

Town of Waddington  
Project Proposals  
Overview for NYPA  
April, 2020

- Please find attached project proposals that have been previously presented by representatives of the Town of Waddington on January 23, 2020, to the Local Government Task Force at their January meeting for review and consideration of projects proposed to be funded with the New York Power Authority (NYPA) funds to be made available to the Town. Upon presentation during this meeting, all other government partner agencies were given an opportunity to ask questions and make comments. None in attendance voiced opposition to any of these projects as proposed by the Town of Waddington.
- The Town of Waddington is submitting this package seeking clarification from NYPA as soon as possible on NYPA's position related to the feasibility of each of these proposed projects for use of the funding which is to be made available, and the next steps to be taken. Also enclosed is documentation to support the next planning phase of this proposal. The Town Board is ready and would like to move to the next phase of implementation with NYPA on these project(s). (i.e. approved project final designs and cost quotes).
- Project Proposal A – this project expands on work previously done by NYPA property at the Little Sucker Brook site in Waddington by building an access road to wooded NYPA land located to the west of the previous project, and the construction of 3 (or more) seasonal rental cabins (2 BR and 3 BR) on the waterfront to be made available for public rental during the traditional north country camping season. There is currently municipal water and commercial power available in very close proximity to the proposed project area. Floorplans and estimated costs for each are attached
- Project Proposal B – this project expands work previously done at the Brandy Brook Boat Launch site by adding an additional boat launch ramp, adding a canoe/kayak launch, clearing additional shoreline area to the north for additional public shoreline fishing access, and vastly expanding the existing parking lot area. This public boat launch is located just west of the NYS Coles Creek Campground and sees a large volume of activity in the summer months. During certain summer events on the river it is not large enough to handle overflow capacity when the boat launch in the village of Waddington is either closed for an event, or also maximized on its capacity. This site has previous engineering drawings that were completed for the original project that the Power Authority should have on file. The town will work with NYPA to modify these drawings to expand the project at this site. A concept map for this project is attached. (April 2020)

# Project A - Little Sucker Brook Park Expansion - Waddington



Existing NYPA developed facility



Existing Fire Hydrant

Proposed Access Road

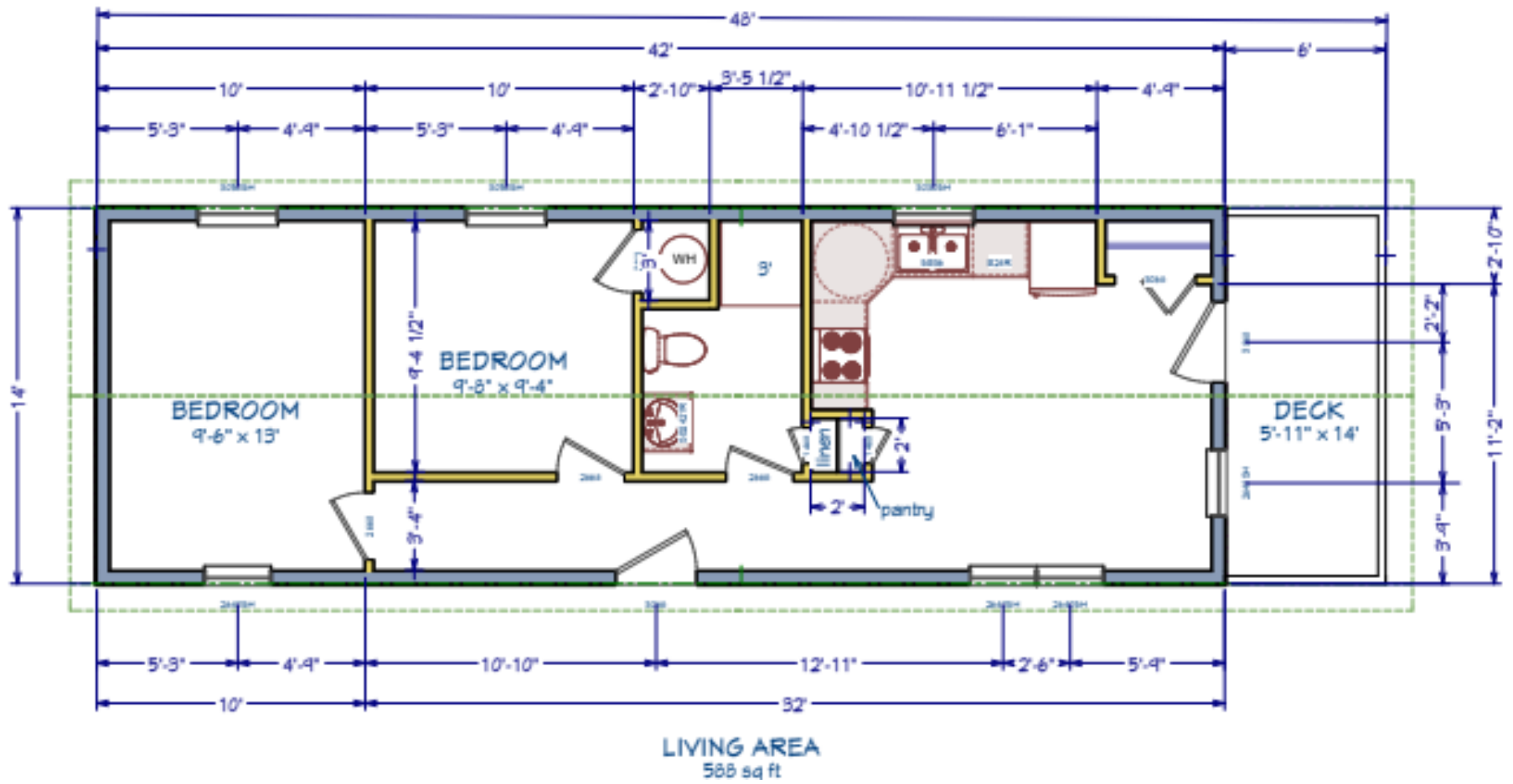
Existing 3 phase power line

Project Proposal A  
Created by Waddington Town Board for  
Presentation to Local Govt Task Force  
And NYPA – April 2020

Cabin size not to scale – for demonstrating proposed locations only

Project Concept Proposal April 2020  
Created by Waddington Town Board for  
Presentation to NYPA & Local Govt Task Force

2 BR Floor Plan  
672 sq ft  
48 X 14



Project Concept Proposal April 2020  
Created by Waddington Town Board for  
Presentation to Local Govt Task Force

# 2 BR Floor Plan - external



Project Concept Proposal April 2020  
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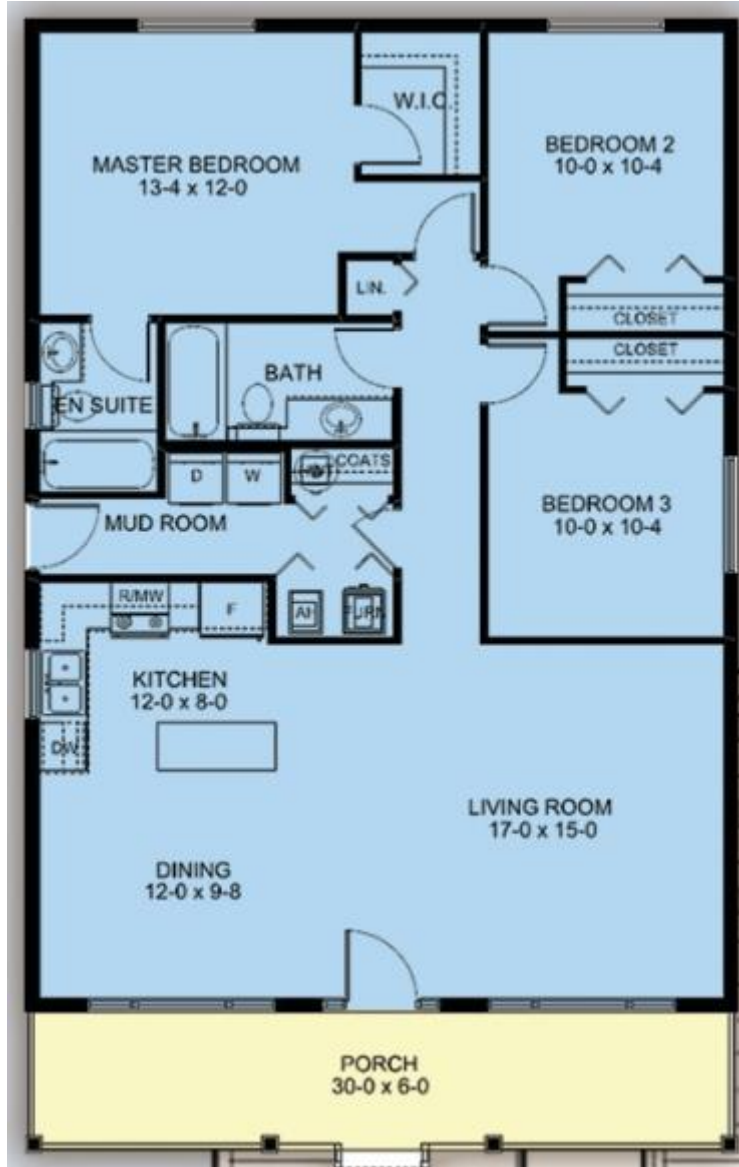
## 2 BR Floor Plan 672 sq ft

- Estimated Cost Quote from Kozy Kabins, 32660 Route 11, Philadelphia NY 13673 to build and deliver turn key structure built to design specs provided on floor plan was \$65,516.00 per unit.
- Quote does not include concrete slab or any heat source for the unit which would be added cost.
- Slab and water / sewer / electrical / internet hook ups will also have to be in place at time of delivery (not included in quote).
- Full spec sheet provided by builder will be available for review with NYPA once planning with engineers begin.



Project Concept Proposal April 2020  
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# 3 BR Floor plan 1260 sq ft (42 X 30)



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**3 BR Floor Plan**  
**1260 sq ft**  
**42X30**

- Estimated Cost Quote from Butlers Custom Homes, 528 Finnegan Road, Potsdam NY 13676 to build and deliver turn key structure to design specs / floor plan provided is \$205,126.00 per unit.
- Quote includes concrete slab and heat source (boiler) for the unit.
- Water / sewer / electrical / internet hook ups will have to be in place at time of delivery (not included in this quote).
- Full spec sheet provided by contractor will be available for review with NYPA once planning process with engineers begins.

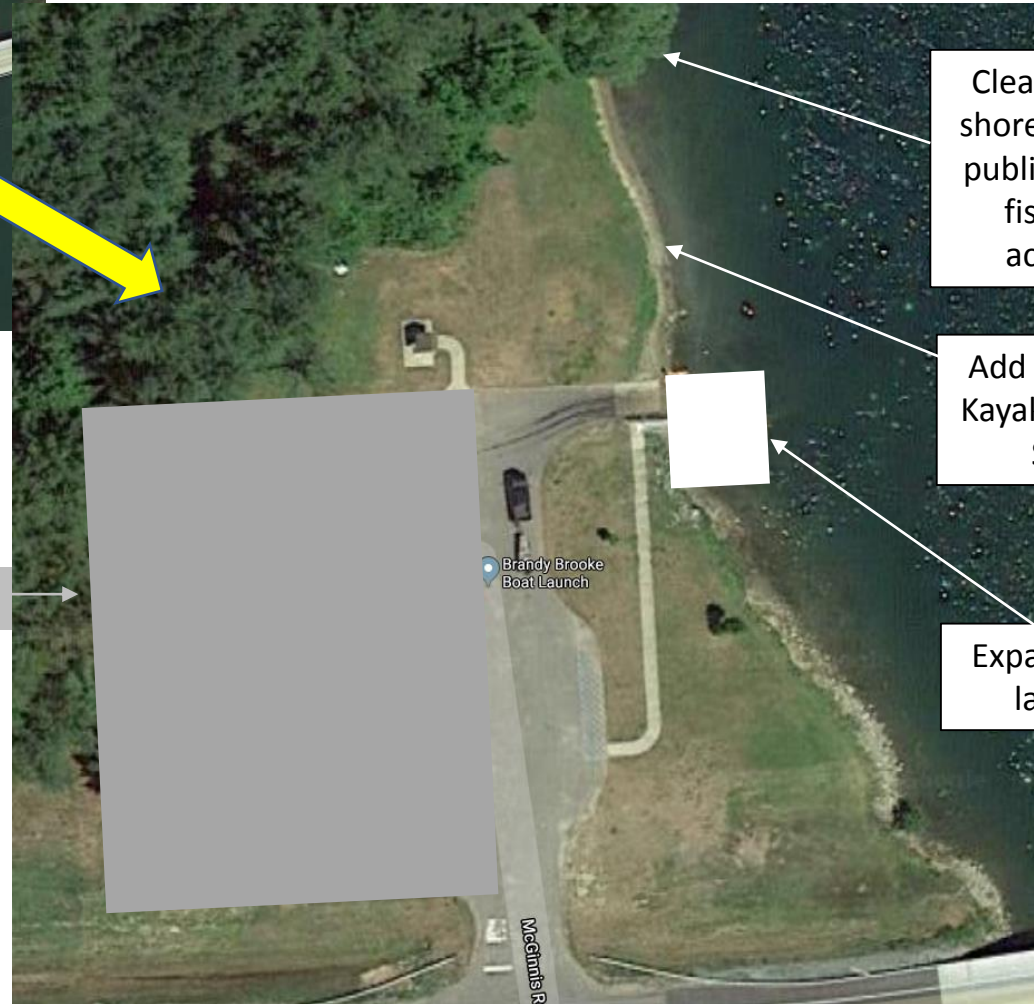


# Project B - Brandy Brook Expansion - Waddington



Existing Brandy Brook Boat Launch footprint

Expand parking



Clear more shoreline for public shore fishing access

Add Canoe / Kayak Launch Site

Expand boat launch

Project Proposal B  
Created by Waddington Town Board for  
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And NYPA – April 2020

not to scale – for demonstrating proposed project only

Project Concept Proposal April 2020  
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# Brandy Brook Boat Launch Expansion

- No estimated cost quotes have yet been obtained for this project.
- Engineer drawings from previous project design currently exist, and would be used / amended to add enhancements to the existing site as described in this proposal.
- One full spec sheet has been designed with engineer, cost quotes for this project can then be obtained.