

Ulster County Shovel Ready Application
for a
Feasibility Study of Sewer Service
for the South Putt Corners Road Industrial Corridor
in the
Town of New Paltz

Project Area:

The South Putt Corners Road (SPCR) Sewer Corridor consists of a major portion of the Town of New Paltz's Light Industrial District (I-1). It comprises approximately 360+ acres of land on both sides of South Putt Corners Road (County Rd. #17). It starts approximately 500 feet south of New York State Route 299 (Main Street) and ends approximately 500 feet north of New York State Route 32. To the west, the Light Industrial Zone extends out a maximum of 800 feet, and to the east, it extends out a maximum of 2,000 feet to the western edge of the New York State Thruway. (See attached map)

Existing Infrastructure:

- The proposed boundary of the SPCR Sewer Corridor approximates the boundaries of the Town's Light Industrial Zone (I-1) along South Putt Corners Road. The Corridor also essentially matches the boundaries of the un-sewered portion of the existing Town Water District No. 2.
- The source of water for the existing Town Water District No. 2 is the Village of New Paltz Water Supply System, which in turn takes its water from the New York City Aqueduct. Water is readily available and service from this Town Water District could easily expand to accommodate any water demands by new industries that might move into the proposed sewer corridor. A water main loop extension is planned to be installed in 2012. This improvement will increase both the capacity and pressure in the existing water distribution mains in this area.
- The SPCR Sewer Corridor is also immediately south of an existing natural gas transmission line (along Route 299) which currently serves SUNY New Paltz. Although not part of this feasibility study, the proximity of this natural gas line allows for potential future industries in the SPCR Sewer Corridor to connect to an abundant, clean and readily available source of energy.
- Utilities such as electricity, telephone, high-speed Internet and cable are also readily available within the SPCR Sewer Corridor.
- The northern end of the SPCR Sewer Corridor is approximately 0.4 miles from the New York State Thruway Exit #18, approximately 2 miles from SUNY New Paltz, and is easterly of the uptown & downtown shopping districts of New Paltz.

Additionally, traffic to and from the Thruway would not have to pass through the frequently congested downtown New Paltz.

- As stated earlier, current zoning throughout the proposed Sewer Corridor is Light Industrial (I-1). All of the existing businesses within the SPCR Sewer Corridor, except the Consolidated Fruit facility and the NYSDEC office, use individual on-site septic systems, which occupy valuable acreage on each lot. Current occupants of the study area include:
 - a public storage facility,
 - a Frito-Lay distribution facility,
 - a funeral home,
 - the Consolidated Fruit packing & warehouse facility,
 - New Paltz Police Department,
 - New Paltz High School,
 - C2G Environmental Consultants, and
 - A few pre-existing homes.
- The undeveloped land within the SPCR Sewer Corridor is active farmland/orchards or reverted farmland.
- South Putt Corners Road is also County Rd. #17, a two-lane road that runs north-south for almost 8,000 feet through the length of the study area. Due to some recent improvements at its intersection with NYS Route 299, a northbound left-hand turn lane has been added to improve traffic flow. County Rd. #17 is also designated as an alternate route between the Thruway and SUNY New Paltz.

Project Description

The Town of New Paltz is requesting funding for a Sewer Feasibility Study for the South Putt Corners Road Sewer corridor. The Feasibility Study would provide a detailed analysis of the current sewage disposal issues within the Study Area, and evaluate the feasibility and costs of constructing a new Town Sewer District throughout this area to facilitate light industrial development.

A cursory Sewer Feasibility Study was prepared for this area of the Town in 1990. That Study recommended three alternatives for sewer service, which included: 1) discharging wastewater into the existing Village of New Paltz sewer system, 2) discharging wastewater across the Thruway into the Ohioville Sewer District treatment plant, which would be upgraded, and 3) developing the wastewater collection system and constructing a new sewage treatment plant near the High School. The recommendations in the 1990 Sewer Feasibility Study were based on several assumptions that are no longer valid and did not consider future development in this area to the extent analyzed by the South Putt Corridor Development Plan GEIS, which was completed five years later.

The restriction on discharging additional wastewater into the Village sewer system makes the first alternate no longer feasible. The second alternate to upgrade the capacity of the Ohioville Sewer District treatment plant would be very difficult due to present NYSDEC permitting concerns regarding wastewater treatment discharges into wetlands. Accordingly, it would appear that the most feasible method to accommodate sewer service along South Putt Corners Road would be to develop a new wastewater treatment facility that would discharge into the NYSDEC Class D intermittent stream near the Thruway. This alternative will be the focus of the proposed Sewer Feasibility Study.

Scope of Work

The Sewer Feasibility Study would comply with the following Scope of Work for the study area:

- evaluate existing water and sewer facilities in and around the study area,
- evaluate topographic and soil conditions,
- identify the presence of freshwater wetlands, floodplains, and other natural resources in the study area, using the latest available GIS information,
- develop wastewater flow estimates for existing users (i.e., based on Ulster County tax map information) and for potential development flows (i.e., based on the South Putt Corridor Development Plan GEIS build out and considering future development as described in the Draft Town Comprehensive Plan).
- prepare Sewer District Mapping, indicating a conceptual sewage collection and treatment system on the Town GIS system and in (scaled) AutoCAD format.
- prepare a capital cost estimate for the conceptual collection system and treatment plant design.

Applicant's Capability

The Town of New Paltz clearly recognizes that this an important growth area in Town for jobs. It has a high potential for attracting light industrial uses due to the previously discussed availability of water, vacant land, zoning and its prime location near Thruway Exit #18.

The Town's January 2010, Final Draft "Comprehensive Plan" update endorses a balanced strategy of protecting and enhancing the open space and environment of the Town (which attracts people and businesses to New Paltz) while encouraging sustainable economic development within appropriate zoning districts.

The start of the Sewer Feasibility Study would be dependent upon receiving the requested funding, however ideally it would start in middle of 2011 and take approximately three months to complete.

The Town, through its Boards and consultants, is fully capable of preparing the proposed Sewer Feasibility Study and implementing its recommendations.

Need or Problem To Be Resolved

According to the January 2010 Final Draft Comprehensive Plan for the Town of New Paltz, the top 5 employers in the Town are tax-exempt private entities or governmental entities. The Plan also states that 7 of the top 13 employers are tax-exempt private entities or governmental entities. Thus, the demands on the Town's tax base disproportionately fall on residential properties within the Town.

The Town is also heavily dependent upon tourism-based employment, which has seasonal fluctuations and which can be severely affected by extended economic downturns. Expanding the number and variety of jobs in the community would greatly benefit from sewer service availability in the Town's Light Industrial zone. Based on the above described attributes of the SPCR Sewer Corridor, the last component needed to prepare the infrastructure for new businesses or industries is the installation of a municipal sewer system in the Study Corridor.

All other requirements for attracting new businesses/industries to this location (water roads, electricity, etc.) are already in place along this section of South Putt Corners Road. As far back as the January 1990 Sewer Feasibility Study (now outdated), the lack of municipal sewers was known to be the final limitation on light industrial development in the SPCR Corridor.

Project Impact

Funding this SPCR Sewer Feasibility Study would provide the Town with an authoritative plan that would be a basis for funding the formation of a new or expanded Sewer District and later provide an impetus for funding the construction of such a District. It would result in opening up this light industrial zone to larger and/or regionally oriented industries, which can make best use of the larger lots that are available in this Corridor. These industries would be attracted to the opportunity to make use of a greater percentage of the land on each of these lots, by eliminating the need to set aside significant acreage for individual on-site sewer systems that are not suitable for light industrial use.

Although completion of the Sewer Feasibility Study itself will not create or retain any industrial jobs in the Study Area, implementation of its recommendations is expected to have a positive impact on future job opportunities. The earlier referenced tourist industry jobs can be low paying and seasonal, leaving those job holders under-employed.

Project Beneficiaries

Due to the fact that this is a Feasibility Study, the Town cannot identify any specific employers who would directly benefit from funding this study. However, businesses or industries in the Town or in the surrounding area and elsewhere in the Mid-Hudson Valley

might want to expand or relocate into this newly sewerred area, which would result in a significant and needed tax revenue source and employment benefit for all residents of the Town.

Funding & Sources of Non-Shovel Ready Grant Funding

The Town of New Paltz is prepared to provide the required 50% funding for the Study and is seeking this matching grant from the Ulster County Development Corporation (UCDC) to reduce the upfront financial burden on the Town. Based on the previously discussed Scope of Work, we estimate that the engineering cost for this Feasibility Study project is approximately \$8,500. Based on this cost estimate, the Town is asking for a Shovel Ready Feasibility Grant of **\$4,250**.

The Town's portion of the funding can be financed through their General Municipal Fund, which could later be charged back to the newly formed Sewer District and recovered through future sewer connection fees.

Title Ownership/Operation and Maintenance (Implementation Projects)

After the SPCR Sewer Feasibility Study is funded and completed, and any proposed sewer district infrastructure is constructed, an established Town Sewer District would own, operate and maintain the sewer system.

Statement of Support

See the attached Resolution by the New Paltz Town Board in support of this Shovel-Ready Grant Application, dated May ____, 2011.

ATTACHMENTS:

- Study Area Location Map
- Appendix C -- Application
- Short EAF
- Resolution by the New Paltz Town Board in Support of the Grant Application, dated __, 2011

File Name: NP SPCRd Sewer Study April 2011.doc



1 inch = 1,092 feet

Village of New Paltz Boundary

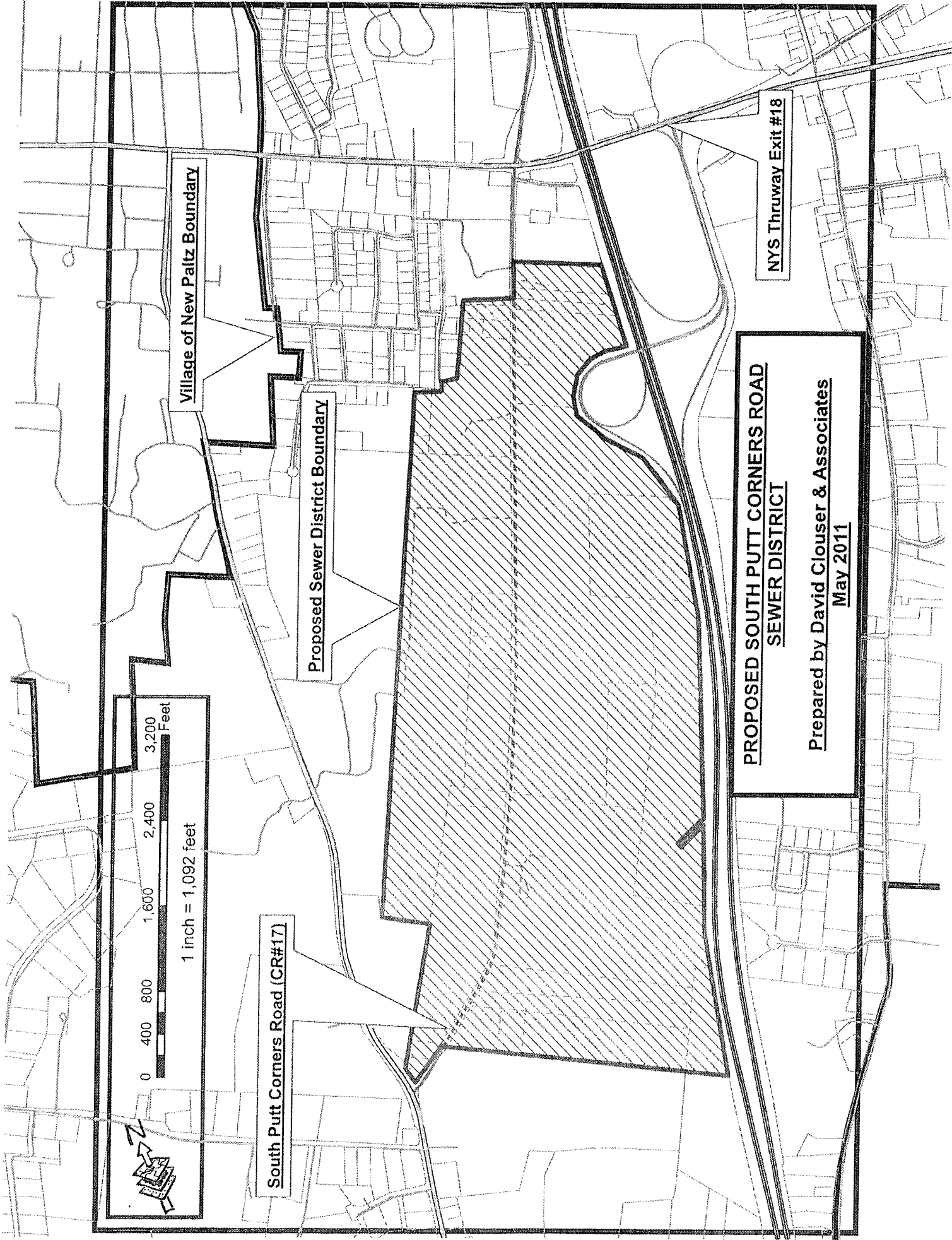
Proposed Sewer District Boundary

South Putt Corners Road (CR#17)

NYS Thruway Exit #18

**PROPOSED SOUTH PUTT CORNERS ROAD
SEWER DISTRICT**

Prepared by David Clouser & Associates
May 2011



Appendix C – Application for Shovel Ready Fund Assistance

1. Type of Submission <input checked="checked" type="checkbox"/> Feasibility Study <input type="checkbox"/> Implementation	2. Date Submitted May _____, 2011	3. Date Received
4. Applicant Information		
Legal Name: Town of New Paltz Address (City, County, State & Zip Code): 1 Veterans Drive, PO Box 550 New Paltz, NY 12561		Organizational Unit: Town of New Paltz Town Board Name and Telephone Number of Contact: David Clouser & Associates 845-256-9600
5. Employer Identification Number: <u> 1 </u> <u> 4 </u> - <u> 6 </u> <u> 0 </u> <u> 0 </u> <u> 2 </u> <u> 3 </u> <u> 3 </u> <u> 4 </u>		
6. Type of Applicant: (Enter Appropriate Letter in Box) <div style="display: flex; justify-content: space-between; align-items: center;"> <div> A. City B. Town C. Village D. Indian Tribe </div> <div style="font-size: 2em; font-weight: bold; margin-left: 20px;">B</div> </div>		
7. Descriptive Title of Applicant's Project: Feasibility Study for a proposed South Putt Corners Road Sewer District		
8. Areas Affected by Project (City, Town, Village, etc.): Properties on both sides of most of South Putt Corners Road, in the Town of New Paltz.		
9. Proposed Project: Start Date <u> Sumer 2011 </u> Ending Date <u> 3 months later </u>		
10. Estimated Funding: <div style="margin-left: 20px;"> A. County(implementation) \$ _____ B. UCDC (feasibility study) \$ <u> 4,250.00 </u> C. Applicant \$ <u> 4,250.00 </u> D. Other \$ _____ E. Total \$ <u> 8,500.00 </u> </div>		
11. To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the Governing Body of the Applicant and the Applicant will comply with grant requirements if assistance is awarded.		
A. Type Name of Authorized Representative	B. Title	C. Telephone Number
D. Signature of Authorized Representative		E. Date Signed

RESOLUTION No. _____
SUPPORT FOR THE TOWN OF NEW PALTZ GRANT APPLICATION
TO THE SHOVEL READY FUND FOR AN INDUSTRIAL AREA
SEWER SERVICE FEASIBILITY STUDY

Offered by Councilperson Gallucci

WHEREAS, the Town of New Paltz has identified in their *1995 Comprehensive Master Plan* and their *1995 Putt Corners Road Development Plan Generic Environmental Impact Statement* the need to provide sewer services for the Light Industrial area that is generally located on South Putt Corners Road west of the New York State Thruway and south of NYS Route 299/Main Street; and

WHEREAS, there has been extensive support from the community, as well as property owners who will be affected by the proposed sewer, given that the said improvement will support existing businesses, improve the environmental conditions of the area, and be an important component in the overall promotion to locate future businesses within this area of the community and thereby increase the Town's tax base and employment opportunities; and

WHEREAS, no zoning change will be required to install sewer services in this Light Industrial zoning district and the Town Board is willing to support infrastructure construction and site marketing of appropriate future development for this project; and

WHEREAS, the Town Board recognizes that this engineering investigation and feasibility study is considered a Type II action and therefore not subject to further environmental review, in compliance with 6 NYCRR Part 617.5 (c) (21) of the State Environmental Quality Review Act; and

WHEREAS, the Town Board is aware that the proposed cost for this engineering feasibility study is \$8,500 and if Shovel Ready grant support is received, the Town will be responsible for 50% of the cost of this feasibility study.

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of New Paltz, a New York State Municipal Corporation, authorizes Supervisor Susan Zimet to file an application to the Shovel Ready fund to help secure funding for an industrial area feasibility study for the installation of sewer infrastructure on South Putt Corners Road.

Seconded by Councilperson Logan and carried.

Resolved and Executed at New Paltz, New York, this 24th day of May, 2012.

Voted:

Supervisor Zimet ✓
Councilman Barry Abstained - not present
Councilman Logan ✓

Councilwoman Gallucci ✓
Councilwoman Brown ✓

Roseanna Mazzaccari
Roseanna Mazzaccari Town Clerk

RESOLUTION

TOWN OF NEW PALTZ GRANT APPLICATION TO THE SHOVEL READY FUND FOR AN INDUSTRIAL AREA SEWER SERVICE FEASIBILITY STUDY

At a meeting of the Town Board of the Town of New Paltz, Ulster County, New York, held at the Town Hall, in New Paltz, New York, in said Town on the 24th day of May, 2012, at 7:30 o'clock P.M., Prevailing time.

The meeting was called to order by Supervisor Zimet, and upon roll being called, the following roll was taken:

	<u>Present</u>	<u>Absent</u>
Supervisor Susan Zimet	<u>✓</u>	<u> </u>
Council Member Kevin Barry	<u> </u>	<u>✓</u>
Council Member Kristin Brown	<u>✓</u>	<u> </u>
Council Member Jean Gallucci	<u>✓</u>	<u> </u>
Council Member Jeffrey Logan	<u>✓</u>	<u> </u>

The following resolution was offered by Councilwoman Gallucci
who moved its adoption, seconded by Councilman Logan, to wit:

WHEREAS, the Town of New Paltz has identified in their 1995 Comprehensive Master Plan and their *1995 Putt Corners Road Development Plan Generic Environmental Impact Statement* the need to provide sewer services for the Light Industrial area that is generally located on South Putt Corners Road west of the New York State Thruway and south of NYS Route

299/Main Street; and

WHEREAS, there has been extensive support from the community, as well as property owners who will be affected by the proposed sewer, given that the said improvement will support existing businesses, improve the environmental conditions of the area, and be an important component in the overall promotion to locate future businesses within this area of the community and thereby increase the Town's tax base and employment opportunities; and

WHEREAS, no zoning change will be required to install sewer services in this Light Industrial zoning district and the Town Board is willing to support infrastructure construction and site marketing of appropriate future development for this project; and

WHEREAS, Town Board recognizes that this engineering investigation and feasibility study is considered a Type II action and therefore not subject to further environmental review, in compliance with 6 NYCRR Part 617.5(c)(21) of the State Environmental Quality Review Act; and

WHEREAS, the Town Board is aware that the proposed cost for this engineering feasibility study is \$8,500 and if Shovel Ready grant support is received, the Town will be responsible for 50% of the cost of this feasibility study.

WHEREAS, Ulster County has plans to widen South Putt Corners Road under the Transportation Improvement Plan, such project expected to be completed in 2015; and

WHEREAS, it is in the public interest to have both projects constructed at the same time to limit and to contain costs;

WHEREAS, it would be in the public interest to have Ulster County and the Town coordinate efforts to expedite the above projects and to ensure that the design and construction of

both projects compliment each other.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of New Paltz, a New York State Environmental subdivision, authorizes Supervisor Susan Zimet to file an application to the Shovel Ready fund to help secure funding for an industrial area feasibility study for the installation of sewer infrastructure on South Putt Corners Road.

<u>VOTE</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>Recuse</u>
Supervisor Susan Zimet	<u>✓</u>	<u> </u>	<u> </u>	
Council Member Kevin Bary	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>
Council Member Kristen Brown	<u>✓</u>	<u> </u>	<u> </u>	
Council Member Jean Gallucci	<u>✓</u>	<u> </u>	<u> </u>	
Council Member Jeffrey Logan	<u>✓</u>	<u> </u>	<u> </u>	

The resolution was thereupon duly adopted.