

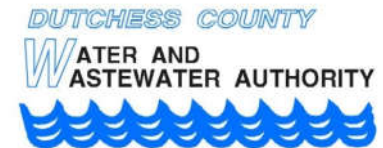
# Dutchess County Water and Wastewater Authority

Pinebrook Water Interconnection and Expansion Area  
Zone of Assessment Creation

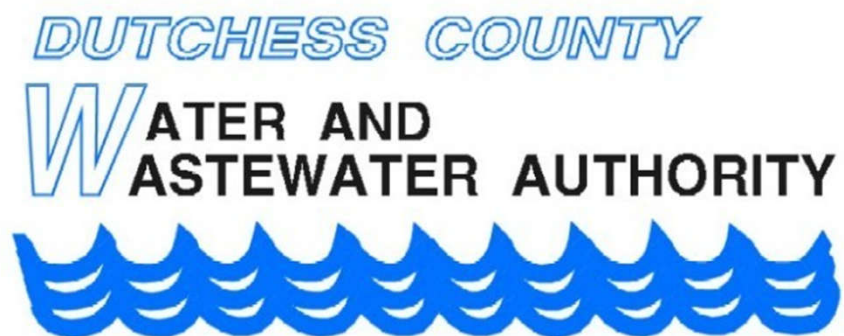
Jonathan Churins, Executive Director

Vanessa Kichline, Project Facilitator

Jason Teed, P.E., Project Manager



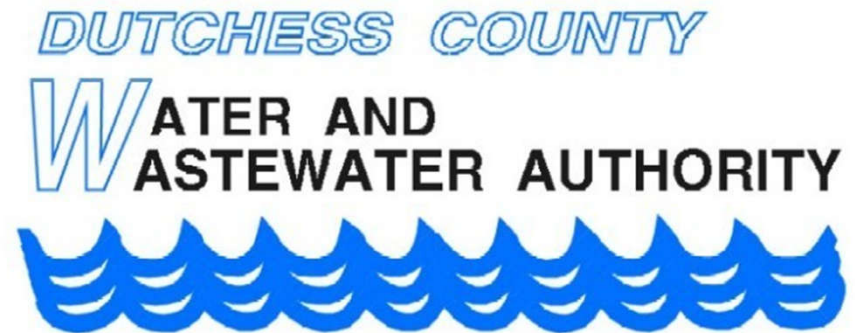
Slides presented at public meeting  
May 6, 2025, 5:00 - 7:00 pm  
Roosevelt Fire Station 3  
830 Violet Ave, Hyde Park, NY



- ▶ The Dutchess County Water and Wastewater Authority (DCWWA, Authority) is an independent public benefit corporation established, at the request of the County of Dutchess, by an act of the State Legislature and governed by an appointed Board of Directors.
- ▶ The Mission of the DCWWA is to protect and enhance the health, environmental sustainability and economic stability of Dutchess County and its residents through the provision of clean drinking water and proper treatment of wastewater, acting at all times with a commitment to accountability and transparency.

# The Authority is

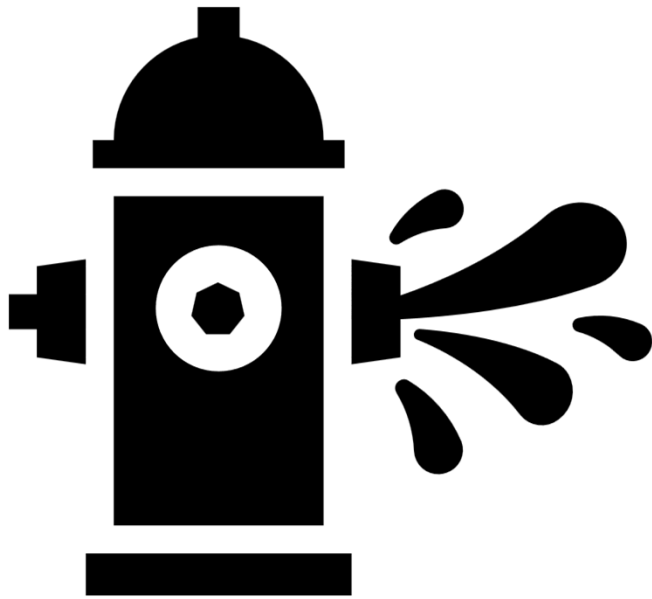
- ▶ A small group of professionals providing end-to-end integration in water and wastewater system operations.
- ▶ Independent of Dutchess County Government
- ▶ A not-for-profit organization
- ▶ Subject to NYS procurement policy
- ▶ Subject to annual financial auditing
- ▶ Dedicated to providing reliable and safe drinking water
- ▶ Dedicated to providing reliable and proper treatment of wastewater



# Pinebrook Water System Project Background

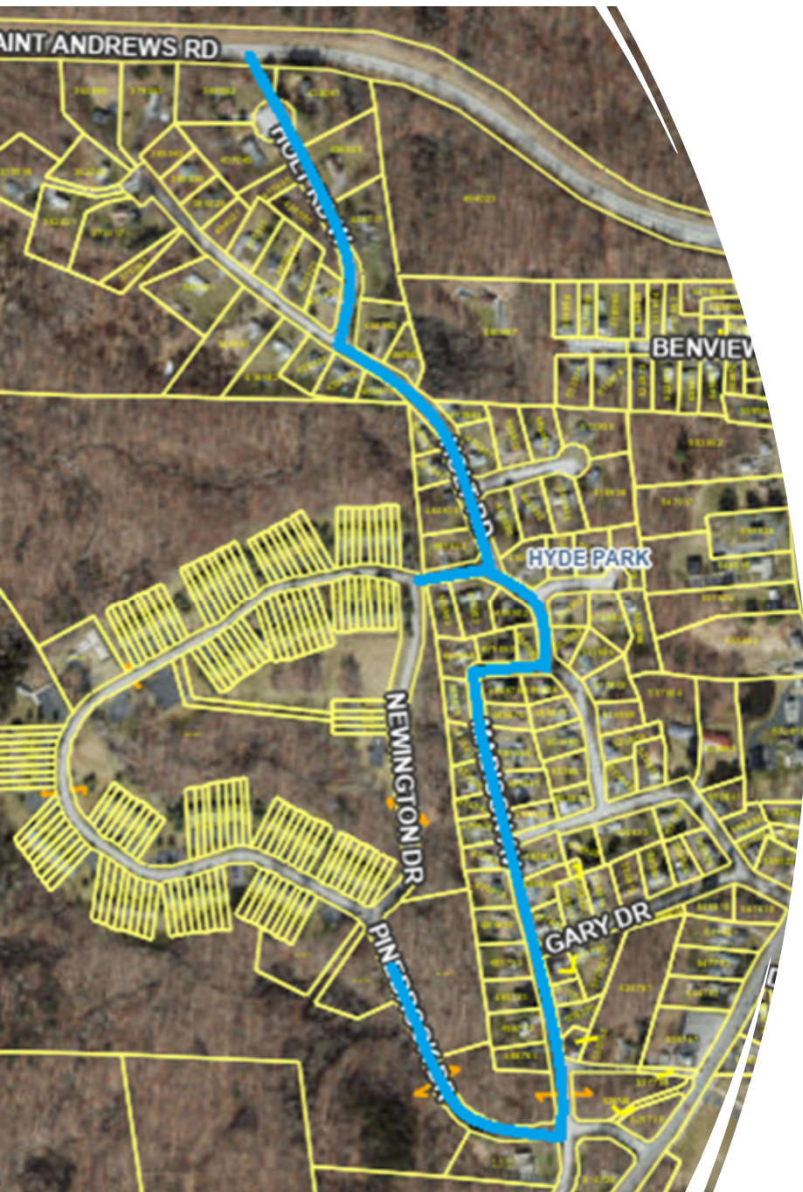
- Owned by the Authority since 2015
- Grant received to interconnect the Pinebrook distribution system to the Hyde Park Regional Water System in 2018
- Construction completed in 2023
- Long-term financing in 2025





## Hyde Park Regional Water System Background

- Owned by the Authority since the 1990s
- Serves over 10,000 Hyde Park residents
- Sources water from the Hudson River
- Provides extensive treatment through filtration, disinfection and corrosion control
- Produces on average 1.1 million gallons per day
- Can produce up to 2.1 million gallons per day



# Interconnection from Hyde Park Regional

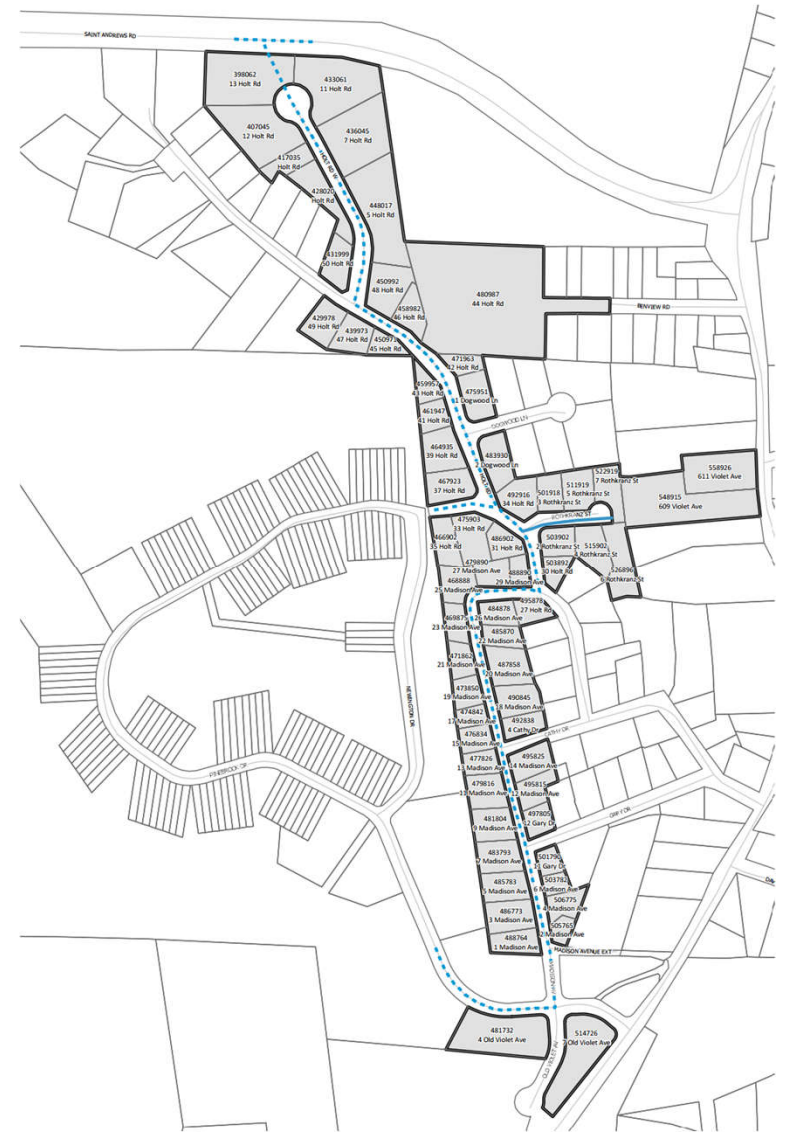
- Two connection points
  - Holt Road and Newington Drive
  - Pinebrook Drive
- Water quality in Pinebrook substantially improved from interconnection with Hyde Park Regional, including:
  - Chloride, Color, Iron and Manganese
- Residents have removed 'point-of-use' treatment (i.e. Softeners)



# Creating a Water District: Zone of Assessment

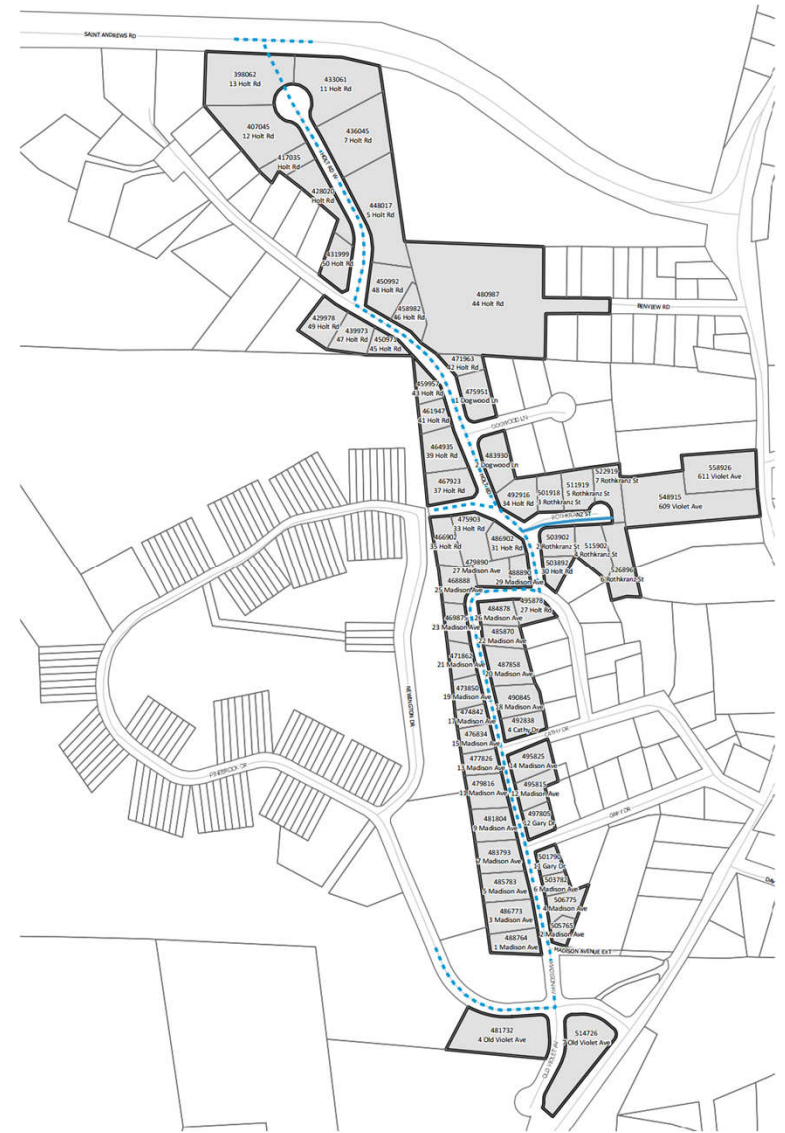
## Pinebrook Water Expansion Area (PEW)

- Total sixty-four (64) properties
  - Sixty (60) developed residences
  - Two (2) Apartments
  - Two (2) undeveloped



# Creating a Water District: Zone of Assessment

- Each parcel that is immediately adjacent to the installed water main has been included in the Zone of Assessment. These parcels can connect to central water once the Zone of Assessment is created
- Frantoni Villas at 607 Violet Avenue has very poor water quality and cannot meet current standards set forth by State and Federal regulations for a Public Water Supply. A water main will be installed along Rothkranz Street to serve Frantoni Villas. All Rothkranz Street residents are included in the Assessment





# Why Connect?



- **The Hyde Park Regional Water System is a reliable and safe water supply.**
  - Operated by certified and experienced staff
  - Regulated by State and Federal law
- **Lower Maintenance Costs**
  - Private wells are unpredictable and may have costly repairs
- **Increases Property Value**
  - Central utilities are more appealing to future homeowners
- **No Risk of Well Contamination**
  - Vulnerability is removed by connecting to central water. The water system provides the treatment for you
  - Small lot size = potential private sewer contamination in your well
- **Convenience and Reliability**
  - No power? No problem, the water system has emergency backup power and elevated storage tanks to continue to provide water during blackouts.
  - Drought Conditions? The Hudson River is a stable and resilient source that the system can continue to draw water from.

# When the Zone of Assessment is created, now what?



## Authority

Can allow water service line connections to system

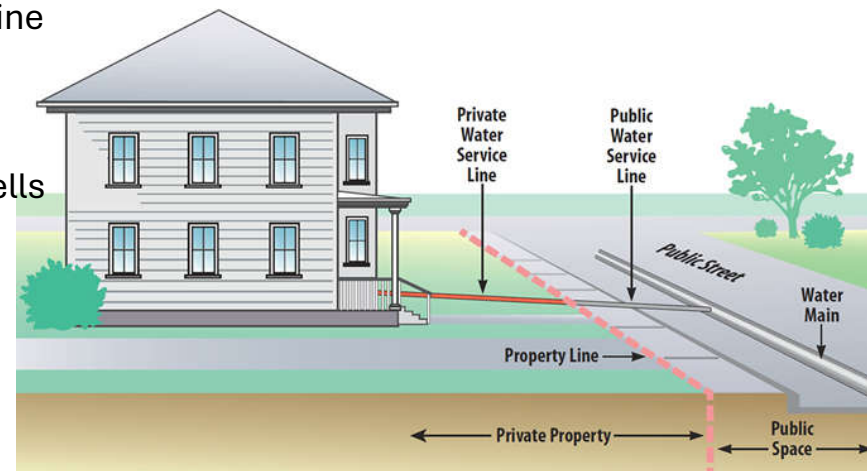
Are obligated to provide potable water



## Property Owner

Can request water service line connection

Can abandon their water wells



# Water Service Lines

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- The Authority is responsible for:
  - Installing the water service line from the main to the curb valve
  - Installing the curb valve
  - Providing a water meter (up to 4-inches)
- The property owner is responsible for:
  - Water Service Application and fee
  - Road excavation/restoration costs
  - Installing the service line from curb valve to dwelling
  - Installing the water meter
  - Physical disconnection and abandonment of well



# Costs

- Operations and Maintenance (O&M)
  - Metered Usage Rate: \$9.12 per 1,000 gallons
  - Monthly Service Charge: single-family residence (SFR)
    - \$24.73 for ¾" service connection
    - \$34.62 for 1" service connection
    - \$71.70 for 2" service connection
- One-time Water Hook Up Charge: \$1,150
  - Customer responsible from curb valve (property line) to dwelling
  - Water meter provided by the Authority
- Capital Costs
  - Pinebrook Connection to Hyde Park Regional
    - Total Cost: \$2,116,517
    - EFC Grant Coverage: \$1,268,000
    - Remaining Balance: \$848,517
  - Extension of water on Rothkranz Street
    - Projected Cost: \$188,000

All rates subject to inflation and competitive bid

## Costs (cont'd)

# Estimated Annual Debt Service

Improvements: \$1,036,517

Estimated Annual Cost per SFR: \$558

*Past improvements (outstanding debt service) to the water treatment plant capital costs are shared by all benefit users, which would include the Pinebrook Expansion Area*

*Similarly, the capital costs incurred due to the water treatment plant improvements as part of this project, all users share those costs as benefited users*

*All properties benefit whether they are connected or not, and therefore share in the capital costs*



# Estimated Annual Projected Costs Summary

	Zone of Assessment Creation and Connection to Hyde Park Regional	
Annual Operating Cost per Customer (O&M)	\$844	$\$844/4 = \$211$ <i>per quarter</i>
Annual Capital and Debt Service per Typical Single- Family residence (30 yrs)	\$558	<i>Annual tax bill</i>
Total Annual Cost per Typical Single-Family residence	\$1,402	$\$1,402/12 = \$117$ <i>per month</i>

All rates subject to inflation and competitive bid

# Projected Path Forward

- Public Meeting (Tonight)
- Zone of Assessment Creation (Fall 2025)
- Service Lateral Application (Fall 2025 and beyond)
- No service line connections allowed during winter shutdown



# Questions?

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