

## Website Questions and Answers – November 2020 Comment Period

### Questions related to District Formation

[Microsoft PowerPoint - Joint Project Public Information Meeting Powerpoint 10122020 \(ID 1947815\) \(ID 2155185\).pptx \[Read-Only\] \(wordpress.com\)](#) slide 14  
<https://law.justia.com/codes/new-york/2010/twn/article-12/190-a/>

- Q. Who is required to sign the petition to form the Salt Springs Water District in accordance with NYS Law Article 12?
- A. Only property owners within the proposed district are allowed to sign the petition. Should property owners totaling at least 51% of the total assessed value within the proposed district sign the petition, the district is formed.
- Q. Why are the houses on Sky Ridge Rd and Strawberry Lane not included in the Core Project Area?
- A. District boundaries are currently being evaluated.
- Q. How many EDUs are assigned to the non-residential properties within the proposed district?
- A. Vacant properties are typically assigned 0.5 EDUs. Commercial property EDUs are typically calculated based on water use
- Q. Have any rezoning actions been taken since the Salt Springs Road Potential Water Service Area Feasibility Report (SSPWAFR) that was issued in December 2017?
- A. No.
- Q. Since the proposed user cost is above the NYS Comptroller threshold will the district need approval from the Office of the State Comptroller to move forward with construction?
- A. Yes, district formation would need to be approved by the NYS Comptroller should the proposed cost exceed the current NYS Comptroller Threshold.
- Q. Has the proposed Salt Springs Water District passed?
- A. No, the proposed Salt Springs Water Districts are still in the district formation stage.

### Questions related to timeline

[Anticipated Project Schedule – Salt Springs Water District Project \(saltspringswaterproject.com\)](#)

- Q. What is the timeline for the project?
- A. See Anticipated Project Schedule under the Project Information tab on the website.
- Q. Is there any potential for a more rapid implementation and build-out for the project due to these efforts?
- A. Unfortunately, no. There are various project steps such as district formation, environmental review, securing funding, engineering design, public bidding that all take time to progress and are required of a municipal water project.

### Questions related to construction

[Microsoft PowerPoint - Joint Project Public Information Meeting Powerpoint 10122020 \(ID 1947815\) \(ID 2155185\).pptx \[Read-Only\] \(wordpress.com\)](#) slides 4-7

- Q. Is the potential waterline that would service MacClenthen Road, if it included in the district, be in the road or on the side of the road?
- A. Water main would likely be installed on the side of the road in the right-of-way. Exact alignment would be determined during final design phase.
- Q. How was the average distance of 150ft to the ROW generated?
- A. The 150 feet distance from the house to right-of-way (ROW) is referenced in the Water Service Connection drawing. 150 feet is the maximum distance a house can reside from the ROW prior to a meter pit being required per OCWA's standards.
- Q. The current project proposal (core project area) notes the requirement for 26,500 linear feet of 8-inch watermain, however the SSPWAFR proposes 26,600 linear feet of 8-inch watermain. Why is has the required amount been decreased?
- A. The length is an estimated amount based on aerial mapping during the current planning phase. Estimates will continue to be refined as the project moves into a detailed design phase.
- Q. How was the sizing of the proposed Water Tank determined? Has it been designed to accommodate future development?
- A. The water tank is sized to balance current water demand, future demand, fire flow requirements, and water quality.

- Q. Has the aspect of elevation been considered in terms of service to the EDU's and cost of additional equipment?
- A. Yes, the proposed water storage tank would provide the required minimum water pressure to all district resident.

### **Questions related to costs**

[Microsoft PowerPoint - Joint Project Public Information Meeting Powerpoint 10122020 \(ID 1947815\) \(ID 2155185\).pptx \[Read-Only\] \(wordpress.com\)](#) slides 8-10

- Q. How will this project impact me financially? Will it be included in my taxes or as a separate payment?
- A. See project costs listed on website. Debt service is assessed thru Town taxes. Water purchase costs would be billed directly by OCWA.
- Q. When will I start paying the debt service amount?
- A. Based on the current project schedule, debt service would likely be assessed on Town taxes in 2024.
- Q. How was the debt service calculated for the core project area?
- A. See Project Financing and User Cost Estimate in the Project Information tab of the website.
- Q. What is the estimated project cost of this project?
- A. The total estimated project cost is estimated to be \$8-\$10 million, pending various service area alternatives.

### **Questions related to the need for a new water service**

[Microsoft PowerPoint - Joint Project Public Information Meeting Powerpoint 10122020 \(ID 1947815\) \(ID 2155185\).pptx \[Read-Only\] \(wordpress.com\)](#) slide 3

- Q. Wells that have been tested and are "poor quality", "low yield" and "low pressure" What are the specifications that determine "poor quality", "low yield" and low pressure"?
- A. Information is based on anecdotal reports from area residents. Specifications have not been established.

- Q. What is the use of the Normally Closed Valve that is called out on the Drawings?
- A. The Normally Closed Valve would isolate different pressure zones in OCWA's system during normal operation. Valve could be opened for maintenance or emergency purposes.
- Q. Why is this project being brought up again, if the Salt Springs Water District was voted down by referendum?
- A. The currently proposed project varies from previous proposals. For example, only properties fronting Salt Springs Road in the Town of Sullivan are included in the proposed district.

### **Questions related to grant funding**

#### [Funding Opportunities – Salt Springs Water District Project \(saltspringswaterproject.com\)](http://saltspringswaterproject.com)

- Q. How does DASNY funding apply to this project? What obligations are attached to using DASNY Funding?
- A. The Town of Manlius has received a preliminary award from DASNY for \$2 million specifically for this project. Please refer to [www.dasny.org](http://www.dasny.org) for more information about DASNY.
- Q. In the Project Presentation the value for the potential EFC WIIA grant funding amount is listed as 'Lesser of \$3M or 60% of total project costs less other grants, max.' Similarly, under the 'Funding Opportunities' page, the WIIA grant opportunity is listed as '...up to \$3 million or 60% of the total net project cost'. This would indicate a maximum potential grant amount of \$3M. However, on the 'Project Costs' page the EFC WIIA targeted grant amount is listed at \$3.6M.
- A. The Project Costs page assumes the Town of Sullivan and Town of Manlius would apply separately for WIIA grants. Based on the "EDU equivalent" project costs between the two Towns, the maximum WIIA grant would be \$3.6M.

### **Questions related to environmental impact**

- Q. What practices will be employed to protect surface and groundwater quality, prevent soil erosion, and avoid impact on critical hydrologic areas and/or habitats, if any are found?
- A. The project may apply for various NYSDEC permits as part of the design/construction phase to ensure construction impacts are avoided or mitigated. Mitigation practices

generally include erosion and sediment control measures, directional drilling under stream crossings or wetlands, seasonal limits to tree removal, etc.

- Q. The United States Department of Agriculture - Rural Development is involved in this project. Does that make this a Federal Action? If so, will they conduct an NEPA evaluation as prescribed by law?
- A. Yes, the project will conduct an environmental review in accordance with pertinent laws and regulations.

### **Questions related to the Skyridge Water District**

<https://saltspingwaterproject.com/project-information/>

- Q. Where do the Skyridge Water District and Clear Path for Veterans get their water?
- A. The Skyridge Water District is currently served by two community wells, chlorination system, and water storage tank. Clear Path for Veterans is served by private wells.
- Q. Does Horse Shoe Lane's water supply include water pumped up-hill from the "Existing Sleepy Hollow Booster Pump Station Location" depicted on the Core Project Area schematic?
- A. No, the existing Horseshoe Lane (Skyridge Water District) and Sleepy Hollow water systems are not currently connected. The Salt Springs project proposed to install a new water main connecting these systems, at which point the existing infrastructure would be decommissioned.
- Q. How will the existing Skyridge Water District benefit from this project?
- A. The proposed project will provide the Skyridge Water District with an alternative water source. This would allow the existing community wells and water storage tank to be decommissioned.
- Q. What is the cost to the Skyridge residents?
- A. Existing Skyridge Water District residents would be responsible for sharing in the Salt Springs Water Project costs (currently estimated at \$952/year) given mutual benefit, plus costs to address existing infrastructure (replace water mains, decommission existing wells and tank). Additional cost estimates are currently being developed.
- Q. Is there a hookup cost if my house already has a water service?
- A. Reconnection to existing water services would be included in the project.

### Questions related to future development

- Q. Has this project taken into consideration the possibility of future development? How will be the cost be shared if there is a future development? Would residents be subsidizing the cost for future homes?
- A. Yes, the project is being developed in accordance with NYS Smart Growth guidance. Should a new house (or other development) be built in the district at a later date the new house would share equally in the cost of the remaining debt service. In other words, a new house would increase the number of district units and therefore decrease cost per unit for all residents.
- Q. Please explain the sizing of the tank at 150,000 gallons. Is it sized to accommodate future development? If so, how many homes and EDUs?
- A. Fire flow capacity is the governing factor in sizing this tank. Generally, a 1200 gallon per minute fire flow demand for two hours has been assumed. Future development can be accommodated on the order of 500 EDUs.

### Questions related to hook-up from water line to homes

[Project Presentation – Salt Springs Water District Project \(saltspringswaterproject.com\)](http://saltspringswaterproject.com) slides 10-11

- Q. Can the excavation cost be represented in cost per foot rather than cost per cubic foot?
- A. Rock excavation costs are shown as \$ per cubic foot given rock depth varies throughout the project corridor. Typical user connection costs with “mostly soil lawn” and “mostly rock lawn” are shown on the project website.
- Q. Is the connection to the proposed water system mandatory?
- A. No, connection is not required. District residents that do not connect to the public water system are still responsible for the debt service cost.