

PETITION

IN THE MATTER OF THE ESTABLISHMENT OF
EXTENSION NO. OF SEWER DISTRICT NO. 6
FOR YEAR 20 24 IN THE TOWN OF NEW PALTZ, ULSTER COUNTY, NEW YORK

TO THE TOWN BOARD OF THE TOWN OF NEW PALTZ, ULSTER COUNTY, NEW YORK:

The undersigned, being the owners of all of the taxable real property situated in the proposed Town of New Paltz "Extension No. of Sewer District No. 6" and owning in the aggregate all of the assessed valuation of all the taxable real property of said extension district as shown upon the latest completed assessment roll of said Town, and there not being any other resident owners in said proposed extension district owning taxable real property of the proposed extension district according to the latest completed assessment roll of said Town, do hereby petition your Honorable Board to establish an extension of the New Paltz Sewer District No. 6 in the Town of New Paltz, County of Ulster and State of New York, outside of any incorporated village and wholly within said Town of New Paltz, to be known as "Extension No. of Sewer District No. 6 for Year 20 24" and which proposed district is bounded and described as follows:

See Schedule A attached

That also attached hereto are a map, marked "Schedule B" and made a part of this petition, showing the boundaries of Petitioners' property constituting the proposed extension district.

The maximum amount of public funds proposed to be expended in the extension of the district as proposed is \$0.00, as the cost of the extension of the district and the Petitioners' connection to the existing Water improvements has been and will be borne exclusively by the Petitioner at no cost to the Town of New Paltz.

Dated: April 18, 20 24

Name of Property Owner
NP Industry Hub, LLC
17 Yankee Folly Road
New Paltz, NY 12561

Address

Assessed Value of Real Property

Matthew Eyer \$154,000
Print Name: MATTHEW EYLER
Print Title: MEMBER

SBL# 87.5-1-44.21

STATE OF NEW YORK)

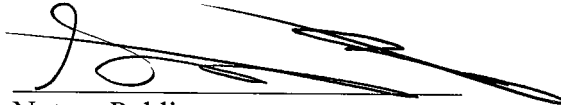
Property Address:

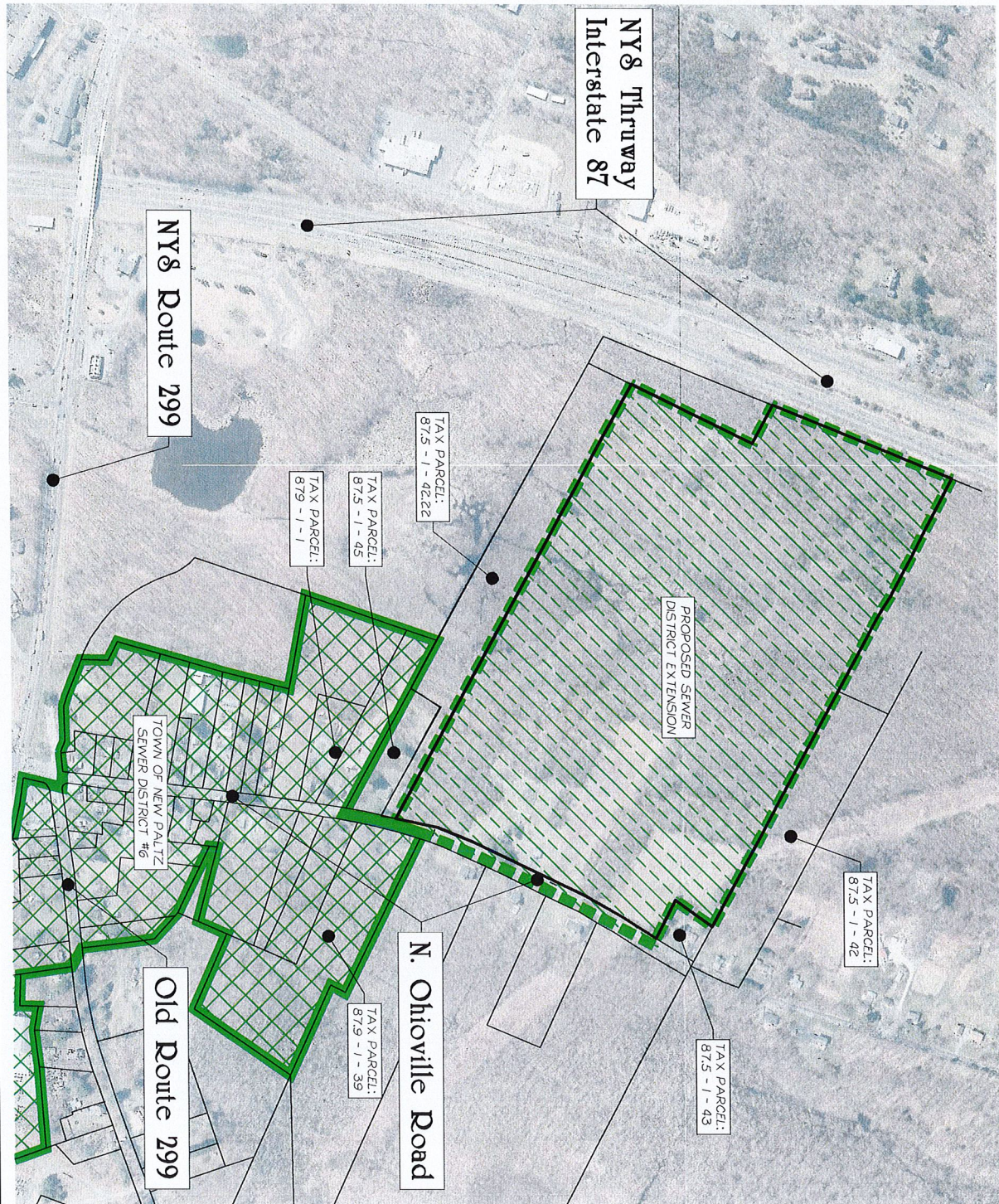
53 North Ohioville Road, New Paltz

COUNTY OF ULSTER) ss:
)

On this 18th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Eyer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument and acknowledge to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STEVEN F. ESPOSITO
Notary Public, State of New York
Reg. # 01ES6389448
Qualified in Ulster County 27
Commission Expires March 25, 2027


Notary Public



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

Sewer District# 6
Extension for Tax Parcel
87.5 - 1 - 44.21

THIS MAP IS INCOMPLETE
AND INVALID WITHOUT ALL
SHEETS IN THE PLAN SET.

TAX MAP PARCEL:
87.5 - 1 - 44.21

TOWN OF NEW PALTZ
COUNTY OF ULSTER

STATE OF NEW YORK

DRAFTED BY: ZAP

DATE: JANUARY 29, 2024

PROJECT: 4807

SHEET:
1 / 1

ZACHARY A. PETERS PE #093918



Mercurio-Norton-Tarolli-Marshall
ENGINEERING - LAND SURVEYING
PO BOX 166; 45 MAIN STREET, PINE BUSH, NY 12566
P: (845)744.3620 F: (845)744.3805 MNTM@MNTM.CO

From: Nikita Oarcea <noarcea@walden-associates.com>

Sent: Friday, January 5, 2024 1:48 PM

To: Zachary A. Peters <zpeters@mntm.co>

Cc: Ted Nitza <tnitza@walden-associates.com>

Subject: New Paltz Industry Hub Sewer Plans

Good afternoon Zachary Peters,

I saw you are working on the New Paltz Industry Hub project at 53 North Ohioville Road, New Paltz, so I wanted to reach out to give you an update on the nearby Sewer District 6 changes.

We are in the early stages of a project to decommission the Ohioville WWTP in New Paltz and direct the flow to the Village of New Paltz WWTP. We saw the plans for the NP Industry Hub that were recently submitted to the Town of New Paltz Planning Board include connecting to the Ohioville sewer system.

This connection is encouraged by the Town, and your clients sewer need will still be met by the Village WWTP once the Ohioville WWTP is decommissioned.

Please let me know if you have any questions at this time.

Thank you,

Nikita

--

Nikita M. Oarcea, EIT
Project Engineer

Walden Environmental Engineering

I Park 84 Campus 200 North Drive, Suite 108

Hopewell Junction, NY 12533

Phone: (845) 399-3038

www.WaldenEnvironmentalEngineering.com

Headquarters

16 Spring Street

Oyster Bay, New York 11771

Office: (516) 624-7200

Fax: (516) 624-3219

Additional Locations

Long Island (HQ) * Capital District



April 16, 2024

Town Supervisor Neil Bettez
Town of New Paltz
52 Clearwater Road
New Paltz, NY 12561

Re: Sanitary Sewer Service
NP Industry Hub
North Ohioville Rd., New Paltz
Tax Parcel: 87.5-1-44.21
Proposed NP Industry Hub

Supervisor Bettez:

Walden has reviewed the application materials prepared for the above proposed NP Industry Hub (Project) to be located at the above listed address (Site) in the Town of New Paltz (Town). The reviewed materials include Plan Drawings 1 through 10, prepared by MNTM, dated May 31, 2023 and several meetings with representatives of the NP Industry Hub.

The Project includes a 30,000 sq. ft. flex space building to be located on a 61.5 acre parcel as described by the Site Plan Drawings. The Site is currently not part of Sewer District 6 (District) but is in close proximity of the District. It is feasible for this parcel to be included within the District and would be a benefit to the District.

The Site Plans are advanced in nature at this time but will require additional details as the project design develops. However, based on the review of the materials at this time, Walden offers the following statements for the Town's consideration:

1. Sanitary Sewer service is available from the Ohioville WWTP at this time.
2. Improvements are planned and underway for the District.
3. Regardless, the NP Industry Hub is approved for sanitary sewer service capacity allocation of up to 1,500 gallons per day at this time.
4. This approval is contingent upon review and approval of the Final Plans for the NP Industry Hub and sanitary sewer facilities at the Site along with off-site infrastructure to the existing Ohioville collection system.
5. Representatives of the NP Industry Hub are required to initiate, support and facilitate a petition to the Town Board for inclusion into the District.

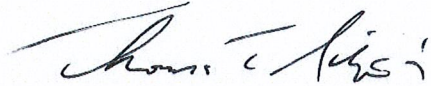
Walden will provide additional comments and statements as the project design further develops. Please let us know if there are any questions or concerns regarding these statements at

NP Industry Hub
April 16, 2024

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tnitza@walden-associates.com or by phone at (845) 253-8025. We appreciate this opportunity to assist the Town with this important task.

Thank you,

A handwritten signature in black ink, appearing to read "Thomas T. Nitza, Jr.", written in a cursive style.

Thomas T. (Ted) Nitza, Jr., P.E.
Vice President/Senior Project Manager

cc: Z. Peters (MNTM)

End.