WSA #11,352 --NYC Watershed Land Acquisition Program December 24, 2010, as last modified 06-15-16
 (See Appendix B)
 See Special Conditions

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DEC GW 0-999-0001/00001 Modified 6/20/2011, last amended 6/15/2016

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1997 NYC Watershed Memorandum Agreement

Article I (See Appendix C)

6. WHEREAS, the Parties recognize that the goals of drinking water protection and economic vitality within Watershed communities are not inconsistent, and it is the intention of the Parties to enter into a new era of partnership to cooperate in the development and implementation of a Watershed protection program that maintains and enhances the quality of the New York City drinking water supply system and the economic vitality and social character of the Watershed communities; and

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1997 NYC Watershed Memorandum Agreement

Article I

7. WHEREAS, after extensive negotiations the Parties now enter into legally enforceable commitments, as set forth in this Agreement, on issues related to the Watershed protection program, including the Watershed rules and regulations, the land acquisition program, and Watershed partnership initiatives; and

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1997 NYC Watershed Memorandum Agreement

Article I
 8. WHEREAS, the Parties agree that the City land acquisition program, as described below in Article II, **is a purely voluntary program** which provides the opportunity to the Watershed communities to review parcels and to provide comments to the City on potential acquisitions, and **that Towns and Villages may exempt areas of their communities from purchase under the City's land acquisition program**, and

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1997 NYC Watershed Memorandum Agreement

Article I
 9. WHEREAS, the Parties agree that the City's land acquisition program, the City's Watershed Regulations, and the other programs and conditions contained in this Agreement, when implemented in conjunction with one another, **would allow existing development to continue and future growth to occur in a manner that is consistent with the existing community character and planning goals of each of the Watershed communities; and that the City's land acquisition goals insure that the availability of developable land in the Watershed will remain sufficient to accommodate projected growth without anticipated adverse effects on water quality and without substantially changing future population patterns in the Watershed communities;**

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1997 NYC Watershed Memorandum Agreement

Article II NYC WATERSHED LAND ACQUISITION PROGRAM
 (See Appendix D)

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1997 NYC Watershed Memorandum Agreement

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1997 NYC Watershed Memorandum Agreement

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1997 NYC Watershed Memorandum Agreement

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NYC's Watershed Protection Land Acquisition Program

Federal
SDWA Amendments 1986 Pub Law 99-339 June 19, 1986
 The 1986 amendments required the EPA to (1) issue regulations for 83 specified contaminants by June 1989 and for 25 more contaminants every three years thereafter, (2) **promulgate requirements for disinfection and filtration of public water supplies**, (3) limit the use of lead pipes and lead solder in new drinking water systems, (4) establish an elective wellhead protection program around public wells, (5) establish a demonstration grant program for state and local authorities having designated sole-source aquifers to develop ground water protection programs, and (6) issue rules for monitoring underground injection wells that inject hazardous wastes below a drinking water source. The amendments also increased the EPA's enforcement authority.

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NYC's Watershed Protection Land Acquisition Program

Federal
Surface Water Treatment Rule --40 CFR Part 141.71 June 1989

- The purpose of the Surface Water Treatment Rules (SWTRs) is to reduce illnesses caused by pathogens in drinking water. The disease-causing pathogens include *Legionella*, *Giardia lamblia*, and *Cryptosporidium*.
- The SWTRs requires water systems to filter and disinfect surface water sources. Some water systems are allowed to use disinfection only for surface water sources that meet criteria for water quality and watershed protection.

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NYC's Watershed Protection Land Acquisition Program

Federal
Surface Water Treatment Rule --40 CFR Part 141.71 June 1989
 § 141.71 Criteria for avoiding **filtration**.
 A **public water system** that uses a **surface water** source must meet all of the conditions of paragraphs (a) and (b) of this section, and is subject to **paragraph (c)** of this section, beginning December 30, 1991, unless the **State** has determined, in writing pursuant to § 1412(b)(7)(C)(iii), that **filtration** is required.

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NYC's Watershed Protection Land Acquisition Program

Federal
 SWTR 40 CFR 141.71 (b)Site-specific conditions. ... (2) The [public water system](#) must maintain a watershed control program which minimizes the potential for contamination by Giardia lamblia cysts and [viruses](#) in the source water. The [State](#) must determine whether the watershed control program is adequate to meet this goal. The adequacy of a program to limit potential contamination by Giardia lamblia cysts and [viruses](#) must be based on: the comprehensiveness of the watershed review; the effectiveness of the system's program to monitor and control detrimental activities occurring in the watershed; and the extent to which the water system has maximized land ownership and/or controlled land use within the watershed. At a minimum, the watershed control program must:

- (i) Characterize the watershed hydrology and [land ownership](#);
- (ii) Identify watershed characteristics and activities which may have an adverse effect on source water quality; and
- (iii) Monitor the [occurrence](#) of activities which may have an adverse effect on source water quality.

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NYC's Watershed Protection Land Acquisition Program

Federal/NYSDOH
 NYC Filtration Avoidance Determinations

- January 1993
- December 1993
- May 1997
- November 2002
- July 2007
- May 2014 Modification (NYSDOH in consultation with EPA)
- December 2017 (NYSDOH) (See Appendix E)

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NYC's Watershed Protection Land Acquisition Program

Federal/NYSDOH
 2017 Filtration Avoidance Determination (FAD) December 2017
 Section 4.2 Land Acquisition Program (Appendix E pp 35-43)
 The Land Acquisition Program (LAP) seeks to prevent future degradation of water quality by acquiring environmentally-sensitive lands. The overarching goal of the LAP is to ensure that these high priority Watershed lands are placed into permanently protected status, either through fee simple purchase or conservation easements (CEs), so that the Watershed continues to be a source of high-quality drinking water for the City and upstate counties. In pursuit of this goal, since 1997 the City has secured over 140,000 acres of land and CEs. Prior to 1997, the City owned 34,193 acres of reservoir buffer land. Now more than 38% of the more than one million acres covered by the Catskill/Delaware Watershed is currently protected the City, the State, and/or other entities such as municipalities and land trusts.

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NYC's Watershed Protection Land Acquisition Program

NYC Long-Term Plan in support of Renewal of its Filtration Avoidance Determination for the Catskill/Delaware System December 2016 (See Appendix F Land Acquisition Program (pp 31-34))
http://www.nyc.gov/html/dep/pdf/reports/2016_long-term_watershed_protection_program_plan.pdf

LAP was initiated in 1997 following execution of the Watershed Memorandum of Agreement, the Water Supply Permit, and the 1997 FAD. In the last twenty years, the City has secured over 140,000 acres of land and conservation easements ("CEs"), which is added to 34,193 acres of protected buffer land surrounding the reservoirs that was owned by the City as of 1997.

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NYC's Watershed Protection Land Acquisition Program

Proposed Modifications to the Long-Term Land Acquisition Plan 2012-2022 submitted April 2018
Prepared in accordance with Section 4.2 of the NYSDOH 2017 Filtration Avoidance Determination (see Appendix G)
http://www.nyc.gov/html/dep/pdf/reports/fad_4.2_land_acquisition_program_proposed_modifications_to_the_long-term_strategy_2012-2022_04_18.pdf

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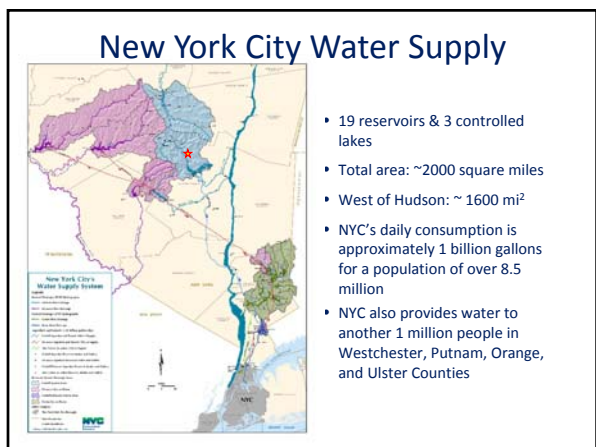
NYC's Watershed Protection Land Acquisition Program

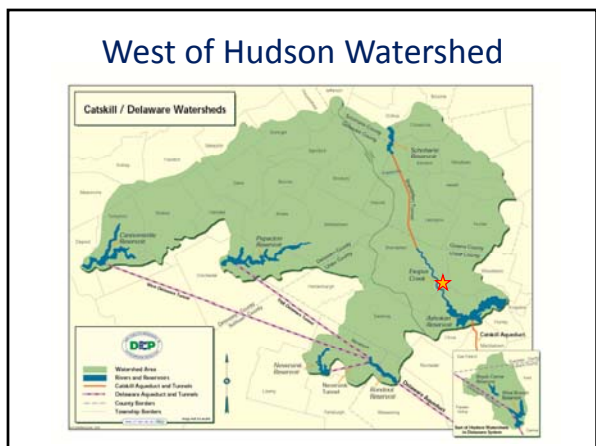
And the saga continues...

Questions?

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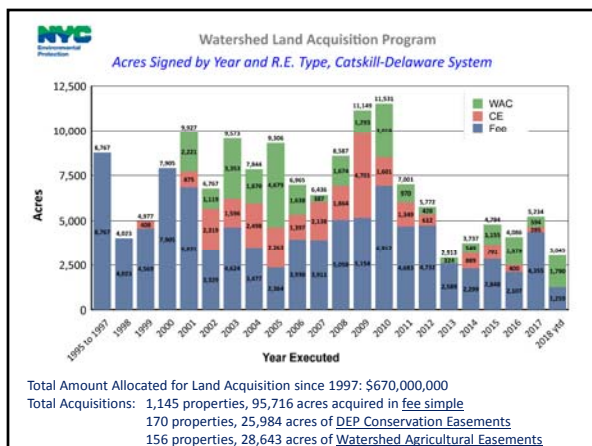
Watershed Control Program

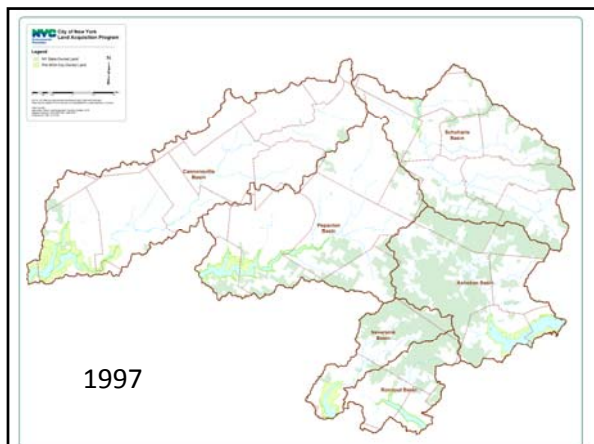
“The public water system must demonstrate through ownership and/or written agreements with landowners within the watershed that it can control all human activities which may have an adverse impact on the microbiological quality of the source water.”

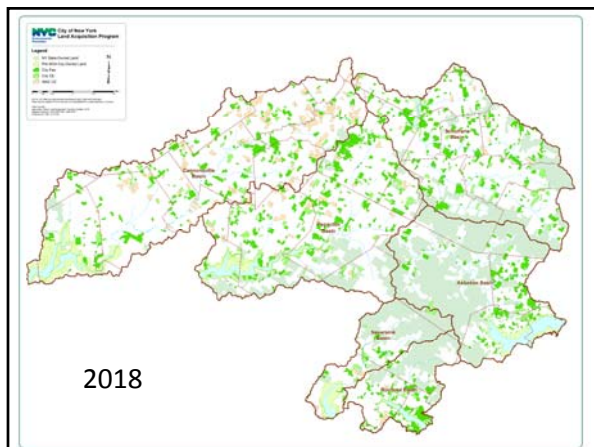
40 CFR § 141.71(b)(2)

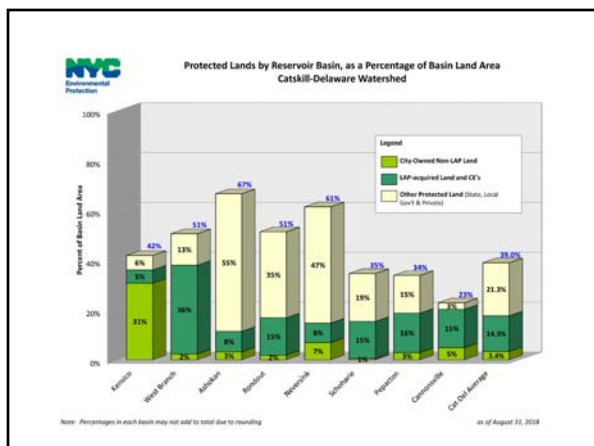
NYC Watershed Control Program

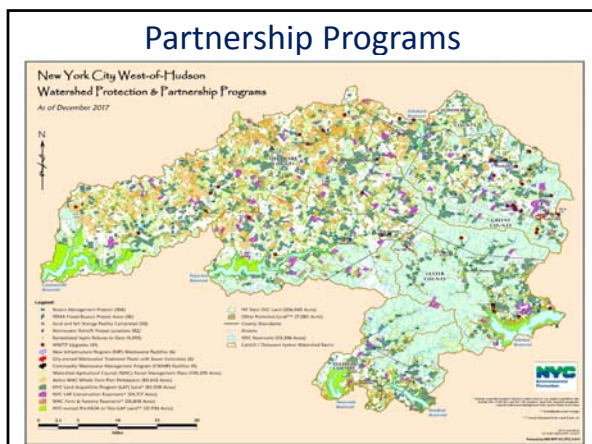
- In early 1990s, NYC and NYS combined owned less than 25% of the land in the watershed (excluding reservoirs)
- The watersheds of peer cities seeking filtration avoidance were 70-100% publicly owned
- NYC proposed:
 - Land acquisition to increase percentage
 - Updated regulations for certain land uses with potential to contaminate
 - Written agreements with certain landowners whose activities have greater potential to contaminate





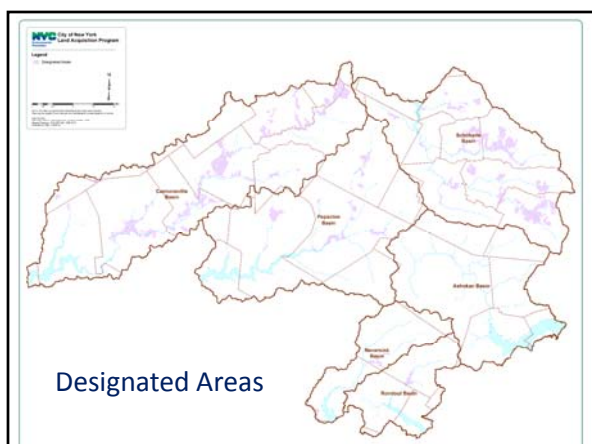


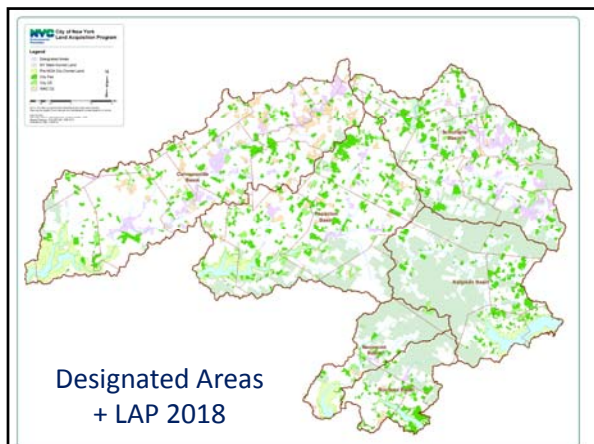




LAP: Mandate and Authorization

- The requirement that NYC fund and implement the Land Acquisition Program comes from the FADs, issued by NYSDOH in consultation with USEPA
- The authorization for NYC to acquire land for watershed protection comes from its Water Supply Permits, issued by NYSDEC
 - The 1997 Water Supply Permit was negotiated as part of the 1997 MOA, which settled a pending administrative adjudicatory proceeding
 - The 2010 Water Supply Permit reflects the negotiated agreement of the West of Hudson watershed stakeholders, memorialized in the 2010 "Side Agreement" modifying the 1997 MOA







Next Steps: NASEM Expert Panel

PROJECTS & ACTIVITIES The National Academies of SCIENCES, ENGINEERING, and MEDICINE

Project Information

Review of the New York City Watershed Protection Program

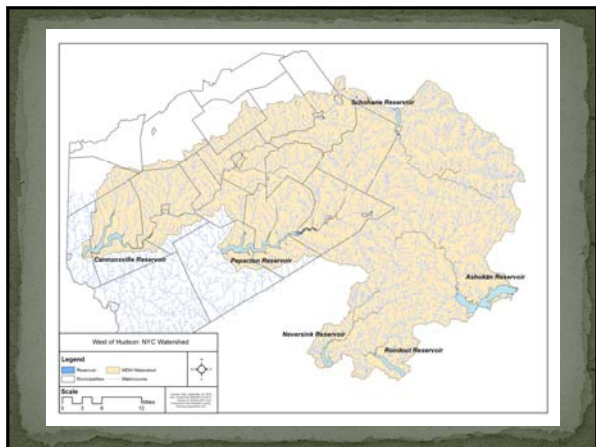
Project Scope: Since the 1980s, the New York City Department of Environmental Protection (NYC DEP) has implemented a comprehensive watershed protection program to protect the public watershed that supplies about 9 billion gallons of drinking water a day to over 8 million people in New York City and surrounding suburbs. The overall program includes numerous individual programs that target potential sources of contamination to the water supply including agriculture, wastewater, septic, and illegal dump sites. The cumulative effects of the watershed protection program have allowed the City to avoid 90 million of its Capital Construction funds, which provides about 80% of the water supply. The NYC DEP has requested the advice of the National Academies of Sciences, Engineering, and Medicine as it continues to implement the watershed protection program, which has worked as required by changing conditions, regulatory requirements, and emerging risks to the water supply.

Status: Current
PN: 013-0-01015-11-02
Project Duration (months): 24 months
MSD: Waters, Lakes

Delaware County - A Partner in Watershed Protection

West of Hudson Watershed Community





Stewardship and Watershed Management



Local Stewardship – The Cornerstone of Effective Watershed Management

- Resource management is a way of life
 - Long term land management – open space, agriculture, & natural resource-based businesses
 - Agriculture- & tourism-based economy
 - Local commitment & investment
 - Buy-in from local advocates
 - Education & outreach from local experts
- Sustainable communities provide for better land & water quality management

Delaware County Action Plan (DCAP)

- Precision Feed Management
- Whole Community Planning
- Local Flood Analyses
- Guide to wastewater management
- Stream Corridor Management Program
- Century 21 Bridge Program
- Three-sided box culverts
- Solid Waste Management – Composting/Recycling Facility



Delaware County

- **2016 Census American Community Survey (ACS)**
 - Population - 46,480
 - Median age - 46.5
 - Total housing units - 31,158
 - Vac./seasonal homes - 9,276 (29.8%)
 - Median household income - \$46,055.00
 - Average cost for single family home - \$135,200.00
 - Average monthly utility costs - \$718.00
 - Commute to work - 23.5 minutes

Factors Impacting Delaware County

- **Declining/evolving Agricultural Businesses**
 - Fewer haulers for milk - no new pick tickets
 - Farm operations changing from dairy to other uses
 - Lack of succession and transition planning
- **New demands on county services (i.e. Social Services, OFA, Mental Health, Public Safety)**
 - Suicide rates increasing, depression and changes in family dynamics
 - Opioid/drug arrests and need for drug rehab and drug court services
 - More senior service needs - 90,000 senior meals served from 1/1/2018 - 9/30/2018
- **NIMBY mentality**
 - Opposition to public projects including energy projects, housing projects and communication projects
- **Increased seasonal and vacation housing stock**
 - Larger incomes from downstate buyers drive real estate prices out of range for affordable housing for local residents
 - Large number of single family homes purchased for use as AirBNB
 - Seasonal home buyers competing with local residents for limited housing stock
- **NY City Land Acquisition Program**
 - Large tracts of land with development potential removed from future use through acquisition and easement programs
 - Lands never make it to the open market eliminating competition to the NYC program

Other Factors Effecting Sustainability

- **Declining School Populations**
 - Declining population and increasing seasonal residency limits the number of school age children
 - Long commutes to school and small class sizes reduce availability for extra curricular activities (sports, clubs, APA courses, etc.)
- **Lack of Volunteers - EMS, Ambulance and fire**
 - Volunteer fire departments challenged to get enough volunteers to provide service - strong dependence on mutual aid,
 - Ambulance services are limited and can often result in waits of 45 minutes or longer
- **Climate Change**
 - Delaware County has the most federal declarations for flood events in NY State.
 - Wetter seasons have affected agricultural growing seasons and yields
- **Geographic setting**
 - Mountainous terrain and a large number of rivers and streams make the region difficult to traverse or develop
 - Geography makes it difficult to provide broadband, high speed internet or cell coverage
- **Lack of large scale transportation corridors**
 - Limited highway, rail and air access hinders any form of growth other than small businesses and tourism.

Sustainability vs. Water Quality

- What risk does development pose in Delaware County given the many factors that would need to be overcome to provide for any type of large scale development?
 - Local Comprehensive Plans support rural community and sense of place
 - Development requires access to sewer, water and public highways which are limited and expensive to expand
- What impact does the continued core land acquisition program have on sustainability in Delaware County?
 - Real estate values relate to demand and willingness to pay more for property
 - It isn't so much how many acres are purchased but where those acres are – competing for the most developable parcels.
- Is there an acceptable alternative to core land acquisition that meets the needs for water quality protection and limits impacts to sustainability?
 - Stream side acquisition program
 - Greater availability of the Conservation Reserve Enhancement Program (CREP)
- What has Delaware County done to move toward more proactive watershed planning?
 - Stream Corridor Management Planning
 - Local Flood Analysis – Flood buyouts, floodplain restoration and flood protection
 - Continuation of programs into other watersheds in Delaware County for consistent protection throughout the county.

Local Flood Analysis (LFAs)

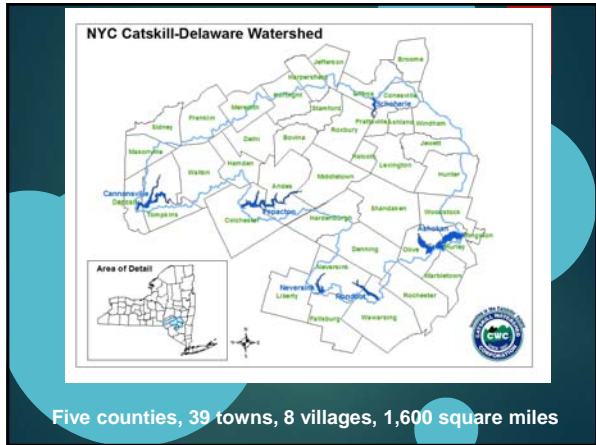
- Delaware County Stream Program first created flood commissions in Walton and the East Branch in 2010.
- Flooding 2011 brought to light the many issues that the watershed faces when flood waters impact one of the reservoirs.
- Delaware County Core Group partners developed a white paper addressing needs for recovery and long term resiliency as a form of water quality protection.
 - Focused on scientifically designed solutions to flood prevention in population areas
 - Provided a foundation for mitigation in areas that are most relevant to protection of water quality while reducing the amount of lands to be acquired in the core land acquisition program
- Negotiations with DEP and Regulators created a series of programs to address flood mitigation
 - LFAs developed through the DEP stream program and SWCD contracts
 - Acquisition of flood impacted properties identified by the LFAs through the DEP land acquisition program
 - Relocation of homes and businesses displaced as part of DEP Flood Buyout projects through CWC
 - Flood plain restoration projects through SWCD Stream Program Mitigation Grants Program

THANK YOU!

QUESTIONS?

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Catskill Watershed Corporation

- Not for Profit Local Development Corporation
- Governed by our by-laws, subject to Open Meetings Law and Freedom of Information Law
- CWC Board of Directors composed of 15 individuals
 - 12 local directors elected by 39 member towns
 - 2 Governor appointees, and
 - 1 representative appointed by the Mayor of New York
- Rigorous financial policy and accounts are annually audited by independent auditor. Board of Directors approve all expenditures or contracts over \$10,000
- Per Watershed MOA, most funding decisions are subject to a 15-day notice and right of objection
- Monthly Board and Committee meetings are open to the public

Current Partnership Programs administered by CWC

- Septic Rehabilitation, Replacement and Maintenance
- Community Wastewater
- Stormwater Programs
 - Future Stormwater for new construction
 - Stormwater Retrofits
- Flood Hazard Mitigation Implementation
- Catskill-Fund for the Future
- Public Information & Education Program
- Local Technical Assistance – Sustainable Communities

Other CWC Programs

- Tax Consulting Fund
- Local Consultation on Land Acquisition
- Stormwater Technical Assistance
- Stormwater Planning
- Tax Litigation Avoidance Program



Local Consultation

On noticed purchases, Watershed towns and villages have 120 days to comment on:

1. Consistency with Natural Features Criteria
2. Consistency with size requirements
3. Consistency with vacancy requirements
4. Consistency with local land use laws, plans and policies
5. City's proposed fencing and signing
6. Proposed recreational uses
7. Available development areas
8. Potable water natural resources and access thereto
9. Access to sewage disposal
10. Consistency with set-back requirements and local land use regulations; and
11. Natural resource criteria

CWC Local Consultation Funds can reimburse a town/village for:

- Town Consultant Review (ie: County Planning Department to verify compliance with field visit)
- Public Hearing (ie: for local comments on a proposed purchase) including legal notice and hearing officer



NYCDEP Public Access Area sign



Recreation by Permit Sign South Reservoir Road Margaretville



Fishing Only sign at Ashokan Reservoir in Town of Olive

Involvement of Catskill Watershed Corporation

- Funding for Outreach Coordinator and Assessment Leads
- Demolition of structures after purchase
- Funding for projects on these properties recommended by a community's local flood analysis



CWC funded demolition of home along Manorkill Stream in Town of Conesville

City Funded Flood Buyout

Eligibility

1. Property substantially damaged by prior flooding; or



Fox Hollow, Town of Shandaken
Hurricane Irene Damage

City Funded Flood Buyout

Eligibility

2. Property Hazard – Inundation hazard or slope failure



Photo 8. View of the house from a point directly across East Kill. (Photographed July 18, 2012)



Rosentreter Property, Town of Jewett
Bank Failure on West Kill undermining foundation of residence

City Funded Flood Buyout

Eligibility

3. Recommended by a local flood analysis



Town of Olive Flood Commission walking tour of hamlet of Boiceville

Questions?



cwconline.org
845-586-1400



The Environmental Community and the NYCDEP Land Acquisition Program

What role does the environmental community play?

- Working to ensure clean, safe drinking water while no adverse environmental or community health impacts result from the operation of the water supply
- Providing this drinking water includes large scientific, political and economic challenges—all of which benefit from watchdogging by environmental organizations
- The environmental community's position as non-governmental organizations offers the group a different perspective and different advocacy tools than other MOA signatories.

Why is Land Acquisition Important?

- The preferable way to safeguard the drinking water supply is watershed protection. Preventing pollution from entering the system in the first place, instead of trying to filter it out afterwards.
- Protecting watershed lands is the primary line of defense in preventing pollution—a position held by water quality experts, the EPA and the National Academy of Sciences.
- The majority of major unfiltered water systems in the US have been able to avoid a filtration order in large part because the watersheds of those reservoirs are almost completely protected.

Environmental Community Involvement

- Opposed the original proposed filtration, pushing instead pushed to acquire lands, so as to prevent pollution and haphazard development.
- Supported permanent protection through fee acquisition or conservation easements as a way to keep watersheds rural in character and avoid the suburbanization.
- During each filtration avoidance determination (FAD) review, the environmental stakeholders have supported the continuation of the land acquisition program and advocated to ensure it remains robust.
- Supported new programs and efforts to protect the sensitive and fragile lands in new ways, such as the NYC Funded Flood Buyout and the Streamside Acquisition Program

How is the Catskill Center involved?

- The Catskill Center is a signatory to the MOA and the only member of the environmental community stakeholders with a focus solely on Catskill issues.
- The Catskill Center has a broad mission to preserve and enhance the environmental, cultural and economic well-being of the Catskills.
- The Catskill Center's work currently focuses on regional advocacy, education and stewardship. The Center is a land trust with several hundred acres of fee holdings and more than 1500 acres of conservation easements across the region.
- The Catskill Center seeks to ensure that water quality goals are met while balancing important regional economic concerns

Streamside Acquisition Program

- Special Condition 29 of the 2010 Water Supply Permit sought to establish a pilot program for the protection of riparian buffer lands.
- Working with the Town of Hunter, the Catskill Center prepared a Program Development Initiative Report that described potential programs.
- In July of 2015, the NYCDEP and Catskill Center entered into a contract to establish the Riparian Buffer Acquisition Program (now called the Streamside Acquisition Program), to pilot ways to protect riparian buffer lands.
- The original program was for 5 years and funded with \$5 million from the NYCDEP LAP. The pilot works in the Schoharie Reservoir basin and focuses on 300-foot buffers, floodplains and wetland areas adjacent to streams. Acquisitions are possible throughout the municipalities in the Schoharie Basin, including within the hamlet designated areas (something the traditional LAP cannot do) if a Town opts-in their hamlet designated areas.

Streamside Acquisition Program

- The Catskill Center has two full-time staff dedicated to the SAP and 2 staff partially dedicated to the program. The Catskill Center has opened an office in Tannersville to support program.
- The 2017 FAD called for an immediate 3-year, \$3 million extension of the program and an eventual \$8 million expansion of the program from a single basin pilot program to a West of Hudson Watershed-wide program.
- To date, the SAP has:
 - Solicited 300 parcels
 - Appraised 37 parcels
 - 22 offers have been accepted
 - 1 property has closed to date
- The median parcel size has been 6 acres and the median value has been \$40k/lot or roughly \$6.6k an acre
- The parcels have averaged 75% riparian buffer and floodplain

Catskill Center

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