

RESOLUTION NO. 2015104

RE: ADOPTION OF NEGATIVE DECLARATION IN CONNECTION WITH  
THE ESTABLISHMENT OF PART COUNTY SEWER DISTRICT  
NO. 6 IN THE TOWN OF RED HOOK

Legislators MICCIO, BOLNER, BORCHERT, SAGLIANO, and FARLEY  
offer the following and move its adoption:

WHEREAS, this Legislature has before it a resolution together with a map, plan and report, all prepared by or on behalf of the Dutchess County Water and Wastewater Authority (“WWA”) in support of the creation of Part County Sewer District No. 6, in the Town of Red Hook by the County of Dutchess (“County”) to facilitate the payment of the costs of improvements to the facilities and the more efficient payment of those costs through the levy of benefit assessments, and

WHEREAS, as part of its review of the proposed actions the WWA prepared a Short Environmental Assessment Form and Negative Declaration dated March 18, 2015, on file with the Clerk of the Legislature, which concludes that the proposed project constitutes an unlisted action pursuant to Part 617 of the New York Code of Rules and Regulations (SEQR), and that the actions will not have a significant effect on the environment, and

WHEREAS, it appears that WWA made a careful review of the proposed action and this Legislature should confirm those findings, now, therefore, it is hereby

RESOLVED, that this Legislature adopts and confirms the findings of the WWA as set forth in the Short Environmental Assessment Form and Negative Declaration concluding that the proposed action will not have a significant effect on the environment.

CA-060-15  
CRC/ca/G-1217-M  
3/10/15

STATE OF NEW YORK

ss:

COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 13<sup>th</sup> day of April 2015, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 13<sup>th</sup> day of April 2015.

CAROLYN MORRIS, CLERK OF THE LEGISLATURE

# FISCAL IMPACT STATEMENT

NO FISCAL IMPACT PROJECTED

## APPROPRIATION RESOLUTIONS (To be completed by requesting department)

Total Current Year Cost \$ \_\_\_\_\_

Total Current Year Revenue \$ \_\_\_\_\_  
and Source

Source of County Funds (check one):  Existing Appropriations,  Contingency,  
 Transfer of Existing Appropriations,  Additional Appropriations,  Other (explain).

Identify Line Items(s):

Related Expenses: Amount \$ \_\_\_\_\_  
Nature/Reason:

Anticipated Savings to County: \_\_\_\_\_

Net County Cost (this year): \_\_\_\_\_  
Over Five Years: \_\_\_\_\_

Additional Comments/Explanation:

Prepared by: Bridget Barclay, DCWWA

Prepared On: 03/09/15

## Short Environmental Assessment Form

### Part 1 - Project Information

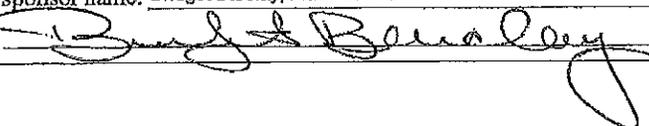
#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Acquisition of Fairways Sewer System - SPDES Permit # NY - 0248193			
Project Location (describe, and attach a location map): The Fairways Sewer System is located along the southeast portion of the Town of Hyde Park along Creme Street. See attached map.			
Brief Description of Proposed Action: 1) Acquisition of land, easements, facilities and all other assets of the Fairways Sewer System from the T. of Hyde Park; 2) Creation of Part County Sewer District 6 ; 3) Establishment of the Service Agreement between DCWWA and Dutchess County; 4) Provision of sewer service to all properties within Part County Sewer District 6.			
Name of Applicant or Sponsor: Dutchess County Water and Wastewater Authority (DCWWA)		Telephone: 845-486-3601 E-Mail: dcwwa@dutchessny.gov	
Address: 27 High Street			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Dutchess County (Part County Sewer District and Service Agreement); NYS DEC (transfer of SPDES Permit)		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ N/A	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO   <input checked="" type="checkbox"/>	YES   <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Bridget Barclay, Executive Director</u>		Date: <u>March 13, 2015</u>
Signature: <u></u>		

Agency Use Only [If applicable]  
 Project: ACQUISITION of  
 Fairways Sewer System  
 Date: March 13, 2015

**Short Environmental Assessment Form  
 Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

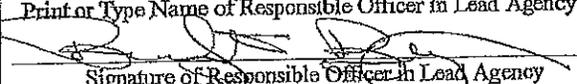
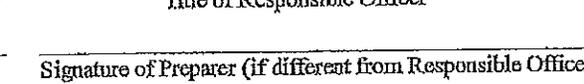
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]  
 Project: Acquisition of Fairways Sewer System  
 Date: March 13, 2015

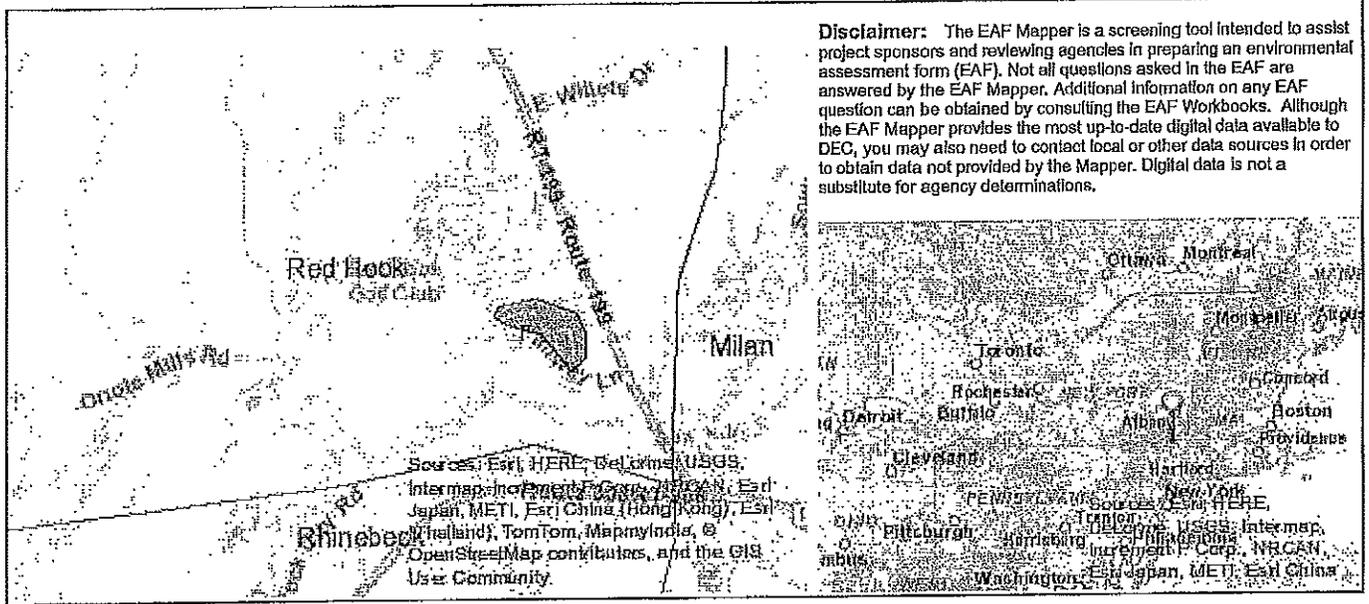
### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

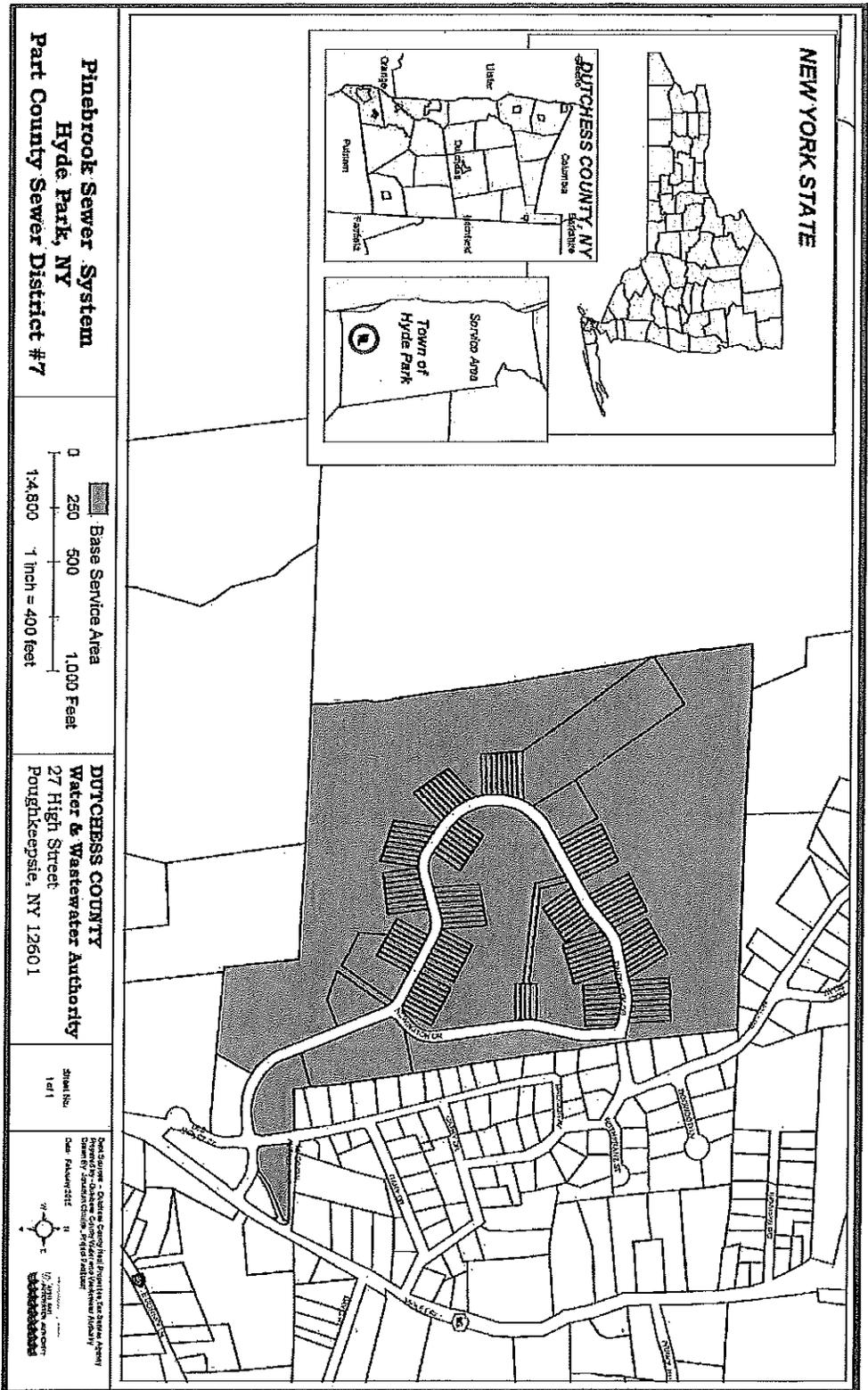
The project involves a change in ownership of the water system and the establishment of a County Water District Zone of Assessment. The project involves no physical change to the facilities, and no physical change to the service area for the water system Part County Sewer District. Whereas this is a transfer only of the infrastructure and does not involve a change in the service area or infrastructure there are no negative impacts associated with this action.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Dutchess County Water & Wastewater Authority	March 13, 2015
Name of Lead Agency	Date
Bridget Barclay	Executive Director
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





**DUTCHESS COUNTY**

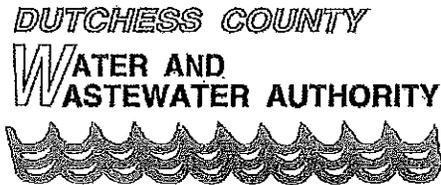
**Part County Sewer District #6**

(Fairways Sewer System)  
Red Hook, NY

**MAP, PLAN AND REPORT**

February 2015

Dutchess County Water and Wastewater Authority  
Poughkeepsie, NY



February 2015

**DUTCHESS COUNTY PART COUNTY SEWER DISTRICT #6  
(Fairways Sewer System)**

**MAP, PLAN AND REPORT**

**INTRODUCTION**

This Map, Plan and Report contains the information required for the formation of the proposed Dutchess County Part County Sewer District #6, which includes an area of approximately 10 acres located along Tee Lane off Farm Lane in the Town of Red Hook, NY.

Upon successful formation of Part County Sewer District #6 (the "District") by the Dutchess County Legislature, ownership and operation of the Fairways Sewer System will transfer to the Dutchess County Water and Wastewater Authority ("DCWWA", "Authority") in accordance with the terms and conditions set forth in an agreement between the Authority and the Fairways Homeowner's Association (HOA.) Information provided herein includes the proposed District boundaries and a list of the tax parcels that will comprise the future District, as well as a description of the current and proposed infrastructure by which sewage will be conveyed, treated and discharged.

In addition, budgetary estimates for the first year operation and maintenance costs, and capital costs, as well as a cost allocation formula, have been included with this report.

The Dutchess County Water and Wastewater Authority will enter into a contract (the "Service Agreement") with Dutchess County on behalf of the Part County Sewer District for the purpose of administering the retail sale of sewage services to all properties within the proposed District, with such service to be provided through the sewer system facilities as described below. The Authority will administer the District pursuant to guidelines established by the Service Agreement and collect sewer revenues. Sewer service rates will be set annually by the Authority.

**HISTORY**

Red Hook Fairways applied to the NYS Department of Environmental Conservation (DEC) for a State Pollution Discharge Elimination System (SPDES) Permit for the three subsurface disposal systems.

Dutchess County Department of Health (DC DOH) approved subdivision on 10/22/1993.

Fairways at Red Hook, LLC filed an Application for Permit Transfer on 10/1/1998 for SPDES Permit 3-1348-00055/00005-0 which was effective 1/7/93.

DEC issued SPDES Permit Renewal to Fairways at Red Hook, LLC on 10/23/02.

The Town Homes served by the Fairways Sewer System were constructed circa 2002.

DEC modifies SPDES Permit to Fairways at Red Hook, LLC on May 26, 2004 to delete Part II General conditions and adds language to require compliance to 6 NYCRR 750-2.

The wastewater collection, treatment and disposal system is currently owned by the HOA per the HOA offering plan.

Upon system transfer, the Authority will make application to the DEC to transfer the current SPDES Permit from the currently listed name to the DCWWA.

### **PART COUNTY SEWER DISTRICT #6**

The proposed Part County Sewer District delineated on the attached map and list of tax parcels (Appendix "A"), presently includes a total of 36 tax parcels. The proposed District is comprised of six buildings, each with six adjoining townhomes (total of 36 units.). Each townhome is owned fee simple with the common property owned by a homeowner's association. The development is built out and all residences are occupied. The boundaries of Part County Sewer District #6 will be coterminous with those of the Fairways Sewer System service area.

### **PHYSICAL FACILITIES**

The current Fairways Sewer Systems are comprised of the following components:

The Fairways residential development consists of twelve single family residences on individual lots and six buildings, each with six adjoining townhomes (total of 36 townhomes.). The twelve single family residences use individual subsurface wastewater disposal systems and are not a part of the proposed Sewer District. Each townhome is owned fee simple with the common property owned by a homeowner's association. The development is built out and all residences are occupied based upon discussions with the HOA President.

There are three separate wastewater collection and treatment systems. Each system services two sets of adjoining townhouses of six townhouses each (twelve townhouses total per system.)

Each of the three treatment systems consist of the following:

1. A 10,000 gallon septic tank.
2. A 6,500 pump chamber with duplex pumps.
3. A distribution valve box.
4. A subsurface disposal field.

Backup power to operate the pumps is provided by a portable generator. This allows the pump tanks to be emptied in case of a loss of utility power by evacuating a system's tank and then moving on to the next system, etc.

### **PROPERTY ISSUES**

The area of the existing wastewater treatment systems and the space for additional subsurface disposal is extensive and encompasses most of the HOA commonly held space. Pursuant to the Transfer Agreement between the DCWWA and the HOA, the HOA will retain ownership of the property, with DCWWA being provided easements for the area of the collection, treatment and subsurface disposal areas, including the area required to be reserved for future disposal beds, allowing all necessary access for the operation, maintenance and repair of the wastewater treatment systems.

The sewage collection piping, once it leaves the individual town home properties and the disposal system lies within the common property of the HOA. Easements will also be granted by the HOA to DCWWA for the collection system.

### **FUTURE DEMAND**

The development is built out and all residences are occupied. There are no current or anticipated plans to expand the Fairways Sewer System.

### **OPERATIONAL ISSUES**

The Fairways Sewer System has identified no operational issues at the time of this report.

### **OPERATION AND MAINTENANCE (O&M) COSTS**

The O&M budget projection is the total cost to the DCWWA to operate the Fairways Sewer System; labor, electricity, insurance, typical repairs and other ongoing costs. The DCWWA has developed an O&M budget projection to illustrate estimated First Year costs of the Fairways Sewer System under Authority ownership, based on the Authority's prior operating expenses and history for comparable size sewer systems, and possible anticipated repairs to the system. A copy of the O&M budget projection, using 2015 as a base year for demonstration purposes of those First Year costs, has been included as Appendix "B". The first year operational cost (2015 dollars) is estimated at \$14,326.00.

The proposed rate structure based on the O & M budget projection includes income from annual penalties (~\$70) and a proposed flat rate fixed amount, assuming thirty-six customers, of \$396.00 (\$99.00 per quarter.) Sewer charges would be added to the Fairways Water Bill, sent four times per year.

Should the system ownership be transferred mid-year, the budget would be pro-rated for the portion of the year DCWWA would own the system. All future O&M system budgets, rates, fees and other charges are reviewed annually and subject to change by the DCWWA Board of Directors.

#### **TRANSFER AND CAPITAL IMPROVEMENT COSTS AND ALLOCATIONS**

The Transfer and Capital Improvement Budget (see Appendix C) is the total estimated cost of the property survey, legal and related costs to transfer ownership of the Sewer System, and to complete recommended capital improvements. Total transfer costs are estimated at \$17,300. Four of the six sewage lift pumps are original operating beyond their typical lifespan and are recommended for near term replacement. The current acquisition budget includes the expense of replacing all four pumps under normal operating conditions. Said repair is planned to occur following acquisition within the first year assuming said action does not occur prior to the transfer. The total cost of projected capital improvements, including the pump replacements, is \$9,700. The Fairways Sewer System currently has a fund balance of approximately \$30,000. Pursuant to the agreement between the HOA and the DCWWA, the current system fund balance will be utilized to cover cost of the transfer and identified capital improvements. Accordingly, there are no capital improvements to be funded through the issuance of bonds.

Should the Authority, in the future, issue bonds for capital improvements, annual debt expenses will be allocated equitably among all parcels within the District through the assignment of benefit units to each parcel. The methodology for the assignment of benefit units is attached (see Appendix D.) All benefit units would be charged at the same rate. The annual benefit assessment would appear on the respective property owner's yearly property tax bill.

#### **CONNECTION CHARGES**

The Red Hook at Fairways Townhome portion of the development has reached full build out and therefore no additional system connections are anticipated.

#### **Annual Cost per a Typical Property – First Year: \$396**

The total annual cost for a typical property in a sewer district is generally a combination of the long-term capital charges (debt service) and sewer usage charges. In the proposed District a typical property will be a single family dwelling (townhouse) unit. Given the assumptions and estimates described above, the projected "First Year" total cost for a typical single family dwelling in Part County Sewer District #6 will be three hundred and ninety-six (\$396) dollars. A system budget based on these rates will build appropriate fund balances to maintain the public sewer system in good working order and help offset future capital improvements.

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## APPENDICES

- Appendix A -- Description of Part County Sewer District #6 (Map & Parcel List)
- Appendix B -- Proposed Operation & Maintenance Budget
- Appendix C - Proposed Transfer and Capital Improvement Budget
- Appendix D -- Proposed Benefit Assessment Methodology

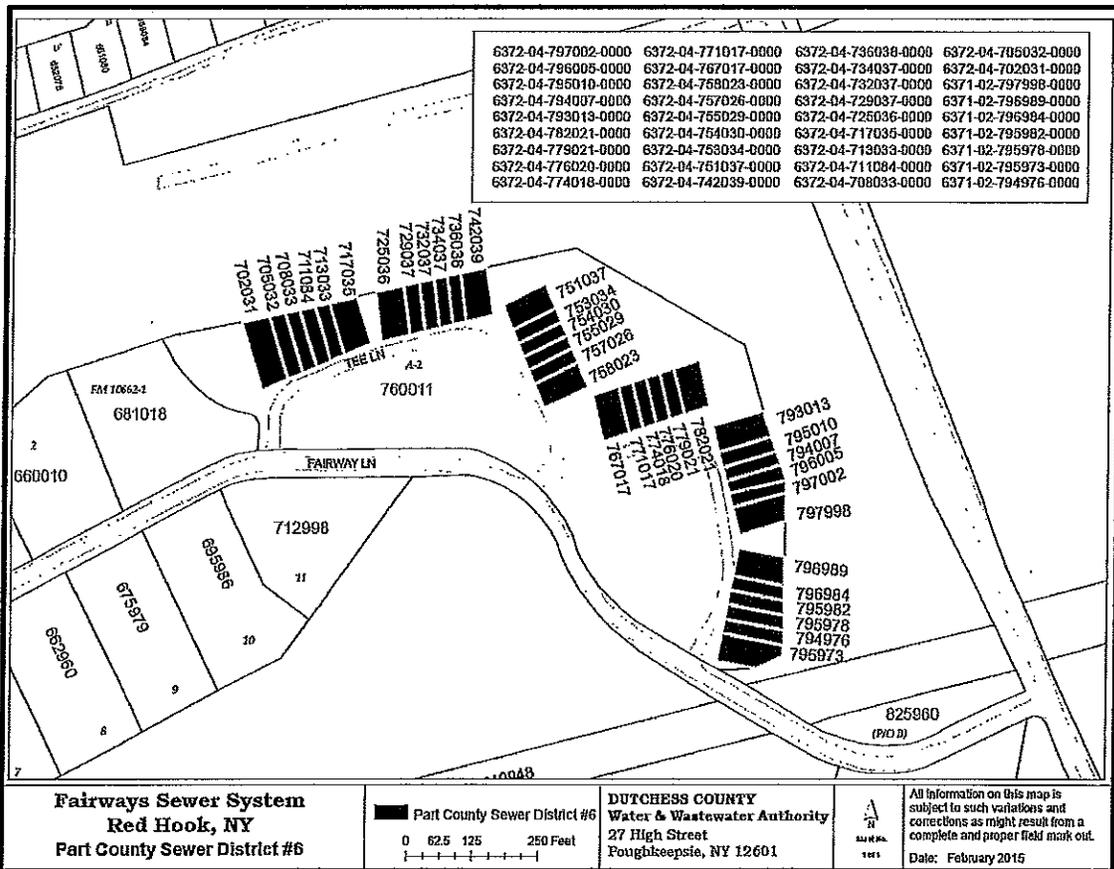
APPENDIX "A"

Part County Sewer District #6

Map and Parcel List

The Dutchess County Part County Sewer District #6 shall include all those tax parcels presently indicated on the attached boundary map. These parcels are further described by the following list of tax parcel grid numbers:

6372-04-797002-0000	6372-04-771017-0000	6372-04-736038-0000	6372-04-705032-0000
6372-04-796005-0000	6372-04-767017-0000	6372-04-734037-0000	6372-04-702031-0000
6372-04-795010-0000	6372-04-758023-0000	6372-04-732037-0000	6371-02-797998-0000
6372-04-794007-0000	6372-04-757026-0000	6372-04-729037-0000	6371-02-796989-0000
6372-04-793013-0000	6372-04-755029-0000	6372-04-725036-0000	6371-02-796984-0000
6372-04-782021-0000	6372-04-754030-0000	6372-04-717035-0000	6371-02-795982-0000
6372-04-779021-0000	6372-04-753034-0000	6372-04-713033-0000	6371-02-795978-0000
6372-04-776020-0000	6372-04-751037-0000	6372-04-711084-0000	6371-02-795973-0000
6372-04-774018-0000	6372-04-742039-0000	6372-04-708033-0000	6371-02-794976-0000



**APPENDIX "B"**

Proposed

**Operation & Maintenance Costs**

*Illustrative of projected first year O & M expenses, revenues and rates*

for customers of

Fairways Sewer System (Part County Sewer District #6)

**DUTCHESS COUNTY  
WATER AND WASTEWATER AUTHORITY**

**Fairways Sewer System (FAS)**  
*Preliminary Operations Budget*  
*Sunday, February 22, 2015*

**EXPENSES**

2015

Item	OPERATION	% of budget	Budget
	<b>LINE ITEMS</b>		
1	Accounting	0.5%	65.00
2	Billing	6.9%	862.68
3	Bookkeeping	8.9%	1,119.10
4	Buildings & Grounds	3.2%	400.00
5	Chemicals	0.0%	0.00
6	Computer Equipment/Technical Support	0.4%	50.00
7	Electric	11.3%	1,420.08
8	Engineering	0.8%	100.00
9	Equipment Repair & Maintenance	10.5%	1,310.00
10	Insurance	4.8%	600.00
11	Lab Costs	0.0%	0.00
12	Legal	0.8%	100.00
13	Meter/Collection	0.0%	0.00
14	Operation	22.8%	2,850.00
15	Operation Support	4.6%	577.00
16	Permit Fees	3.0%	375.00
17	Postage	0.4%	52.80
18	Sanitation	0.0%	0.00
19	STP Sludge Hauling	9.6%	1,200.00
20	Supplies (Buildings)	0.2%	25.00
21	Supplies (Office)	0.2%	25.00
22	Radio Alarm - Remote Monitoring + Burne MSG	14.1%	1,392.00
23	Testing Chemicals/Flow Meter Calibration	0.0%	0.00
24	Water	0.0%	0.00
	<b>SUB TOTAL</b>		<b>12,523.54</b>
25	Operation Contingency		500.00
26	Administration		1,302.35
27	Debt Service		0.00
28	Capital Items & Transfer / Fund Balance Wash		0.00
29	Capital Contingency		0.00
30	<b>OPERATION TOTALS</b>		<b>14,325.89</b>

**INCOME**

31	Sewer Payments		14,256.00
32	Sewer Penalties		70.00
33	Debt Service		0.00
34	<b>TOTAL INCOME</b>		<b>14,326.00</b>
<b>Proposed Sewer Rates</b>			
35	<b>TOTAL INCOME</b>		<b>14,256.00</b>
36	Customer Count	36	
37	Annual Cost Per Household		396.00
38	Quarterly Flat Rate Fixed Charge**	4	99.00

\*Transfer and capital costs will be covered by fund balance

\*\*Sewer Charges added to water bill mailed every three months (4x/yr.)

**APPENDIX "C"**

Proposed

**Transfer and Capital Improvement Budget**

Fairways Sewer System (Part County Sewer District #6)

**DUTCHESS COUNTY  
WATER AND WASTEWATER AUTHORITY**

**Fairways Sewer System (FAS)**  
*Preliminary Transfer and Capital Budget*  
*Sunday, February 22, 2015*

**TRANSFER COSTS**

12,000.00	Property Boundary Survey of three treatment parcels and sewer line easements on HOA property and easement mapping and descriptions
1,000.00	Title Search and Insurance
1,000.00	Attorney's Fees - Memo of Understanding
1,000.00	Attorney's Fees - Easements
1,500.00	Attorney's Fees - Property Transfer
500.00	Misc. filing fees
0.00	Property taxes remain with HOA Parcel
300.00	Transfer of SPDES Permit Fee
<b>17,300.00</b>	<b>TRANSFER TOTALS</b>

**CAPITAL ITEMS**

7,550.00	Purchase 4 lift pumps year one. Install 2 year one.
250.00	Control Panel Locks
900.00	Valve box tamper proof hasp and pad lock (Total 3)
100.00	Add foam insulation as needed to valve boxes and other infrastructure.
600.00	Add light and receptacles to each control panel (Total 3)
300.00	Install ownership identification signs
<b>9,700.00</b>	<b>CAPITAL TOTALS</b>

27,000.00	Transfer and Capital Total
30,000.00	Available Fund Balance
3,000.00	Subtotal After Application of Fund Balance

**APPENDIX "D"**  
**Part County Sewer District #6**  
**Proposed Benefit Assessment Methodology**

**COUNTY WATER DISTRICT  
ZONES OF ASSESSMENT C, D, H, and M (Not J or K)**

**PART COUNTY SEWER DISTRICT #1, 2, 3 & 6**

**BENEFIT ASSESSMENT METHODOLOGY**

**DEVELOPED LAND (Use the higher of either LAND USE/WATER USE or ACREAGE)**

**LAND USE/WATER USE**

**RESIDENTIAL**

<b>FIRST DWELLING UNIT</b>	<b>10</b>
<b>EACH ADDITIONAL DWELLING UNIT</b>	<b>8</b>

**COMMERCIAL/INSTITUTIONAL:**

<b>FIRST 500 GPD WATER USAGE</b>	<b>20</b>
<b>EACH ADDITIONAL 100 GPD</b>	<b>4</b>

**ACREAGE**

<b>FIRST 2 ACRES</b>	<b>10</b>
<b>EACH ADDITIONAL WHOLE ACRE</b>	<b>2</b>

**UNDEVELOPED LAND**

<b>FIRST 2 ACRES</b>	<b>8</b>
<b>EACH ADDITIONAL WHOLE ACRE</b>	<b>2</b>

**STATE PARK LANDS**

<b>FIRST 500 GPD WATER USAGE</b>	<b>20</b>
<b>EACH ADDITIONAL 100 GPD</b>	<b>4</b>

RESOLUTION NO. 2015.03.I/09

Authority Board – DCWWA  
March 18, 2015 meeting

**Fairways Sewer System Acquisition – Adoption of SEQR Determination**

Rudy Vavra offers the following resolution and moves its adoption:

WHEREAS, the Authority proposes to enter into an Agreement with the Fairways at Red Hook Homeowners Association (HOA) regarding the acquisition by the Authority of the Fairways at Red Hook Sewer System (Fairways Sewer), currently owned by the HOA, and;

WHEREAS, upon acquisition of the Fairways Sewer System, the Authority will continue to serve the wastewater treatment needs of the current customers of the Fairways Sewer System in accordance with the terms of the Agreement with the HOA; and

WHEREAS, the County of Dutchess must create a Part County Sewer District encompassing the proposed sewer service area and execute a corresponding Service Agreement with the Authority in order for the Authority to provide sewer services within this framework; and

WHEREAS, it would be in the public interest for the Authority to acquire the Fairways Sewer System and for the County to establish the Part County Sewer District and execute the Service Agreement; and

WHEREAS, in accordance with the requirements of the SEQR, the Authority must make a determination as to the Environmental Impact of this proposed action; and

WHEREAS, this action has been classified as “Unlisted” and a Short Environmental Assessment Form has been completed and submitted to this Board; and

WHEREAS, the service area of the Fairways Sewer System is described in the map and tax parcel list attached to and made a part of the Short Environmental Assessment Form, and

NOW, THEREFORE BE IT RESOLVED, that the Authority Board declares itself as Lead Agency for this action, and

BE IT FURTHER RESOLVED, that the Authority Board does hereby determine that this action will not have a significant impact on the environment and hereby adopts the attached Negative Declaration with respect to this matter.

Seconded by Vincent DiMaso

<u>Record of Vote:</u>	<u>Aye</u>	<u>Nay</u>
Thomas LeGrand	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vincent DiMaso	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larry Knapp	<input type="checkbox"/>	<input type="checkbox"/> Absent
Rudy Vavra	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amanda Baxter-Dingee	<input type="checkbox"/>	<input type="checkbox"/> Absent