

**TOWN OF LYSANDER  
NOTICE OF PUBLIC HEARING**

**Cold Springs Sewer District No. 1**

PLEASE TAKE NOTICE that a public hearing will be held on Thursday, January 15, 2025, at 6:30 PM in the Auditorium at the Town of Lysander, 8220 Loop Road, Baldwinsville, NY, to consider the formation of the Cold Springs Sewer District No.1, in compliance with New York State Comptroller requirements per Article 12A of Town Law which is subject to permissive referendum.

Proposed Improvements

The Town intends to implement public sewers in the Peninsula using a phased approach, to service the greatest number of parcels at an affordable user cost. The first phase for sewer expansion within the Peninsula leverages the previously approved Melvin Farms development on Hayes Road (south of Cold Springs Road) that is included in this sewer district formation, and also would provide sewer service to the parcels with frontage along Hicks Road and Hayes Road (from Patchett Road south to Perryville Road), and the parcels currently serviced by dry sewers on Rania Rd, Nuha St, Nabil St, Fadi Dr, Brickwalk Way, Talley Abby Way and Gloria Drive.

The homes on Camerondale Road (just north of Gloria Drive) would also be included by way of a new gravity sewer main construction. This phase of sewer infrastructure would allow Palmer Elementary School to upgrade from their current septic system, which is in need of replacement.

Costs

The Town will take ownership of the sewers, manholes, pump station, and force main within this District, but they will be operated and maintained by Onondaga County Water Environment Protection (WEP) as part of a lease agreement. WEP assesses a sewer unit charge for service, which includes operation and maintenance cost and waste treatment cost for the units connected to the sanitary sewer system. The unit charge is only applied to properties in the district with a sewer connection; vacant parcels would not be assessed a WEP unit charge. The 2025 WEP sewer charge was \$453.00 per unit.

Cost apportionment for the debt service is based on the number of Equivalent Dwelling Units (EDU) connected to the sanitary sewer system. The proposed district includes 681 EDUs. The estimated annual debt service charge to each EDU is \$267, assuming a 30-year loan period with a 4% annual rate. The total estimated cost per EDU would be the annual WEP charge of \$453 per year plus the \$267 debt service cost, for a total annual estimated sewer charge of \$720 per EDU.

The New York Office of the State Comptroller (OSC) publishes Special District Average Estimated Cost Thresholds; for 2025, the corresponding sewer charge is \$663. Due to the estimated user cost exceeding the NYS Comptrollers threshold, this proposed sewer district formation will be subject to NYS Comptroller audit.

Connection costs for each unit will vary depending on several different factors including the following:

- Neighborhoods with dry sewers that have laterals already extended to the basement of the home will have lower costs
- The distance of your home is from the road right-of-way
- The location of the existing sewer lateral leaving the home and connected to the septic system
- The elevation of the existing sewer lateral leaving the home
- The size of the existing septic tank on the property that will need to be decommissioned

Due to the factors listed above the connection costs for each home are estimated to be between \$1,000 and \$15,000.

The total estimated capital cost that the Town is expected to be responsible for Cold Springs Sewer District #1 is approximately \$3.17 million. Based on the anticipated number of EDUs in the district, grant opportunities would help to make this option more affordable for the residents. Potential funding sources include Clean Water State Revolving Fund (CWSRF, administered by EFC); and NYS Regional Economic Development Programs (capital improvements for Pro-Housing Communities).

Other wastewater grant programs administered by the DEC and EFC are not typically applicable to sewer extension projects. It is recommended that the Town further evaluates these funding options. The Town is in the process of being designated as a Pro-Housing community, which gives eligibility to receive funding via the Regional Economic Development program.

LEGAL DESCRIPTION  
COLD SPRINGS SEWER DISTRICT No. 1  
PART OF LOT Nos. 89, 90, 93, 94, 95, 97 & 100  
TOWN OF LYSANDER

All that tract or parcel of land situate in the Town of Lysander, County of Onondaga and State of New York, being part of Lot Nos. 89, 90, 93, 94, 95, 97 & 100 in said Town, bounded and described as follows:

Beginning at a point in the centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671) at its intersection with the centerline of Brick Walk Way; running thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 220 feet more or less to its intersection with the northwesterly boundary of lands conveyed to Bailey Family Revocable Trust by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2024-17600; thence southwesterly and southeasterly along said northwesterly boundary of lands

conveyed to Bailey Family Revocable Trust and along the southwesterly boundary of said lands conveyed to Bailey Family Revocable Trust, a distance of 1344.55 feet more or less to the northwesterly boundary of lands conveyed to Robert G. Owens Jr. and Mary Clare Ehde by deed recorded in the Onondaga County Clerk's Office in Book 5308 of Deeds at page 689; thence southwesterly along said northwesterly boundary of lands conveyed to Robert G Owens Jr. and Mary Clare Ehde, a distance of 180.0 feet more or less to the northerly boundary of New Lot B Jones Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office May 31, 2019 as Map No. 12756; thence easterly along said northerly boundary of New Lot B Jones Subdivision, a distance of 252 feet more or less to the westerly boundary of Lot No. 4 Peta Property according to a map of said tract filed in the Onondaga County Clerk's Office December 7, 1999 as Map No. 8919; thence southerly along said westerly boundary of Lot No. 4 Peta Property, a distance of 497.0 feet more or less to the northerly boundary of New Lot A of said Jones Subdivision; thence westerly, southwesterly, southerly and westerly along said northerly boundary of New Lot No. A Jones Subdivision, a distance of 3,184.22 feet more or less to the easterly boundary of Lot No. 2 Wagner Property Amended according to a map of said tract filed in the Onondaga County Clerk's Office May 2, 2002 as Map No. 9392; thence northerly along said easterly boundary of Lot No. 2 Wagner Property, a distance of 1434.75 feet more or less to the northerly boundary thereof; thence westerly along said northerly boundary of Lot No. 2 Wagner Property Amended, a distance of 2126.40 feet more or less to the easterly boundary of Lot No. 1 of said Wagner Property Amended; thence northerly along said easterly boundary of Lot No. 1 Wagner Property Amended, a distance of 449.16 feet more or less to the southerly boundary of Lot No. 2 Nicole Lane Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office August 25, 1989 as Map No. 7138; thence easterly along said southerly boundary of Lot No. 2 Nicole Lane Subdivision, a distance of 343.94 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Nicole Lane Subdivision, a distance of 460.64 feet more or less to the northeasterly corner thereof; thence westerly along the northerly boundary of said Lot No. 2 and along lands conveyed to Laurie J. Kline and Kathrina G. Myers by deed recorded in the Onondaga County Clerk's Office in Book 5381 of Deeds at page 581, a distance of 1034.2 feet more or less to the centerline of North Hayes Road; thence northerly along said centerline of North Hayes Road, a distance of 148.5 feet more or less to its intersection with the northwesterly boundary of lands conveyed to Louis W. Youker, III and Kristen Youker by deed recorded in the Onondaga County Clerk's Office in Book 5206 of Deeds at page 441; thence southwesterly along said northwesterly boundary of lands conveyed to Louis W. Youker, III and Kristen Youker, a distance of 228.8 feet more or less to the northwesterly corner thereof; thence southerly along the westerly boundary of said lands conveyed to Youker, a distance of 20.9 feet more or less to the northwesterly boundary of lands conveyed to Paul E. and Gina L. Stacey by deed recorded in the Onondaga County Clerk's Office in Book 5066 of Deeds at page 917; thence southwesterly along said northwesterly boundary of lands conveyed to Paul E. and Gena L. Stacey and along the northwesterly boundaries of lands conveyed to Diana and Terry Cramer by deed recorded in Book 5240 of Deeds at Page 352, lands conveyed to Allen L. Reinhard by deed recorded in Book 5066 of Deeds at page 839, lands conveyed to Darla and Billy Ward by deed recorded in Book 5066, page 839, lands conveyed to Suzanne Spencer by deed recorded in Book 4095 of Deeds at page 240 and lands conveyed to Charles Richardson Jr. and Arlene M. Richardson by deed recoded in Book 3397 of Deeds at page 40 in the Onondaga

County Clerk's Office, a distance of 975.6 feet more or less to the northeasterly boundary of lands conveyed to Samuel Spoto, Jr. and Barbara A. Spoto by deed recorded in the Onondaga County Clerk's Office in Book 5159 of Deeds at page 671; thence northwesterly along said northeasterly boundary of lands conveyed to Samuel Spoto, Jr. and Barbara A. Spoto and along the northeasterly boundaries of lands conveyed to Joseph M Rinaldo, III and Keri Roth by deed recorded as Instrument No. 2023-6916, lands conveyed to Glenford V. Page by deed recorded in Book 5375 of Deeds at page 348 and lands conveyed to Emily Katherine Fusco by deed recorded as Instrument No. 2024-37130 in the Onondaga County Clerk's Office, a distance of 708.7 feet more or less to the northerly most corner thereof; thence southwesterly along the northwesterly boundary of said lands conveyed to Emily Katherine Fusco and along the northwesterly boundary of lands conveyed to Gary Hardenburgh by deed recorded in the Onondaga County Clerk's Office in Book 5112 of Deeds at page 195, a distance of 741.2 feet more or less to the easterly boundary of lands conveyed to John Eric Mahoney by deed recorded in the Onondaga County Clerk's Office in Book 5023 of Deeds at page 968; thence northerly along said easterly boundary of lands conveyed to John Eric Mahoney, along the easterly boundaries of lands conveyed to Stephanie Mitchell by deed recorded in Book 4926 of Deeds at page 523 and lands conveyed to Landmark Challenger, LLC by deed recorded in Book 4971 of Deeds at page 494 in the Onondaga County Clerk's Office, a distance of 3613.9 feet more or less to an angle point therein; thence southeasterly continuing along said easterly boundary of lands conveyed to Landmark Challenger, LLC and along the southerly boundary of lands conveyed to Jedidiah Smith by deed recorded in the Onondaga County Clerk's Office in Book 5411 of Deeds at page 516, a distance of 689.29 feet more or less to the westerly boundary of lands conveyed to John A. Needle by deed recorded in the Onondaga County Clerk's Office in Book 3301 of Deeds at page 34; thence southerly, easterly and northerly along said westerly boundary of lands conveyed to John A. Needle and along the southerly and easterly boundaries of said lands conveyed to needle the following courses and distances: 1) southerly, 253.49 feet more or less; 2) easterly, 330.39 feet more or less; 3) northerly, 1020.19 feet more or less to the southerly boundary of lands conveyed to Karen M. and Matthew Palmer by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2018-33019; thence easterly along said southerly boundary of lands conveyed to Karen M. and Matthew Palmer and along the southerly boundary of Melvin Lane, a distance of 175.00 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Melvin Lane, a distance of 329.2 feet more or less to the center of said N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 521.2 feet more or less to the northwesterly boundary of Lot No. 1 Melvin Subdivision Amended according to a map of said tract filed in the Onondaga County Clerk's Office March 30, 2000 as Map No. 8982; thence southwesterly along said northwesterly boundary of Lot No. 1 Melvin Subdivision Amended, a distance of 550.0 feet more or less to the westerly boundary thereof; thence southeasterly along the southwesterly boundary of said Lot No. 1 Melvin Subdivision Amended, a distance of 617.81 feet more or less to the southerly corner thereof; thence northeasterly along the southeasterly boundary of said Lot No. 1 Melvin Subdivision Amended and along the southeasterly boundary of lands conveyed to Thomas Family Trust by deed recorded in the Onondaga County Clerk's Office in Book 4795 of Deeds at page 415, a distance of 507.6 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence

southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 540 feet more or less to the northwesterly boundary of lands conveyed to Windsor J. and Nancy H. Abbott by deed recorded in the Onondaga County Clerk's Office in Book 5156 of Deeds at page 210; thence northeasterly along said northwesterly boundary of lands conveyed to Windsor J. and Nancy H. Abbott, a distance of 1100 feet more or less to the southerly boundary of Orchard Estates according to a map of said tract filed in the Onondaga County Clerk's Office February 13, 2003 as Map No. 9579; thence westerly along said southerly boundary of Orchard Estates, a distance of 1290 feet more or less to the southwesterly corner thereof; thence northerly along the westerly boundary of said Orchard Estates and along the westerly boundary of Camerondale Farms Section No. 3 according to a map of said tract filed in the Onondaga County Clerk's Office March 23, 1979 as Map No. 5757, a distance of 1190.54 feet more or less to the southerly boundary of lands conveyed to Catherine S. Thompson by deed recorded in the Onondaga County Clerk's Office in Book 4589 of Deeds at page 180; thence easterly along said southerly boundary of lands conveyed to Catherine S. Thompson, a distance of 2011 feet more or less to the centerline of Hicks Road; thence northerly along said centerline of Hicks Road, a distance of 1610 feet more or less to its intersection with the centerline of River Road; thence southeasterly along said centerline of River Road, a distance of 420 feet more or less to the northerly boundary of lands conveyed to Jacqueline G. Kowalski by deed recorded in the Onondaga County Clerk's Office in Book 4174 of Deeds at page 208; thence westerly along said northerly boundary of lands conveyed to Jacqueline G. Kowalski, a distance of 135 feet more or less to the northwesterly corner thereof; thence southerly, westerly and southerly along the westerly boundary of said lands conveyed to Kowalski and along the westerly boundary of lands conveyed to Jeffrey A. and Kelly A. Candee by deed recorded in the Onondaga County Clerk's Office in Book 4309 of Deeds at page 178, a distance of 548 feet more or less to the southwesterly corner thereof; thence easterly along the southerly boundary of said lands conveyed to Jeffrey A. and Kelly A. Candee, a distance of 739.79 feet to said centerline of River Road; thence southeasterly along said centerline of River Road, a distance of 560 feet more or less to the northwesterly boundary of lands conveyed to TK Properties of CNY LLC by deed recorded in the Onondaga County Clerk's Office in Book 5012 of Deeds at page 720; thence southwesterly along said northwesterly boundary of lands conveyed to TK Properties of CNY, LLC, a distance of 195.4 feet more or less to the westerly boundary thereof; thence southerly along said westerly boundary of lands conveyed to TK Properties of CNY, LLC and along the westerly boundaries of lands conveyed to Robert S. and Linda Giffin by deed recorded in Book 4190 of Deeds at page 122 and lands conveyed to Peggy Ann Hull by deed recorded as Instrument No. 2025-17277 in the Onondaga County Clerk's Office, a distance of 798 feet more or less to the southerly boundary thereof; thence easterly along said southerly boundary of lands conveyed to Peggy Ann Hull, a distance of 199.3 feet more or less to the westerly boundary of New Lot 1C Abbotts Properties Conservation Easement according to a map of said tract filed in the Onondaga County Clerk's Office March 17, 2011 as Map No. 11338; thence southerly, westerly and southerly along said westerly boundary of New Lot 1C Abbotts Properties Conservation Easement and along the westerly boundary of New Lot 1B of said Abbotts Properties Conservation Easement, a distance of 2701 feet more or less to the northerly boundary of lands conveyed to Paula G. Hansen, Mark W. Hansen, Christine A. Hansen and Rebecca A. Hansen by deed recorded in the Onondaga County Clerk's Office in Book 4822 of Deeds at page 386; thence westerly along said northerly boundary of lands conveyed to Hansen and along

the northerly boundary of lands conveyed to Susan G. Dorn by deed recorded in the Onondaga County Clerk's Office in Book 4811 of Deeds at page 788, a distance of 839 feet more or less to the northwesterly corner thereof; thence southerly along the westerly boundary of said lands conveyed to Susan G. Dorn, a distance of 285.1 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 42 feet more or less to the northwesterly boundary of lands conveyed to Dana P. Simpson and Daryl M. Pentecost by deed recorded in the Onondaga County Clerk's Office in Book 5057 of Deeds at page 473; thence southwest, southeasterly and northeasterly around said lands conveyed to Dana P. Simpson and Daryl M. Pentecost, a distance of 579 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 181 feet to the westerly boundary of Lot No. 2 Landmark Challenger, LLC according to a map of said tract filed in the Onondaga County Clerk's Office March 1, 2024 as Map No. 13619; thence southerly along said westerly boundary of Lot No. 2 Landmark Challenger, LLC, a distance of 2533 feet more or less to the southwest corner thereof; thence easterly along the southerly boundary of said Lot No. 2 Landmark Challenger, LLC, a distance of 838.7 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Landmark Challenger, LLC, a distance of 370 feet more or less to the southerly boundary of Lot No. 2 Mimas Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office July 6, 1994 as Map No. 7980; thence easterly along said southerly boundary of Lot No. 2 Mimas Subdivision, a distance of 327.4 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Mimas Subdivision, a distance of 1273.9 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 543 feet more or less to the westerly boundary of lands conveyed to Clear Summit LLC by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2023-3879; thence southerly, easterly and northerly around said lands conveyed to Clear Summit, LLC, a distance of 360 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 228 feet more or less to the westerly boundary of lands conveyed to Antonina, Sean and Kayla Faye O'Brien by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2023-31672; thence southerly along said westerly boundary of lands conveyed to Antonina, Sean and Kayla Faye O'Brien, a distance of 750 feet more or less to the southwest corner thereof; thence southeasterly along the southwest boundary of said lands conveyed to Antonina, Sean and Kayla Faye O'Brien and along the southwest boundaries of lands conveyed to Sarah Conger by deed recorded in Book 5415 of Deeds at page 353 and lands conveyed to Aristeidis Papadopoulos by deed recorded as Instrument No. 2021-54238 in the Onondaga County Clerk's Office, a distance of 500 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said lands conveyed to Aristeidis Papadopoulos, a distance of 535 feet more or less to the southwest corner of other lands conveyed to Aristeidis Papadopoulos by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2021-54236; thence southeasterly and northerly along the southwest and easterly boundaries of said other lands conveyed to Aristeidis Papadopoulos, a distance of 350 feet more or

less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 324.4 feet more or less to the westerly boundary of lands conveyed to Russel J. Meeker, II and Mary Ann Meeker by deed recorded in the Onondaga County Clerk's Office in Book 5002 of Deeds at page 598; thence southerly, southeasterly and northerly around said lands conveyed to Russel J. Meeker, II and Mary Ann Meeker, a distance of 1318.8 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 176.6 feet more or less to the westerly boundary of lands conveyed to Charles W. and Ruth M. Cripe by deed recorded in the Onondaga County Clerk's Office; thence southerly and northeasterly along said westerly and the southeasterly boundaries of said lands conveyed to Charls W. and Ruth M. Cripe, a distance of 2395 feet more or less to the southwesterly boundary of lands conveyed to William F. and Mary D. Calnan by deed recorded in the Onondaga County Clerk's Office; thence southeasterly along said southwesterly boundary of lands conveyed to William F. and Mary D. Calnan and along the southerly boundaries of lands conveyed to Scott and Mary Thayer and the southwesterly boundary of lands conveyed to Prime Brickwalk, LLC by deed recorded in Book 4975 of Deeds at page 617 in the Onondaga County Clerk's Office, a distance of 223.5 feet more or less to the aforementioned centerline of Brick Walk Way; thence northeasterly along said centerline of Brick Walk Way, a distance of 225 feet more or less to the point of beginning.

Subject to any easements and restrictions of record.

By order of the Town Board on December 18, 2025.

Dina Falcone, Town Clerk