Public Information Meeting
October 27, 2026

Creating a Zone of Assessment
Dorsey Hill Water

Dutchess County Water and Wastewater Authority

Jonathan Churins, Executive Director

Vanessa Kichline, Project Facilitator

Jason Teed, PE, Project Manager

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Our Goals Tonight



Introduce

Introduce DCWWA staff directly involved in improving drinking water in your area



Inform

Explain how DCWWA operates and how we could serve your community



Listen

Hear your thoughts and concerns



Plan

Work together to determine the next steps that best serve you

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

About DCWWA

- Not-for-profit public benefit corporation, not a private company
- Independent public authority governed by our own Board, partnered with Dutchess County Government for certain administrative services
- Operates under NYS procurement law: all major contracts awarded through competitive bidding
- Subject to annual independent financial audits to ensure transparency and accountability
- Committed to providing safe, reliable drinking water and effective, responsible wastewater treatment
- A dedicated team of professionals delivering full-service solutions for water and wastewater systems

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

How DCWWA Funds Its Systems

DCWWA owns and operates many **financially independent** water and wastewater systems.

- Every system has its own:
  - Customers
  - Operating budget
  - Rates and benefit assessments
  - Capital improvement plan
- Funds collected for one system are only used for that system.
- Each community pays only for the infrastructure and services that serve that community.
- No system's customers subsidize another system's local projects.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

How DCWWA Funds Its Systems

System-Specific Costs

Each system is responsible for its own:

- Daily operations
- Local infrastructure
- Regulatory compliance and testing
- Capital improvements
- Professional services: engineering, legal, etc.

The condition of the system drives its cost

- Systems requiring more treatment, testing, and repairs cost more to operate
- Most operating costs are fixed, so fewer customers means higher cost per customer

Shared Services

Certain services are shared across all systems because it is less expensive for everyone

- Utility billing and customer service systems
- Compliance tracking and reporting software
- Office facilities and administrative support
- Operator training and certification
- Financial and professional oversight

Shared costs are allocated proportionally based on system size

- A large system like Hyde Park Regional carries a larger share than a small system

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Where does drinking water come from?



Groundwater

Pumped from underground aquifers



Surface Water

Taken from reservoirs, lakes, or rivers

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

What's in Hyde Park's Groundwater?



PFAS

"FOREVER CHEMICALS" DETECTED IN MANY LOCAL WELLS AND SMALL SYSTEMS



HARDNESS

CALCIUM & MAGNESIUM THAT BUILD UP IN PIPES AND APPLIANCES



IRON & MANGANESE

CAN STAIN LAUNDRY, SINKS, AND FIXTURES BROWN OR BLACK



OTHER MINERALS

MAY CAUSE UNPLEASANT TASTE, ODOR, OR COLOR



VARIABLE QUALITY

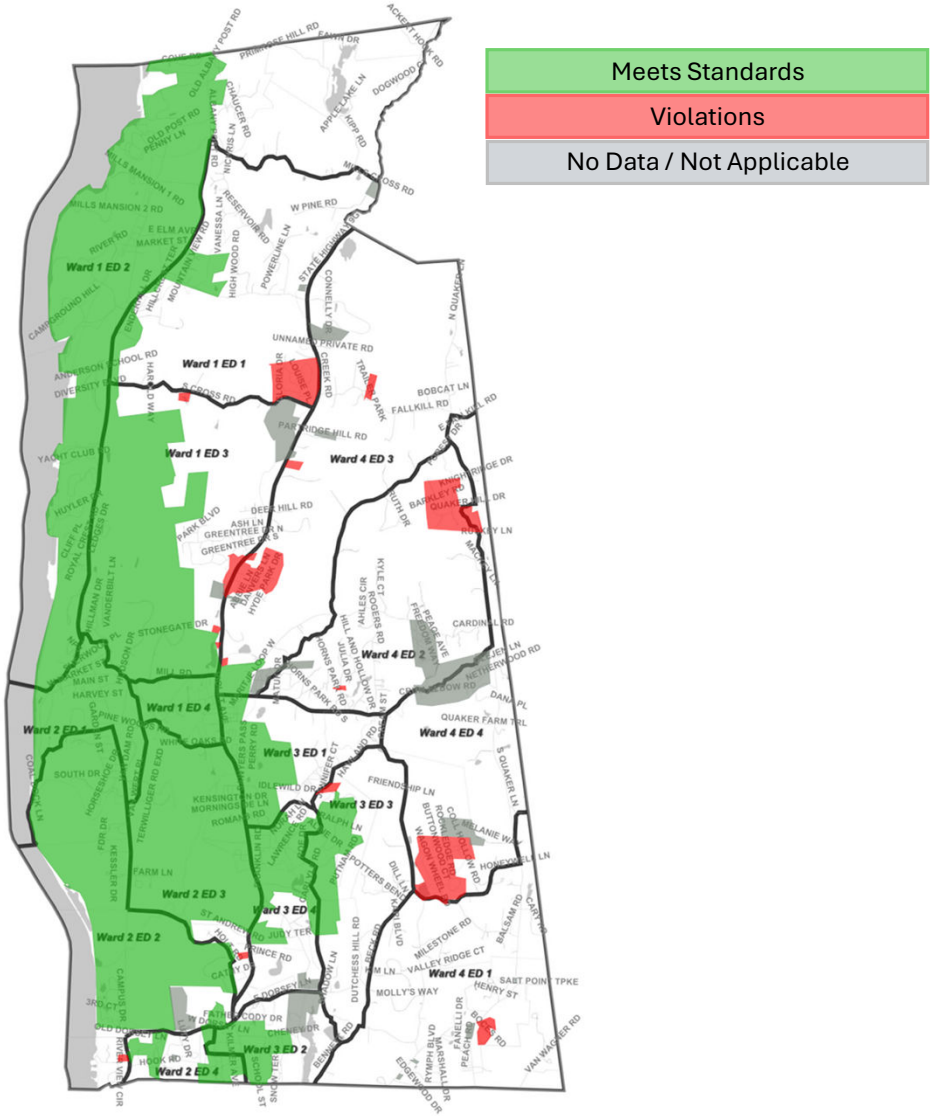
EACH WELL IS DIFFERENT

BOTTOM LINE: GROUNDWATER IN HYDE PARK OFTEN COMES WITH CHALLENGES AND POTENTIAL HEALTH RISKS.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Drinking Water Supplies in Hyde Park

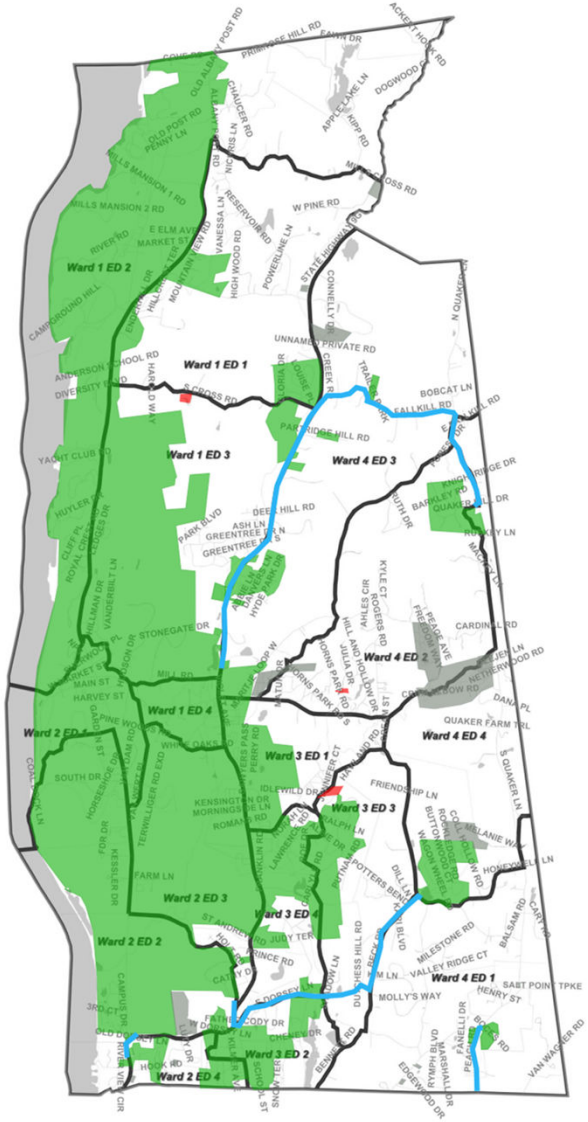
- **Hyde Park Regional Water System**
  - Draws from the Hudson River
  - Multi-stage treatment
  - Managed by full-time, professionally licensed staff
- **Small Public Water Systems**
  - Draw from groundwater wells
  - Limited treatment (often disinfection only)
  - Typically managed by part-time staff
- **Private Wells**
  - Vulnerable to the same contamination as public wells
  - Limited (often no) treatment
  - Managed by homeowners



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Expanding Access to Safe Drinking Water

- DCWWA is **expanding water infrastructure** in Hyde Park
- A **sustainable solution** to current and future water quality problems
- **New water main planned near your property**
- **Your opportunity to connect** to safe, reliable central water



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

The Hyde Park Regional Water System

Built for Reliability, Committed to Quality



Flagship system since 1994



Hudson River: a reliable year-round supply



Over 1 million gallons treated daily



Comprehensive Treatment

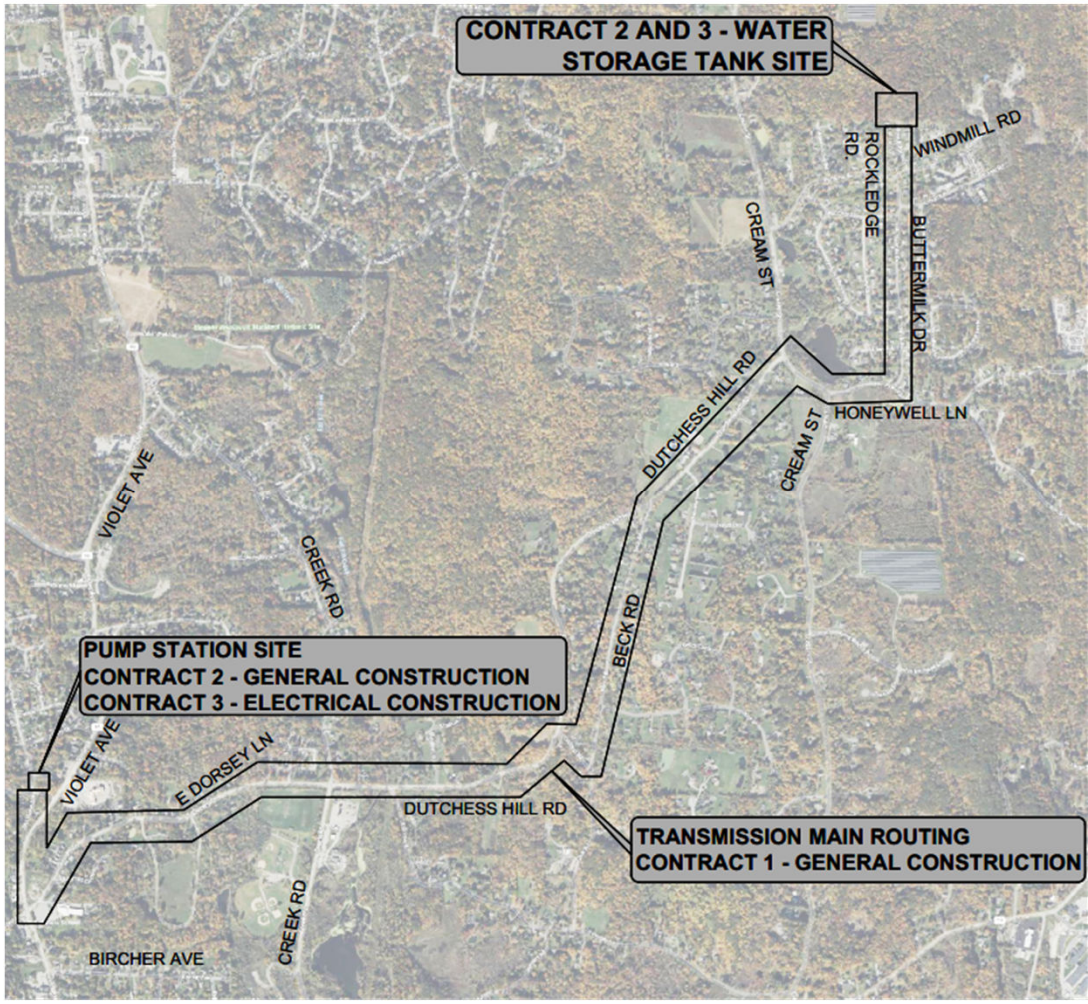


Trusted water for 10,000+ *and growing*

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

About our Project

- **3.5+ miles of new water main** from Hyde Park Regional
- **Solves PFAS contamination** in the Greenfields community
- **Design phase**
- **$5M in state and federal grants** plus subsidized loan
- **Future service expansion** to nearby properties



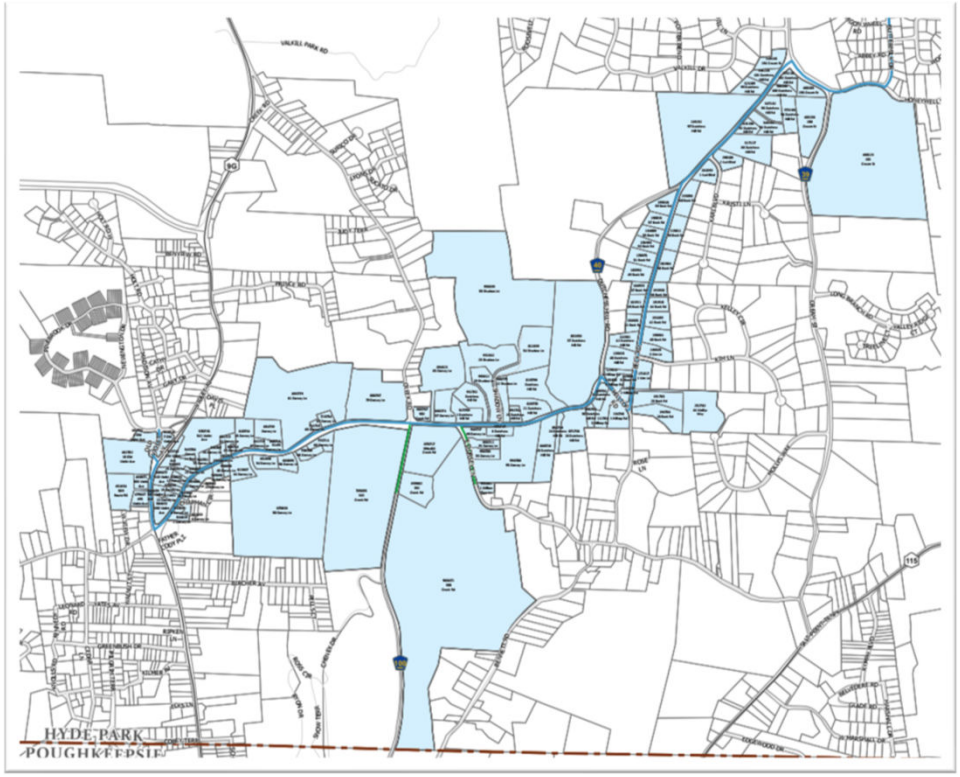
Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Creating the Zone of Assessment: Dorsey Hill Water

Dorsey Hill Water Service Area Includes Parts of:

- East **Dorsey** Lane
- Dutchess **Hill** Road
- Hilltop Road
- Beck Road

The Service Area begins at the intersection of Madison Avenue and Old Violet Avenue near the Pinebrook Community and extends down Violet Avenue, East Dorsey Lane, Dutchess Hill Road, Hilltop Road, Beck Road, back to Dutchess Hill Road and then ending at Cream Street.



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Residential Benefit Assessment Methodology

Developed Single-Family  **10 units**

Each Additional Dwelling  **+8 Units each**

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

How DCWWA Funds Water Systems

Capital Improvements

- Funded by **benefitted properties** based on benefit assessment
- Paid through **annual property tax bill**
- Covers **big, long-term projects**
  - New water mains
  - Storage tanks and pump stations
  - Treatment upgrades

Operations and Maintenance (O&M)

- Funded by **system users** based on metered consumption
- Paid through **quarterly water bills**
- Covers **daily costs** of running the system
  - Electricity
  - Chemicals
  - Staff
  - Testing
  - Repairs

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

O&M: Your Quarterly Water Bill

Metered Usage Rate

Based on actual gallons used

- **$9.12 per 1,000 gallons (2026 rates)**

Monthly Service Charge

- **$25.72 (3/4 inch)**
- **$36.00 (1 inch)**

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Putting it together: Your Total Annual Cost

Cost Category		Typical Annual Cost Range for a Single-Family Home
O&M	Service Charge	$309
	Metered Usage Rate	$547
Capital	Benefit Assessment	$943
	Total Annual Cost	**$1,799**

Includes 70% grant application to install service lines to property's edge along water main

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Annual Costs of Private Wells

Cost Category		Typical Cost Range for a Single-Family Home		
		Low	Average	High
O&M	Electricity to run well pump	$200	$400	$1,000
	Filters, softener salt, UV, etc.	$80	$300	$750
	Bottled water for home use	$0	$500	$1,500
Capital	Well pump replacement	$975	$1,750	$2,500
	Pressure tank replacement	$1,000	$1,500	$2,500
	Drilling a new well	$2,000	$8,000	$12,000+

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Why Choose Central Water?

Safe & Tested

Water is monitored daily to meet State & Federal standards

No More Well Worries

Avoid costly repairs, treatment systems, and running dry

Peace of Mind

Protection from PFAS and other contaminants in local groundwater

Convenience

Reliable water service even during power outages or droughts

Property Value

Homes with central water are more attractive to future buyers

Connecting could mean fewer headaches, lower risk, and more long-term value

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Typical Connection and What Does it Cost?

Apply

One-Time Fixed Fee

$1,150

Submit a Water Service Application

Connection fee pays for:

- Engineering review
- Drawings/materials review, inspection & approval
- Water meter (up to 4")
- Service tap
- Curb valve

Connect

Cost Varies by Property

Typical Range: $3,000 - $7,000

Hire a qualified contractor to:

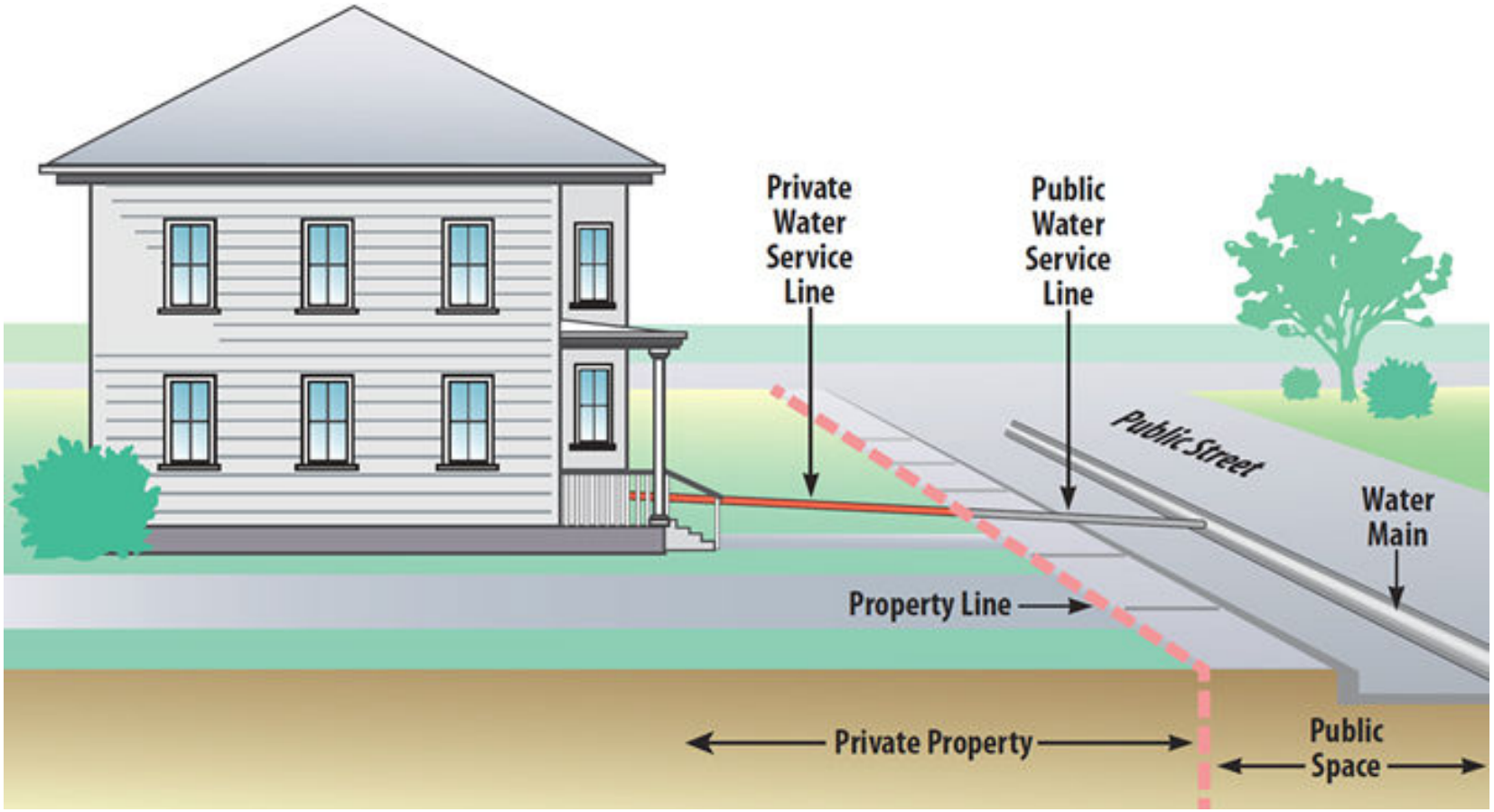
- Excavate and install your service line from curb valve to home
- Install your water meter
- Backfill and restore road/driveway/yard as needed
- Properly disconnect and abandon your well

Grants:

The Authority is in the process of applying for grants to help cover part of the cost for customers.
More Information will be provided when available.

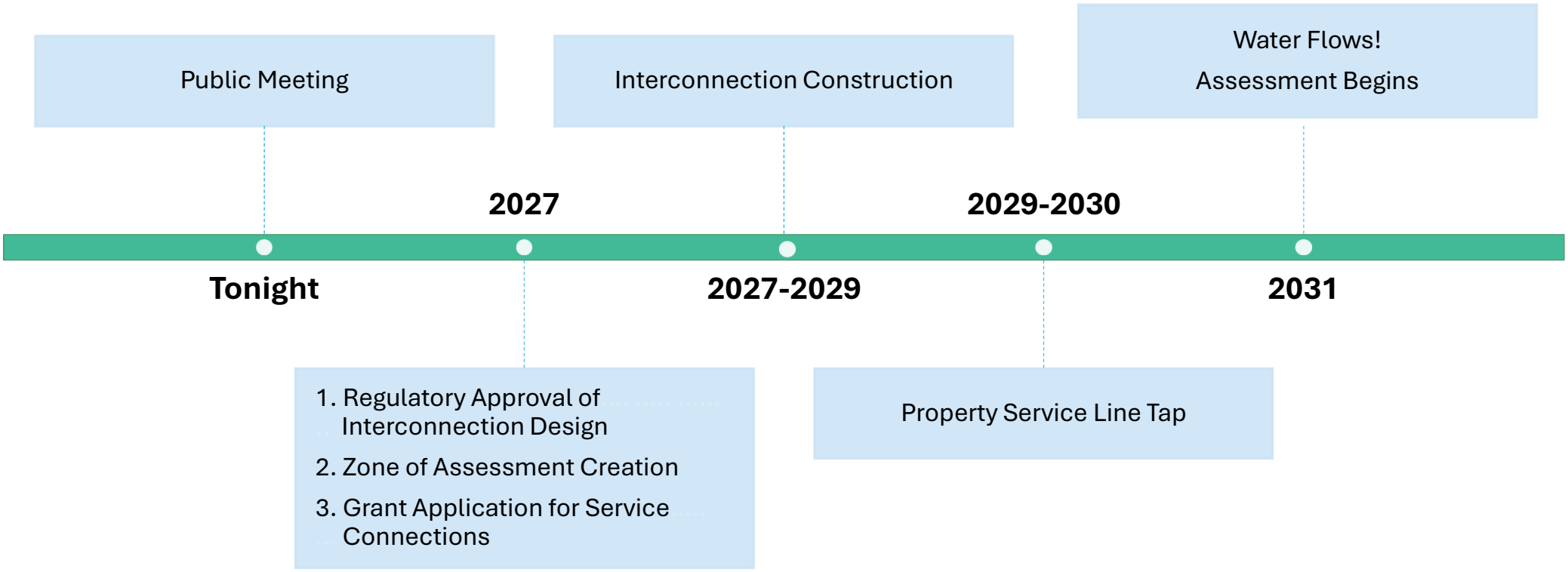
Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Who Maintains What?



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Your Water Future: Key Milestones



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: ***Is it mandated we pay into it?***

A: Yes, if a Zone of Assessment is created, all properties within the zone will be required to pay an annual Benefit Assessment.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: What kind of digging up and condition of roads?

A: Water mains may be installed using directional drilling, which allows pipes to be installed underground without digging a continuous trench. Excavation will generally be limited to entry and exit pits and areas where valves, hydrants, and connections are needed. Any pavement disturbed during construction will be repaired by the contractor. However, restoration will be limited to the areas disturbed by construction rather than resurfacing the entire roadway.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: In the January 13 presentation about this project, in the Q&A section, it specifically said this new main is being constructed solely to serve existing Greenfield customers, if that's the case, then why would the people on Beck road where the plan is to run the line have to pay for the infrastructure that they won't use?

A: We understand how this could be confusing, and we appreciate the opportunity to clarify. The January 13 presentation addressed the Greenfields interconnection project, which is being constructed to serve existing Greenfields customers. Today's meeting is about a separate, potential project that would make public water service available to your community. If that project moves forward, properties along Beck Road would also benefit from the water main being installed as part of the Greenfields project and would therefore share in its cost. However, property owners would not be responsible for any portion of those costs unless the proposed project moves forward and public water service becomes available to their properties.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: Also, why was the decision made to deviate from Duchess Hill down Hilltop, and Beck and back to Dutchess Hill, instead of just following Duchess Hill to the end?

A: The route along Hilltop Road and Beck Road was identified as the preferred alternative based on construction efficiency and the potential to make public water service available to a greater concentration of properties.

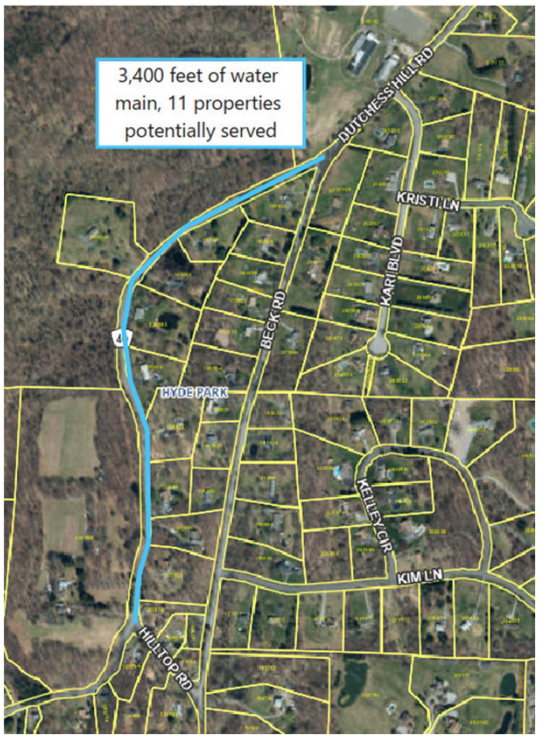
Beck Road's straighter alignment makes it better suited for directional drilling than Dutchess Hill Road, which would likely reduce construction costs and minimize disruption to roads, traffic, and surrounding properties.

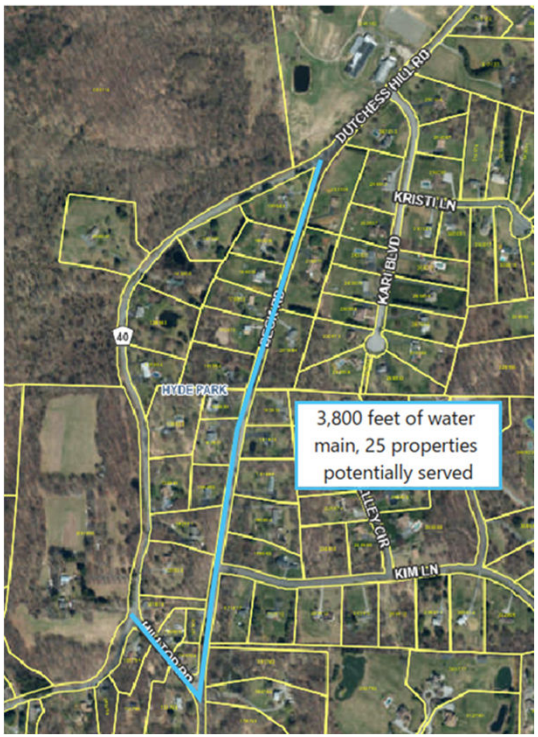
Additionally, the Hilltop Road and Beck Road could make public water service available to a denser concentration of properties, including properties whose owners have expressed interest in connecting.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

A: Overall, the proposed route offers a more efficient and potentially less expensive way to extend public water service from Hyde Park to Greenfields, with the additional benefit of potentially providing future water service to the greatest number of properties





Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: How do you plan on running the line down Beck Road? Specifically, because part of Beck Road has underground wiring and along the road are hundred plus-year-old trees.

A: The water main may be installed using directional drilling, which allows the pipe to be installed underground without excavating a continuous trench. All work will take place within the public right-of-way, and the proposed installation method is recommended in part to minimize disturbance to the surrounding properties and mature trees along Beck Road. Because directional drilling takes place below ground without requiring extensive excavation, impacts to tree roots are expected to be minimal. We recognize the importance of preserving these established trees, and the project has been designed to avoid unnecessary disturbance to them.

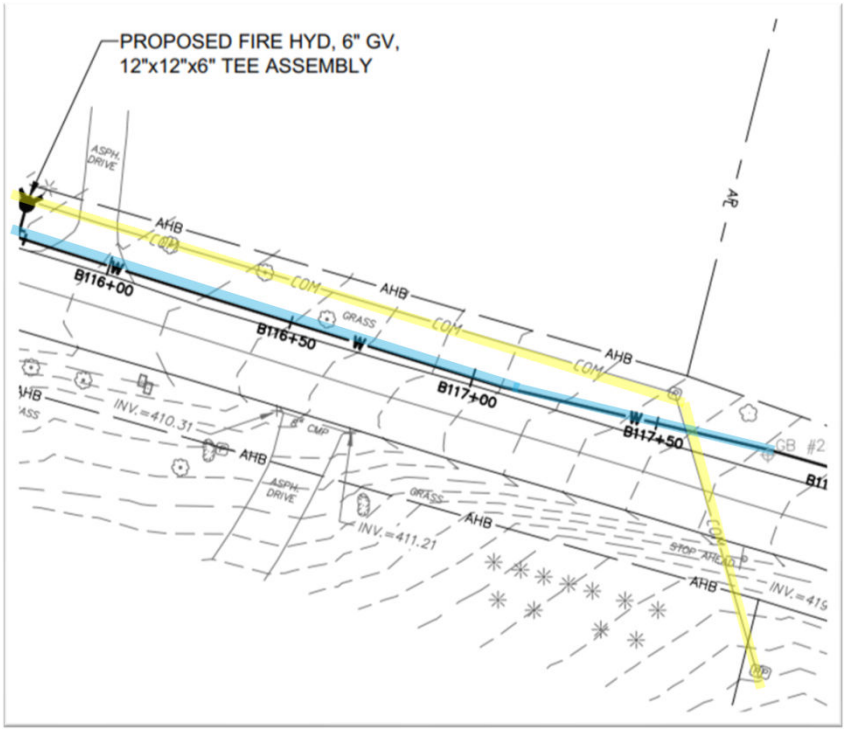
The existing underground wiring has already been identified and is shown on the project survey. The design accounts for this wiring by specifying that the water main be installed below it, with a minimum of 18 inches of vertical separation to avoid conflicts and ensure safe installation.

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

You asked: Questions from the Community

Q: How do you plan on running the line down Beck Road? Specifically, because part of Beck Road has underground wiring and along the road are hundred plus-year-old trees.

A: The existing underground wiring has already been identified and is shown on the project survey. The design accounts for this wiring by specifying that the water main be installed below it, with a minimum of 18 inches of vertical separation to avoid conflicts and ensure safe installation.



Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY

Audience Questions

Slides presented at public meeting
October 27, 2026, 6:00-8:00 pm
DCWWA Main Office
1 LaGrange Ave, Poughkeepsie, NY