

Mills Road Water District

Map Plan & report

Town of Lysander, New York

Prepared for:

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8220 Loop Road
Baldwinsville, New York 13027*

Prepared by:



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CHA Project Number: 078315.1001

March 15, 2023

Revised 04/20/2023 per Village of Baldwinsville Comments

Mills Road Water Distirct

Map, Plan & Report

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FIGURE 1

MILLS ROAD WATER DISTRICT BOUNDARY

1.0 Background and Authorization

The proposed Mills Road Water district is located along the Seneca River immediately east of the Riverbend community. The Mills Road water district includes the residential and agricultural parcels along Mills Road and four (4) developed residential parcels at the dead end of Biggs Grove adjacent to the Seneca river. Currently, there are no public water facilities within the proposed service area. Many of the residential properties obtain water using private groundwater wells. Many residential property wells are reportedly unable to provide sufficient quantity and/or quality water. The inadequate supply of potable well water has forced as many as eight residential (8) properties along Mills Road to resort to pumping water directly from the Seneca River. Property owners in this area have expressed an interest in obtaining municipal water service. The Town Board authorized the preparation of this report at their March 2, 2023 meeting under New York State Town Law Article 12A Special District Formation by Order of The Town Board.

2.0 Proposed District Boundary

A map of the proposed district is included as Figure 1, and a written description of the proposed district boundary is included as Appendix A. A list of the parcels included in the district with the owners of record is included in Appendix B. The proposed water district generally includes the nineteen (19) residential developed parcels fronting Mills Road and 4 residential developed parcels located at the dead end of Biggs Grove adjacent to the Seneca River and one (1) parcel fronting NYS Rte. 370. The district boundary also includes 5 undeveloped parcels that are not conserved developable under the Town's current zoning regulations and Onondaga County Health Department wastewater disposal standards.

3.0 Existing Facilities

Currently, there are no public water facilities within the project area. The residential and agricultural parcel included in the proposed district boundary obtain water using private groundwater wells or pump water directly from the Seneca River. According to residents, many of the individual wells are of unsatisfactory quality and yield insufficient volumes of water.

The closest municipal water supply is located at the western most intersection of Riverbend Drive and NYS Rte. 370 which is owned operated and maintained by the Village of Baldwinsville.

4.0 Need for Project

The existing property owners currently obtain their water from privately owned wells on each property or by pumping water directly out of the Seneca River. The water table elevation in the area is generally shallow with several of the homes in the proposed district relying on traditional shallow dug wells rather than modern drilled wells for water supply. The shallow dug wells are susceptible to runoff contamination and little to no yield during periods of prolonged drought. Many of the property owners who have modern drilled wells on their property suffer from low yields along with poor-quality water that is high in Iron (FE) and sulfur (S). Several of the residents with modern drilled wells have abandoned them completely and resorted to pumping water directly from the Seneca River due to the aforementioned problems. Residents have expressed an interest in receiving public water to alleviate these concerns and to provide fire protection.

5.0 Alternatives Considered

5.1 No Action Alternative

If public water supply does not become available in the proposed district area the existing homes and businesses will continue to depend on the existing private inadequate and possibly contaminated groundwater wells or continue to pump water directly from the Seneca River. Over time the existing ground wells will continue to deteriorate and ultimately require replacement or rehabilitation. When new wells are constructed on the properties there will be no guarantees of quality or yield and property owners may be required to drill in multiple locations on the property to find adequate water supply and water quality. This alternative continues to place the population of the proposed district area in jeopardy of the health and safety risks associated with inadequate contaminated wells or the use of untreated Seneca River water similar to what is faced in third world countries.

5.2 Proposed Municipal Water Distribution System

The municipal water distribution system for the proposed Mills Road Water District will connect to the existing Village of Baldwinsville water main on Riverbend Drive at the Doan Well driveway then proceed west along River Bend Drive and NYS Rte. 370, then south along Mills Road and terminate on the west side of Biggs grove.

6.0 Proposed Project

6.1 Proposed Water Source

The Village of Baldwinsville currently serves the Riverbend Water District adjacent to the proposed Mills Road Water District. The Village of Baldwinsville water supply is generated from two (2) separate ground water wells. The Doan well which is adjacent to the Riverbend Water Supply district has a production capacity of 2 million gallons per day. Water from the Doan well is filtered, chlorinated and treated with fluoride. The Canton Street well is located on Canton Street in the Village of Baldwinsville has a production capacity of 1.5 million gallons per day. Water from the Canton Street well is chlorinated and treated with fluoride. Both the Canton Street and Doan wells are pumped to the Village Water tower located adjacent to NYS Rte. 48 at the northern Village boundary.

6.2 Proposed Water Distribution System

The proposed Mills Road Water District infrastructure will include approximately 4040' of 8" DICL watermain, eight (8) 8" gate valves, six (6) fire hydrants and 25 service laterals.

Services will be provided for each existing developed parcel within the proposed district. Each service will be terminated with a curb box and curb stop at the property line. It will be the responsibility of the property owner to connect a lateral service line from the curb box to the residence. All property owners who connect to the water supply system will be required under County Health Code, to disconnect their private well / river water supply from their plumbing system prior to connecting to the public water system. It is estimated on average that it will cost each property owner an additional \$3,500 to connect to the public water supply system.

6.3 Estimated Water Usage

The following table summarizes the properties within the proposed Mills Road Water District.

Property Summary	
Type of Property	Number of Properties
Residential/Developed	24
Agricultural (Reeves Farm Stand)	1
Undevelopable Vacant Parcels	5

The Average Daily Demand (ADD) of the proposed Mills Road Water District has been estimated at 5,000 gallons per day (gpd). This estimate is based upon initial service connections of 24 residential properties and 1

agricultural property multiplied by 200 gpd per single family or agricultural user. Using a Maximum Daily Demand factor of 1.75 multiplied by the ADD, it is estimated that the MDD of the proposed Mills Road Water District would be approximately 8,750 gpd.

6.4 Hydraulic Analysis

Existing water main pressures and fire flows in the Riverbend Water Supply district adjacent to the proposed Mills Road Water District are above the minimum requirements. The proposed Mills Road Water District properties are all at a lower elevation than the Riverbend Water Supply District which will result in higher water main pressures and fire flows in the proposed Mills Road Water District. A formal hydraulic analysis engineering study for the Mills Road Water District system design will be prepared during the design of the system after the district is formed.

6.5 Construction Cost Estimate

The estimated probable cost of construction in 2023 is \$628,700 (see Appendix C). The Town of Lysander has secured a \$50,000 HUD Community Development Block Grant for the project and committed \$75,000 of American Recovery Plan Act funding to the project. The remaining \$503,700 capital cost would be bonded by the Town of Lysander on behalf of the proposed water district. The debt service on the bond would be covered by an annual charge against developable parcels fronting the water mains.

6.6 Project Financing

It is proposed that a special assessment system be utilized to charge each parcel fronting the water main on an equivalent dwelling unit (EDU) basis. A single-family residence (i.e., one (1) EDU) in the proposed water district will be charged for 1.0 unit. The single agricultural parcel in the proposed district would be charge 1 EDU provided they consume less than 73,000 gallons of water annually, if the single agricultural parcel consumes more than 73,000 gallons of water annually, they would be charged an additional EDU for each 73,000 gallons of water used annually. Using this method of assessment there are an estimated 25 EDU within the proposed water district.

All financing options will be considered by the Town, but at this time it is assumed that private financing will likely fund the project. An estimated interest rate of 5.0% for a 30 year financing period is projected for the project. The estimated annual unit charge (first year debt service) would be \$1,297.91

6.7 Estimated Water Purchase Cost

Each connected household would pay a quarterly water bill based on the current Village of Baldwinsville Outside User Rate Schedule. For a typical EDU, usage of approximately 73,000 gallons per year, the annual cost

of water is estimated at \$216.37 this figured was calculated using most recent 2020 published water rates.

6.8 Estimated Hydrant Maintenance Cost

The Village of Baldwinsville currently charges the district an annual hydrant maintenance fee of \$60.00 per hydrant. It is anticipated that 6 hydrants will be installed in the proposed district. This results in an estimated hydrant maintenance charge of \$14.40 per EDU.

6.9 Estimated Total Annual Cost per Single Family User

The estimated first year total annual cost per single family residence will include the estimated debt service charge, hydrant maintenance charge and water purchase cost would be \$1,529, see Appendix D. This is above the NYS Comptroller cost threshold for 2023 which would result in the project being subject to review and approval of the NYS Comptroller. It is estimated that this review will take an additional three (3) to six (6) months before the project can be bid for construction.

7.0 Additional Steps Required to Proceed with District Formation

The Town Board will then need to schedule a public hearing for the proposed Mills Road Water District. Once the Town Board has closed the public hearing the Town Board could pass a resolution authorizing district formation under NYS Town Law Article 12A which would be subject to permissive or mandatory referendum. The following steps will need to be completed prior to district formation under Article 12A of New York State Town Law:

1. The Town Board will need to pass a resolution accepting the draft map plan and report for the proposed water district.
2. The Town Board will need to receive confirmation from the Village of Baldwinsville that there is adequate capacity to meet the water supply demands of the proposed district.
3. The Board will need to set a date for a public hearing.
4. The Board will need to pass a resolution authorizing the formation of the district subject to New York State Comptroller Audit and Control Review and permissive or mandatory referendum.
5. Submit map plan and report to NYS Comptroller for review.
6. Finalize district formation.

APPENDIX A

DISTRICT BOUNDARY LEGAL DESCRIPTION

APPLIED EARTH TECHNOLOGIES

STEPHEN SEHNERT, LAND SURVEYOR

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Baldwinsville, NY 13027
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MILL ROAD WATER DISTRICT

NOVEMBER 23, 2022

10.61

SS

All that tract or parcel of land situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 75 in said Town and being more particularly bounded and described as follows:

Beginning at the intersection of the south highway boundary of New York State Route 370 and the easterly boundary of a parcel land described in a deed to Mangano, LLC and Emmi, LLC recorded in the Onondaga County Clerk's Office in Book of Deeds 4292 at page 26; thence easterly along said highway boundary to the most westerly highway boundary of Riverbend Drive; thence southerly along said westerly highway boundary to the northerly line of lands described in a deed to Gregory J. and Kimberly L. Carner recorded in said Clerk's Office in Book of Deeds 4837 at page 197; thence westerly along the north line of said Carner parcel to the northwest corner of said parcel; thence southerly along the westerly line of said Carner parcel to the southwest corner of said Carner parcel; thence easterly along the southerly line of said Carner parcel to a west line of a parcel of land described in a deed to Reeves Farm Land Holdings LLC and recorded in instrument 2018-32967; thence northerly along said west line of said lands Reeves Farm Land Holdings LLC to a north line of said Reeves Farm Land Holdings LLC; thence easterly along said north line to the west line of Riverbend Drive; thence southerly along said west line and the west line of a parcel of land described in a deed to the Moorehead Family Irrevocable Trust as recorded in said Clerk's Office in Book of Deeds 5303 at page 580 to the northeast corner of a parcel of land described in a deed to Christopher L. Kelley recorded in said Clerk's Office in instrument 2019-29255; thence westerly along the north line of said parcel to the northwest corner of said parcel; thence southerly along the west line of said parcel to the north bank of the Seneca River; thence westerly along said bank as it winds and turns to the east line of said Mangano LLC and Emmi LLC as first above described; thence north along said west line about 300 feet to an angle in said line; thence easterly along a north line about 550 feet to the first above mention easterly; thence northerly along said easterly line about 1900 feet to the point of beginning.

WHEN EXPERIENCE MATTERS

APPENDIX B

LIST OF PARCELS INCLUDED IN THE DISTRICT

PROPOSED MILLS ROAD/BIGGS GROVE WATER DISTRICT

Tax Map #		Owner	Address	Total AV	Signature	Received
045.-01-01.0		Brant Irrevocable Trust	1 Biggs Grove	\$102,816		
045.-01-02.0		Reeves Property Rentals, LLC	2 Biggs Grove	\$57,120		√
045.-01-03.0		Nolan J. Reeves	3 Biggs Grove	\$182,784		√
045.-01-04.0		Frederick A Bressette Jr.	6 Biggs Grove	159,936		
		Cynthia Vanderveer				
045.-01-05.0		Mark S. Reeves	7 Biggs Grove	\$33,000		√
045.-01-06.0		Reeves Property Rentals, LLC	9 Biggs Grove	\$45,696		√
045.-01-07.0		Reeves Property Rentals, LLC	8045 Mills Road	\$137,088		√
045.-01-08.0		Mark S. Reeves	8043 Mills Road	\$28,560		
045.-01-09.0		Lawrence Friot	8047 Mills Road	\$165,648		√
		Linda Friot				
045.-01-10.0		Douglas J. Shattell	8051 Mills Road	\$125,664		√
045.-01-11.0		Mark S. Reeves	8038 Mills Road	\$2,600		
045.-01-12.0		Jon E. Lamanche	8044 Mills Road	\$194,208		
045.-01-13.0		Robert W. Barnes	8048 Mills Road	\$165,648		
045.-01-14.0		McLaggan Irrevocable Trust	8052 Mills Road	\$182,784		
		Clarence J. McLaggan Jr.				
		Beverly A. McLaggan				
045.-01-15.0		Harvey Frederick	8056 Mills Road	\$137,088		
		Marlene Frederick				
045.-01-16.0		Carl Green	8060 Mills Road	\$171,360		
045.-01-17.0		Lauraine A. Downey	8064 Mills Road	\$171,360		√
045.-01-18.0		Daniel T. Sheehan	8068 Mills Road	\$171,360		√
		Pamela D. Sheehan				
045.-01-19.0		Marilyn Bloomer	8072 Mills Road	\$35,200		√
045.-01-20.0		Marilyn Bloomer	8076 Mills Road	\$108,528		√
045.-01-21.0		Mike C. Pallos	8080 Mills Road	\$91,392		√
045.-01-22.0		Donald C. Snow	8084 Mills Road	\$91,392		√
		Joyce E. Snow				
045.-01-23.0		Laurie J. Zahn	8088 Mills Road	\$245,616		√
		Harold C. Armstrong				
045.-01-24.0		Zachary Snow	8092 Mills Road	\$205,632		√
		Madison Cook				
045.-01-25.0		James G. Bathie	8096 Mills Road	\$97,104		√
		Donna L. Bathie				
045.-01-26.0		Leonard Kallfelz III	8100 Mills Road	\$159,936		√
045.-01-27.0		Leonard Kallfelz III	8100 Mills Road	\$30,800		√
045.-01-28.0		Dolce Vita Trust	8106 Mills Road	\$211,344		√
		John J. Grandinetti				
		Jo-Anne Grandinetti				
045.-01-29.0		1321 Merchant Court LLC	8110 Mills Road	\$159,936		√
045.-01-30.1		LLC Reeves Farm Land Hold.	1220 W. Genesee Rd	\$126,500		
			TOTAL AV-----	\$3,798,100		

APPENDIX C

ESTIMATED PROBABLE COST OF CONSTRUCTION

Town of Lysander
Proposed Mills Road Water District
(Including Biggs Grove)
Preliminary Estimate of Project Construction Cost
Revised April 20, 2023

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Furnish and Install 8-Inch D.I. Water Main (inc. poly wrap)	4,040	LF	\$90.00	\$363,600
Furnish and Install Hydrant Assembly (-600' spacing)	6	EA	\$6,000.00	\$36,000
Furnish and Install 8-Inch Gate Valves (-800' spacing)	4	EA	\$2,400.00	\$9,600
Furnish and Install 1-Inch Copper Pipe Water Service	720	LF	\$20.00	\$14,400
Connection to Existing System	1	EA	\$13,000.00	\$13,000
Subtotal				\$436,600
Contingency (15%)				\$87,320
Subtotal				\$523,920
Engineering, Survey, Legal, Administrative (20%)				\$104,784
Estimated Total Cost =				\$628,700

APPENDIX D

ESTIMATED FIRST YEAR TOTAL ANNUAL COST

Mills Road Water District Estimated First Year Cost
(Including Biggs Grove)
Revised April 20, 2023

Debt Service Calculation

Data	Description
5.0%	Annual interest rate
360	Number of monthly payments (30 yr)
\$503,700.00	Amount of loan
Formula	Description (Result)
\$32,447.65	Annual payment for a loan with the above terms

Town of Lysander
Proposed Mills Road Water District
Preliminary Estimate of Probable Project and User Costs

Annual Debt Service (Full Cost)	\$32,447.65
Estimated Total Number of Equivalent Dwelling Units	25
Annual Unit Charge (Debt Service)=	\$1,297.91

OPERATION AND MAINTENANCE CHARGES

Water Usage Cost

Based Upon a Typical Annual Usage of 73,000 Gallons (9750 cf)

Base System Fee (\$20.21/qtr)	\$80.84
Ware Rate \$1.39/100cf	\$135.53
Typical Annual Water Bill	\$216.37

Hydrant Charge

Annual Hydrant Charge (6 hydrants x \$60 each)	\$360.00
Total Number of Units	25
Annual Hydrant Charge Per Unit	\$14.40

ESTIMATED TYPICAL ANNUAL USER COST (SINGLE FAMILY RESIDENCE)

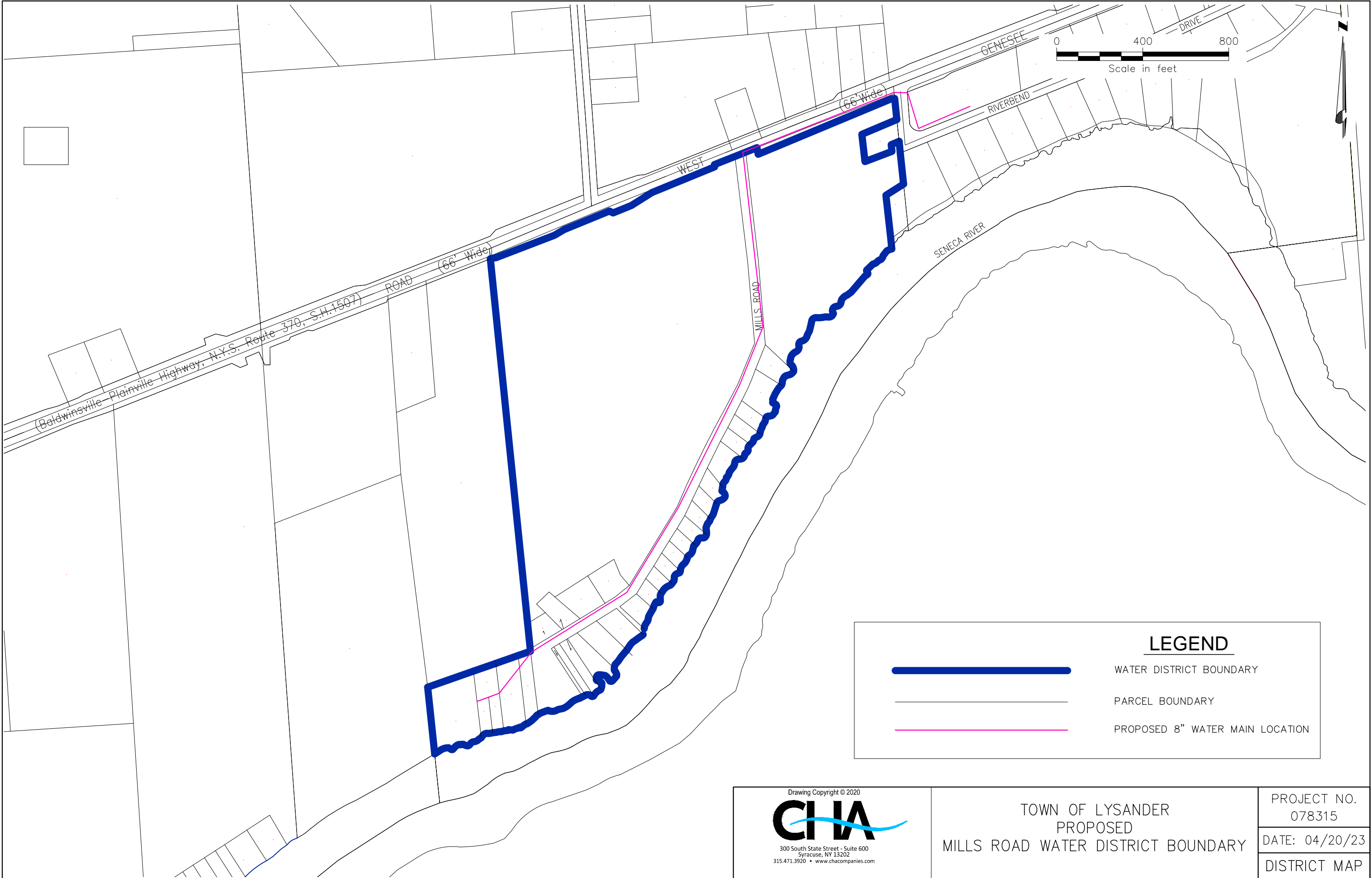
Unit Charge (Debt Service)	\$1,297.91
Total Water and Maintenance Charge	\$230.77

ESTIMATED TOTAL ANNUAL USER CHARGE	\$1,528.67
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FIGURE 1

MILLS ROAD WATER DISTRICT BOUNDARY

File: V:\PROJECTS\ANY\K6\078315.000\08_REPORTS\078315.1001 MILL RD WATER DISTRICT MPR\LYSANDER TAX MAP UPDATES.DWG
Saved: 4/18/2023 2:18:36 PM Plotted: 4/20/2023 4:51:33 PM Current User: Yager, Allen LastSavedBy: 8299



<p>Drawing Copyright © 2020</p> <p>CIA</p> <p>300 South State Street - Suite 600 Syracuse, NY 13202 315.471.3920 • www.chacompanies.com</p>	TOWN OF LYSANDER PROPOSED MILLS ROAD WATER DISTRICT BOUNDARY	PROJECT NO. 078315
		DATE: 04/20/23
		DISTRICT MAP