

COLD SPRINGS SEWER DISTRICT PHASE 1 COST ANALYSIS

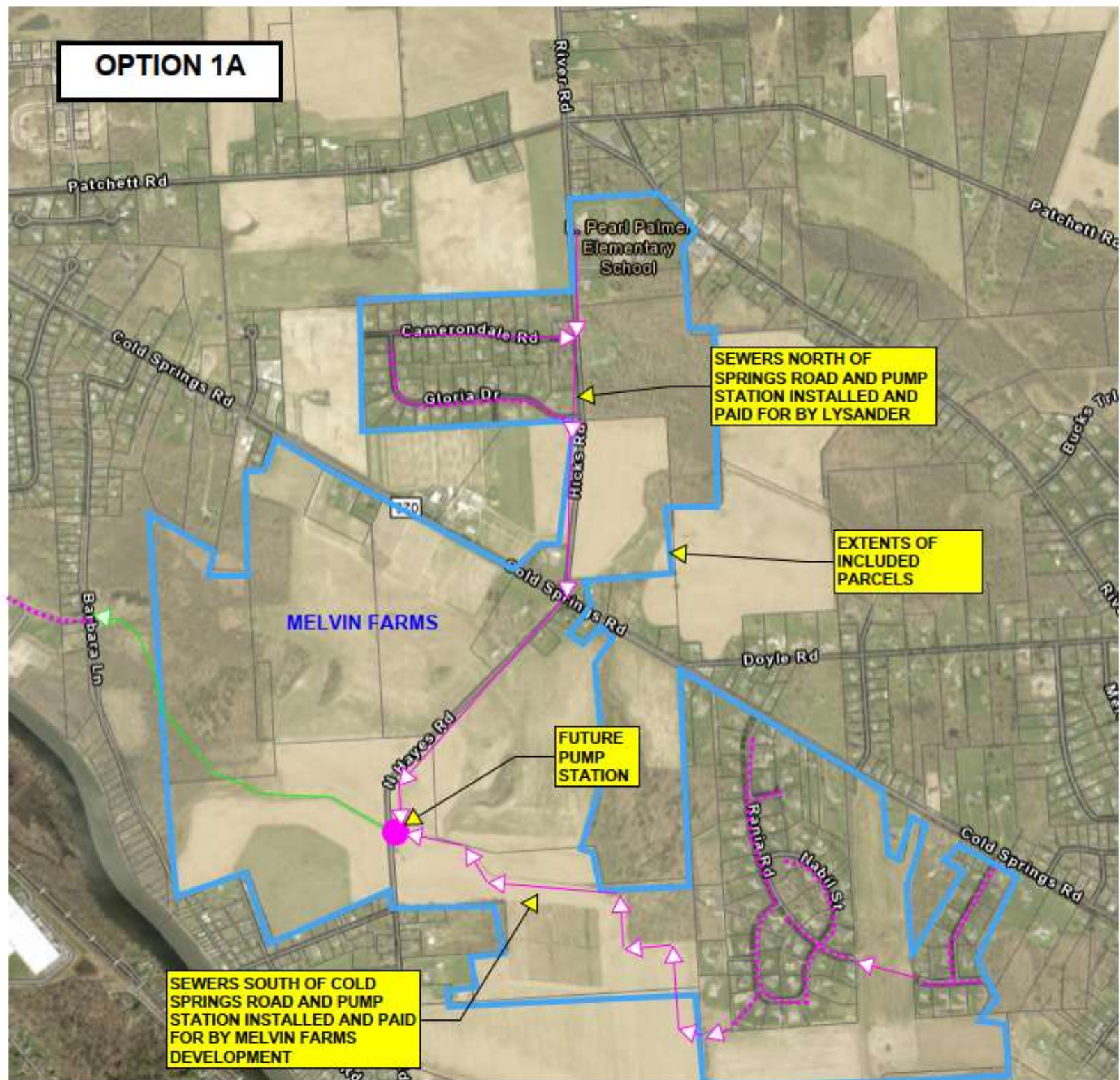
June 2026



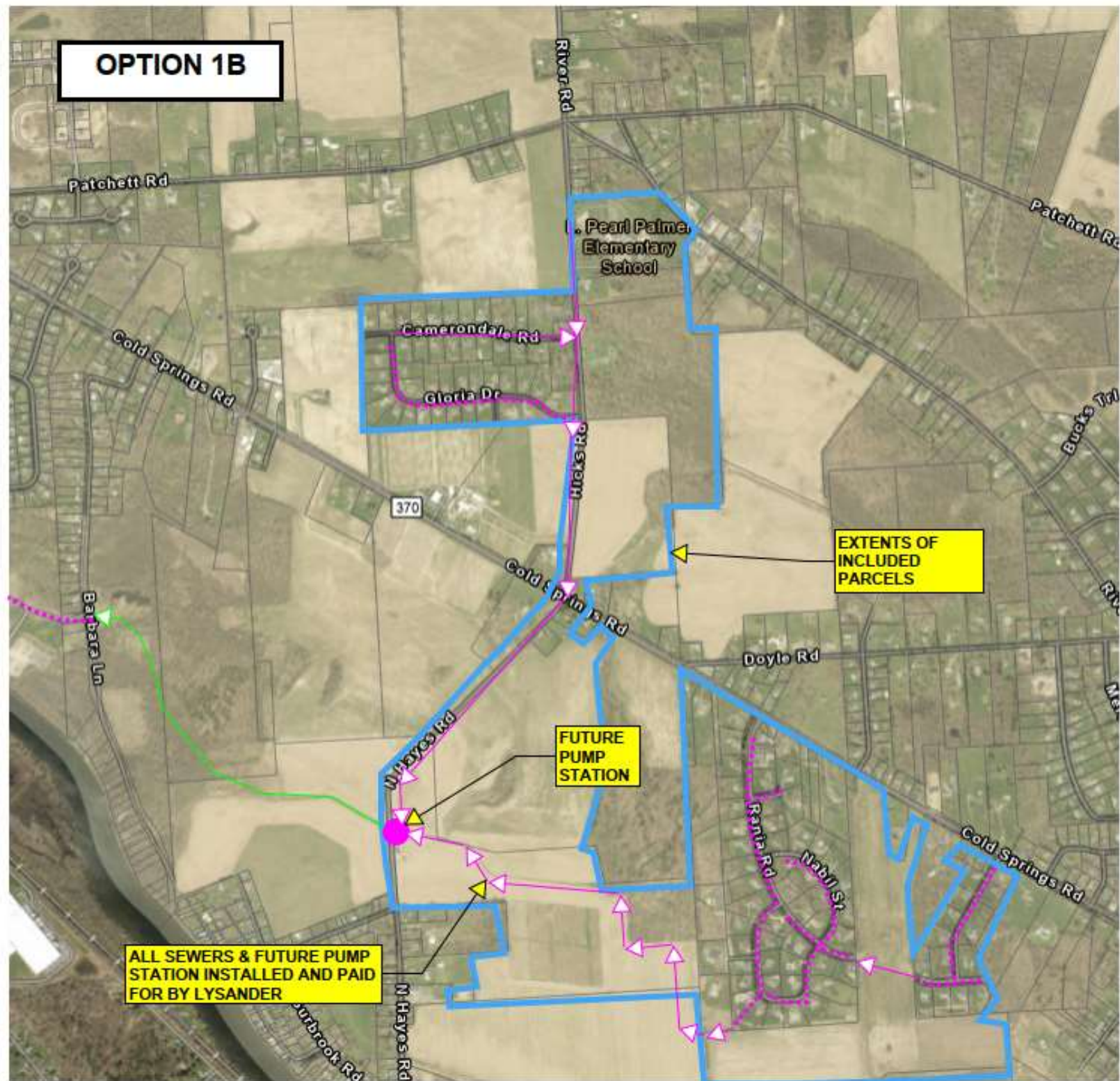
Cold Springs Peninsula Sewer Phase 1 Options

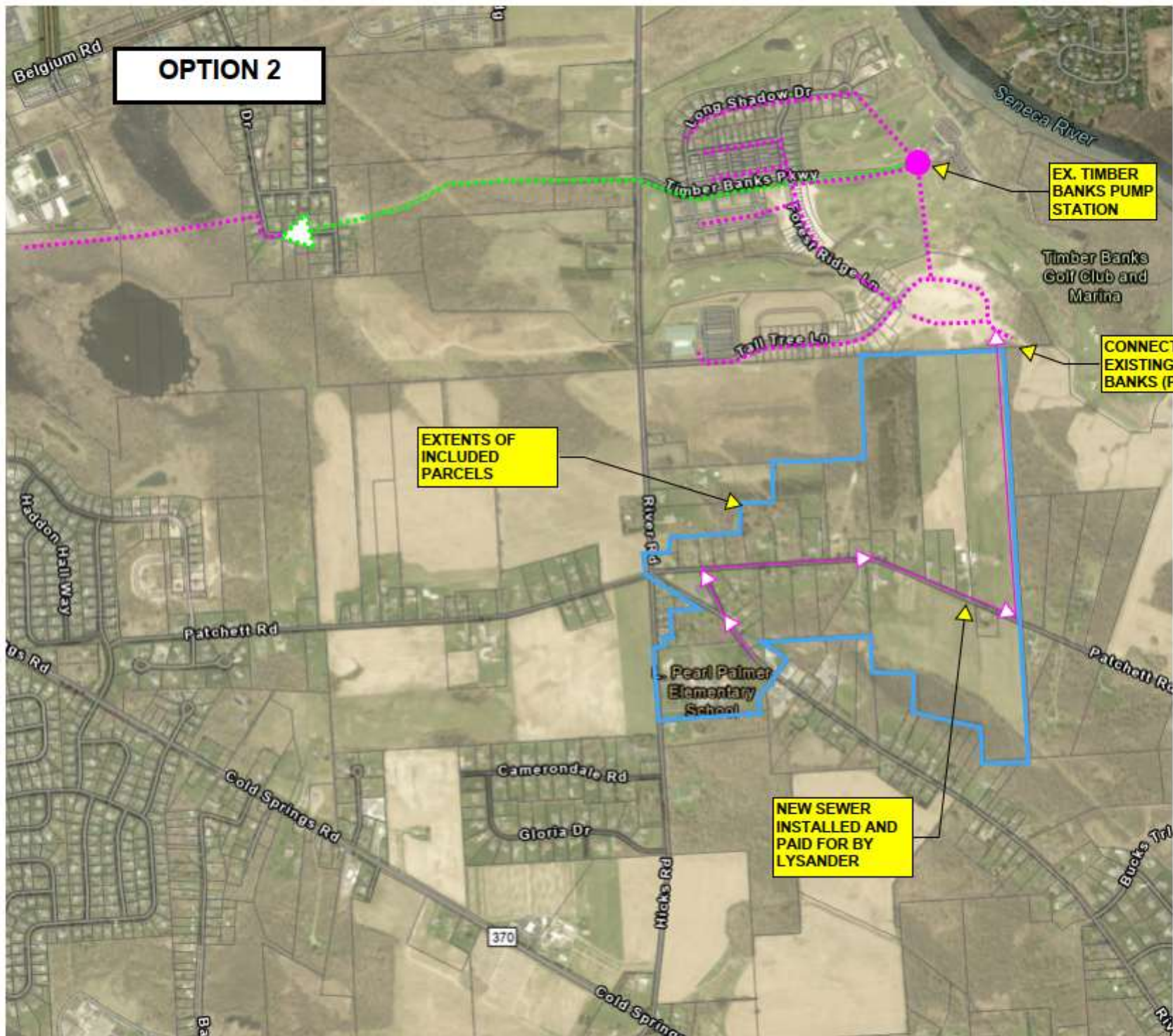
- Focus of this evaluation is to provide a sanitary sewer connection to Palmer Elementary
- Four options were considered
- Option 1A – Gravity Sewer Connection from Palmer to N. Hayes Rd Pump Station including Melvin Farms Density (Includes Orchard Estates, Melia Park & Brickwalk Neighborhoods)
- Option 1B - Gravity Sewer Connection from Palmer to N. Hayes Rd Pump Station including excluding development of Melvin farms (Includes Orchard Estates, Melia Park & Brickwalk Neighborhoods)
- Option 2 – Gravity Sewer Connection from River Rd Side of Palmer Along Patchett Rd to Hole Property Connecting Back Into Gravity Sewer Included in Timbers Section 4 Phase 10
- Option 3 – Gravity Sewer from River Rd Side of Palmer Along Patchett to Timbers Patchett Connection Point to New Pump Station Currently Being Designed for Full Build Out of the Timbers Project

OPTION 1A

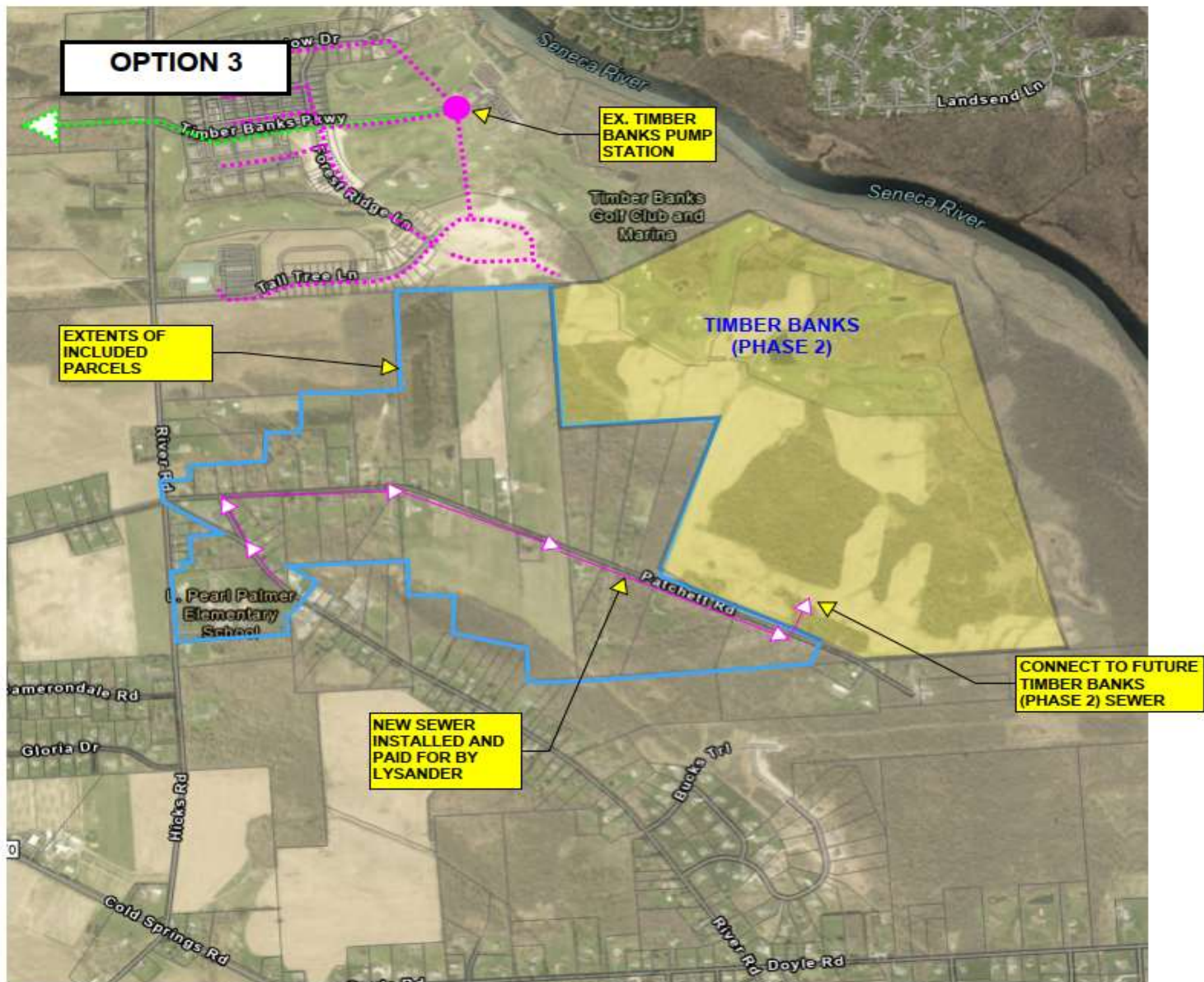


OPTION 1B





OPTION 3



Cost of Option 1A

- Approximate EDUs included (existing + planned): 734
Capital cost to Lysander: \$2,909,000
Annual costs per EDU: \$ 227 (Debt Service)
 \$ 453 (OCDWEP Fees 2025)
 \$ 680 (Total)
- *NYS Comptroller Annual Cost Threshold, 2025 Sewer: \$663*

Cost of Option 1B

- Approximate EDUs included (existing + planned): 146

Capital cost to Lysander: \$7,148,000

Annual costs per EDU: \$ 2,805 (Debt Service)

 \$ 453 (OCDWEP Fees 2025)

 \$ 3,258 (Total)

- *NYS Comptroller Annual Cost Threshold, 2025 Sewer: \$663*

Cost of Option 2

- Approximate EDUs included (existing + planned): 57
Capital cost to Lysander: \$1,994,000
Annual costs per EDU: \$ 2,004 (Debt Service)
 \$ 453 (OCDWEP Fees 2025)
 \$ 2,457 (Total)
- *NYS Comptroller Annual Cost Threshold, 2025 Sewer: \$663*

Cost of Option 3

- Approximate EDUs included (existing + planned): 65
Capital cost to Lysander: \$2,018,000
Annual costs per EDU: \$ 1,779 (Debt Service)
 \$ 453 (OCDWEP Fees 2025)
 \$ 2,323 (Total)
- *NYS Comptroller Annual Cost Threshold, 2025 Sewer: \$663*

SUMMARY

- Option 1A leverages planned development to offset capital cost and to add sewer connections, which result in the lowest per-EDU of any of the options considered in this memorandum.
- Options 1B, 2, and 3 have annual charges that far exceed the NYS Comptroller Annual Cost Threshold for a sewer district, which would require petition and approval.
- Options 2 and 3 would add additional sewer flow to the Timber Bank pump station(s), which has already been planned for use for future homes within that development. Coordination with the Timber Banks developer would be required for these scenarios.
- Under options 2 and 3, the existing “dry sewers” on Gloria Drive, Rania Road, Nabil Street, Nuha Street, and Brickwalk Way remain unconnected.