

MAP, PLAN & REPORT
FOR THE
ESTABLISHMENT OF THE EXTENTION OF WATER DISTRICT #1
FOR
TOWN OF NEW PALTZ MUNICIPAL BUILDING
59 N. PUTT CORNERS ROAD

Town of New Paltz, Ulster County, New York



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1.0 SUMMARY

1.1 Summary

This study evaluates an extension of Water District #1 to service the proposed New Paltz Municipal Building at 59 North Putt Corners Road on a 14.3 acre parcel located within the Town of New Paltz (“Town”), further identified as a Section Block Lot 86.8-6-21.

The proposed Water District extension consists of the addition of one parcel that is located adjacent to a parcel within the existing water district. The parcel is located along the western side of North Putt Corners Road and is owned entirely by the Town of New Paltz.

This Map, Plan and Report contains the information required by Town Law §209-c including the proposed boundaries, the number and location of hydrants, if any, and general plan for the District extension, a report of existing and future water demands, source of water and storage of water. The water system is currently owned and operated by the Town. The proposed district extension is described in Chapter 3.

This will be a “no cost” extension of this district as the owner of the parcel will incur all costs of extension which shall be paid as part of the project costs for the acquisition, construction, reconstruction and installation of the aforesaid Premises covered by a previously approved “Bond Resolution, Dated July 18, 2019, (hereinafter referred to as the “Bond Resolution”) at no additional expense to the Town.

The Ad Valorem assessment includes the cost allocations and assessment for the district extension. It shall be based upon the assessed valuation of the parcel.

This report presents the total annual costs for the extension, along with the typical user costs for the parcel, based upon the total operation and maintenance (O&M) costs associated with the District.

The total first year user costs for the District extension are projected in this report, which are based upon assessed valuations and debt service rates. O&M charges can be expected to increase over time, with inflation.

1.2 Procedure Under Town Law 12-A

The following steps are set forth in Town Law Article 12-A for the extension of a Water District by Town Board resolution. Audit & Control approval is required when the town proposes to issue debt to finance the amount to be expended for the establishment of a special district if the projected annual cost for a typical property exceeds the threshold as established by the NYS Comptroller for the formation of a water district. **The threshold for 2020 is \$912.** It is set yearly. Here, the town does not propose to issue debt additional to that approved by the previously adopted “Bond Resolution” referred to above to finance the improvement.

1. The Map, Plan and Report for the proposed extension and operation of the Water District is filed with the office of the Town Clerk.
2. Subsequent to the filing of the Map, Plan and Report with the Town Clerk, the Town Board adopts an order, which specifies the date, time and place of a public hearing. It states that

the Map, Plan and Report is available for public inspection at the office of the Town Clerk and any other additional locations. It also recites the boundaries of the proposed District extension, the extent of proposed improvements, and the maximum amount to be expended.

- a. Town Clerk publishes the Order in the official newspaper no less than 10 and no more than 20 days before the scheduled hearing date and posts a copy of the Order on the designated notice board at Town Hall.
 - b. Town Clerk forwards a copy of the Order to the NYS Comptroller on or about the date of publication.
3. The Town Board conducts a public hearing.
4. Town Board determines that:
 - a. Notice of the hearing was published and posted as required by law and is otherwise sufficient.
 - b. All the properties in the District extension are benefited.
 - c. All benefited properties are included in the District extension.
 - d. It is in the public interest to expand the District.
5. The Town Board passes a resolution, which approves the extension of the District. Such resolution will be subject to a permissive referendum.
6. If this improvement is determined to need the approval of the New York State Department of Audit and Control, submit the above information to the office of the State Comptroller, Department of Audit and Control, seeking permission to expand this District.
7. The final Order of the Town Board is recorded with the County Clerk and filed with Audit and Control.

2.0 INTRODUCTION

2.1 Background

The parcel, owned by The Town is located 59 North Putt Corners Road in the Town of New Paltz, is not currently served by Water District 1. The existing well on the property served the previous owner, however, the well was tested, and water was found to contain levels of sodium and chloride that were slightly higher than allowable, which has prevented it from being placed into operation for the new building.

The parcel immediately south of the Town's property (New Paltz Fire Department) is included in Water District 1. The Town is requesting that the existing Water District 1 be extended to include their 14.3 acre parcel.

The existing 6" diameter water main ends at a hydrant located on the north side of Henry W. Dubois Drive approximately 260' west of the intersection of Henry W. Dubois Drive and North Putt Corners Road.

As part of the water district extension, the 6" water main is proposed to be extended east along the north side of Henry W. Dubois Road to the intersection with North Putt Corners Road for an approximate distance of 260 feet. The water main is then proposed to run along the west side of North Putt Corners Road to the north for approximately 730 feet, ending at the Town parcel. The water main will be 6-inch diameter Class 52 Ductile Iron Pipe and will terminate with an end cap installed just north of a fire hydrant assembly. A 2-inch Type 'K' copper water service line will provide water supply to the proposed building.

2.2 Purpose and Scope

The purpose of the Map, Plan and Report is to provide the information required by Town Law §203. It will identify the specific boundaries of the proposed Water District extension, including a plan and written description, based upon tax map information, and also develop both capital and operation and maintenance (O&M) cost estimates for the proposed Water District, in accordance with Town Law.

3.0 DESCRIPTION OF THE DISTRICT EXTENSION

3.1 Proposed Water District Extension Boundary

Town Law requires that the Town Board determine what specific area of the Town is “benefited” by a proposed District extension. The proposed benefited area is indicated on the District Extension Map included in Appendix A. A property deed description of the proposed Water District extension also appears in Appendix B.

3.2 Water Source and Supply

3.2.1 Water System Demands

The Water District has adequate capacity to supply the additional average daily demand of 908 gpd and maximum daily demand of 1,816 gpd to the proposed site.

3.2.2 Adequacy of Existing Systems

The previous private business on the parcel obtained water from a private existing onsite well. The proposed use would require the existing well to be developed as a public water supply well meeting requirements detailed in Ten State Standards Recommended Standards for Water Works and Subpart 5-1 of the New York State Sanitary Code. There are a number of deficiencies per the water testing which prevents it from meeting these standards, therefore, it appears that the existing water system components are not adequate to reliably supply the water system needs for the project.

3.2.3 Water Meter

The Town will be required to provide the connection from the curb stop to the building at their own expense, using materials which meet the specifications of the Town Water Department. The district will provide for the connection between the water main and curb stop for the parcel. The parcel will be allotted a single commercial size water meter.

3.3 Recommended Improvements

In order to provide a safe, reliable source of water to the Town property which is proposed to contain the New Paltz Municipal Building, existing Water District 1 should be extended to include the Town property and the water main should be extended to serve this district extension. The extension proposes to install 990 feet of 6” water main along Henry W. Dubois and North Putt Corners Road to allow potable water to be supplied to the New Paltz Municipal Building. Water District 1 which is supplied by the New Paltz Water System will be the allocated source and storage capacity eliminating the need for any on-site source, treatment, or storage facilities at the Town property.

4.0 ALLOCATION OF COSTS AND AD VALORUM ASSESSMENT

4.1 Ad Valorem Assessment

An Ad Valorem assessment has been performed for the proposed District extension in order to establish an equitable means of distributing the costs within the benefited area. The Ad Valorem assessment to be applied for the extension is based upon the same assessment method used for the existing properties within Water District 1. The Ad Valorem assessment shall be based upon the assessed valuation of the parcel.

The Town of New Paltz Assessor's Office was contacted in order to obtain information regarding the current assessment of the parcel to be included in the District extension. Based on information obtained from the Town of New Paltz Assessor's Office, the current assessed valuation for the parcel 86.8-6-21 is approximately **\$826,000**, which is also the estimated current assessed valuation of the District extension. The current (2020) total tax rate water charge for the existing district is approximately **\$1.01 per \$1,000 of assessed valuation**.

5.0 PROJECTED COSTS AND USER COSTS

Cost information for the proposed Water District extension is presented in this section based upon the information developed in this Map, Plan, and Report. The estimated costs associated with the preparation of the Map, Plan and Report is estimated to be \$3,000 and shall be the responsibility of The Town of New Paltz. The capital costs associated with this District extension will also be borne by The Town of New Paltz. Water connection installation is to be inspected by the Town Water Department. Operation and Maintenance Costs (O&M) are based on the current costs for Town operation and maintenance of the water system. Based upon the total O&M costs for the extension, the typical costs per user can be estimated.

5.1 Operation and Maintenance Costs

The current O&M costs for residents within the existing Water District 1 vary depending upon water usage. The O&M costs for the proposed district extension are based upon the existing O&M costs for the Water District 1, which is currently **\$6.75 per 1,000 gallons** of water used. These costs are subject to change as specified in the original Map, Plan and Report for the Water District 1. It should be noted that O&M costs typically increase over time due to inflation.

5.2 User Costs

The total estimated cost for the District extension will consist of the total O&M charges, along with repayment of the existing debt service for Water District 1. The existing assessed valuation of the current parcel within the District extension is **\$826,000**. As the current charge is approximately **\$1.01/\$1,000** of assessed valuation, the annual debt service costs for the District extension will be approximately **\$834.26**.

The estimated average water usage for the parcel was determined to be 908 gpd based upon the NYSDEC *Design Standards for Intermediate Sized Wastewater Treatment Systems (March 2014)*. 908 GPD over 365 days totals 331,420 GPY (gallons per year). As the current O&M charge is **\$6.75/1000** gallons, the annual estimated O&M costs are approximately **\$2,237.09**.

A summary of the total first year user costs for the District extension is projected as follows

<u>Description</u>	<u>Debt Service</u>	<u>O&M Charges</u>	<u>Total Costs</u>
New Paltz Municipal Building	\$834.26	\$2,237.09	\$3,071.35

The total costs shown above are based upon assessed valuations and debt service rates. All of these values are subject to change over time. O&M charges can be expected to increase over time, with inflation.

APPENDIX A

District Extension Map

APPENDIX B

LEGAL DESCRIPTION