

TOWN OF SULLIVAN

NOTICE OF PUBLIC HEARING IN THE MATTER OF THE INCREASE IN THE MAXIMUM AMOUNT TO BE EXPENDED FOR IMPROVEMENT OF FACILITIES IN THE SLEEPY HOLLOW WATER DISTRICT IN THE TOWN OF SULLIVAN, COUNTY OF MADISON, STATE OF NEW YORK

NOTICE IS HEREBY GIVEN that there has been presented to the Town Board of the Town of Sullivan, New York, a Map, Plan and Report, relating to the construction of water system improvements within the existing and formed “Town of Sullivan – Sleep Hollow Water District,” which Map, Plan and Report is on file with the Town of Sullivan Town Clerk located at 7507 Lakeport Road, Chittenango, New York, where it is available for inspection by all interested persons.

NOTICE IS FURTHER GIVEN that such Water Improvements include those described in the Town Engineer’s Map, Plan and Report and consist generally of approximately 2,840 linear feet of 8-inch water main; approximately 8 mainline valves; a Grundfos booster pump station and water service; two hydro-pneumatic tanks; water meter supplied by OCWA; 10 water service transfers (and 2 new water services extended to house); and approximately 20 water meters to be installed within the project area; and decommissioning and abandonment of existing water system infrastructure in the Town of Sullivan (the “water improvements”), and consisting of approximately 13 properties, all as described in the attached Schedule “A”.

NOTICE IS FURTHER GIVEN that the Town Board has received a petition, dated April 24, 2020, pursuant to §202-d of the Town Law, requesting an increase in the amount to be expended for improvement of facilities in the existing and formed **Sleepy Hollow Water District**, which petition is signed by the owners of taxable real property situate in the Water District, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the Water District, as shown upon the latest completed assessment roll of said Town, and including the signatures of resident owners of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the Water District, owned by resident owners according to the latest completed assessment roll.

NOTICE IS FURTHER GIVEN that the maximum amount proposed to be expended for the construction of the water improvements is proposed to increase from Three Hundred Eighty One Thousand Seven Hundred and 00/100 Dollars (\$381,700.00) to Five Hundred Forty Thousand Two Hundred Twelve and 00/100 Dollars (\$540,212.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments from the several lots and parcels of land within the District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, all as shown on the attached financing plan (Schedule “B”) as set forth in said Map, Plan and Report and further includes a Water Infrastructure Improvement Act (WIIA) Grant and an anticipated 30-year low interest DWSRF loan.

NOTICE IS FURTHER GIVEN that the increase in the maximum amount to be expended is due to generally increased costs of labor and materials; and

NOTICE IS FURTHER GIVEN that the estimated cost of the District to the “typical property” (as defined in the Town Law) is One Thousand Three Hundred Six and 00/100 Dollars (\$1,306.00) (taking into account the capital/debt service, operation, maintenance, water use, user fees and county fees), annually; and that the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed.

NOTICE IS FURTHER GIVEN there will be no hook-up fees to the typical property in said District.

NOTICE IS FURTHER GIVEN that the Town Board has previously determined that: (1) the creation and construction of the Water Improvements is a Type I Action for purposes of SEQRA; (2) the Town Board would act as lead agency in this matter; and (3) there would be no adverse environmental impacts and a Negative Declaration was adopted.

NOTICE IS FURTHER GIVEN that in accordance with Town Law §202-d and §196, the Town Board will meet at the Town Hall located at 7507 Lakeport Road, Chittenango, New York on June 3rd, 2020 at 6:00 p.m., or as soon thereafter as the matter can be heard for the purpose of conducting a public hearing relative to the increase in the maximum amount to be expended for the construction of water facilities in the Sleepy Hollow Water District as described in the Map, Plan and Report; **the public may mail, e-mail or text comments to the Town Clerk by noon on June 3, 2020**, (unless the present Order of the New York State Governor concerning the COVID-19 pandemic has not been lifted in which case the Board shall convene using the telephone/video conferencing medium known as ZOOM which may be accessed by:

<https://madisoncountyny.zoom.us/j/93894638092?pwd=MzFLYStkbzAwU3Y5L25RQ3Rmc2lGdz09> Topic: Town of Sullivan Board Meeting / Sleepy Hollow Water District Public Hearings

Time: Jun 3, 2020 06:00 PM Eastern Time (US and Canada)

Meeting ID: 938 9463 8092 Password: 526604

One tap mobile

+16465588656,,93894638092# US (New York)

+13017158592,,93894638092# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 938 9463 8092

Find your local number: <https://madisoncounty-ny.zoom.us/j/93894638092?pwd=MzFLYStkbzAwU3Y5L25RQ3Rmc2lGdz09>. The Board meetings held by using this telephone/video conferencing medium can be viewed at the Madison County YouTube page at the following link: <https://www.youtube.com/channel/UCgdcgWYfbnN6U0LxChcJWJA>.

NOTICE IS FURTHER GIVEN that the proposed Water Improvements consist of the improvements more particularly set forth in the Map, Plan and Report and as described by a Deed of Conveyance and in the areas of the Town as set forth above, presently on file in the Office of the Town Clerk, and are located as specifically described in the attached Schedule “A”.

NOTICE IS FURTHER GIVEN that a copy of the Map, Plan and Report is on file with the Town of Sullivan Town Clerk located at 7507 Lakeport Road, Chittenango, New York, where it is available for inspection by all interested persons during regular business hours or via electronic means in light of the restrictions resulting from the COVID-19 pandemic.

DATED: May 14, 2020

ROSEMARY CZERNIAK, Deputy Town Clerk

SCHEDULE "A"

Boundary Description Existing Sleepy Hollow Water District Boundary

The Existing Sleepy Hollow Water District Boundary, situated in the Town of Sullivan, County of Madison, State of New York, being more particularly described as follows:

Commencing at the Point of Beginning located at the southwestern corner of Parcel 49.9-1-7.2 as shown on the Town of Sullivan Tax Map; thence proceeding northerly along the western property boundary of Parcel 49.9-1-7.2 to the southwestern property corner of Parcel 49.9-1-6; thence continuing northerly along the western boundary of Parcel 49.9-1-6 to the southwestern property corner of Parcel 49.9-1-5; thence continuing northerly along the western boundary of Parcel 49.9-1-5 to the southwestern property corner of Parcel 49.9-1-4; thence continuing northerly along the western boundary of Parcel 49.9-1-4 to the southwestern property corner of Parcel 49.9-1-3; thence continuing northerly along the western boundary of Parcel 49.9-1-3 to the southwestern property corner of Parcel 49.9-1-2; thence continuing northerly along the western property boundary of Parcel 49.9-1-2 to the northwestern property corner of Parcel 49.9-1-1; thence proceeding easterly along the northern boundary of Parcel 49.9-1-1 to the northeastern property corner of said Parcel; thence continuing easterly across Sleepy Hollow Road to the northwestern property corner of Parcel 49.9-1-8; thence continuing easterly along the northern boundary of Parcel 49.9-1-8 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 49.9-1-8 to the northeastern property corner of Parcel 49.9-1-9; thence continuing southerly along the eastern boundary of Parcel 49.9-1-9 to the northeastern property corner of Parcel 49.9-1-10; thence continuing southerly along the eastern boundary of Parcel 49.9-1-10 to the northeastern property corner of Parcel 49.9-1-11; thence continuing southerly along the eastern boundary of Parcel 49.9-1-11 to the northeastern property corner of Parcel 49.9-1-12; thence continuing southerly along the eastern boundary of Parcel 49.9-1-12 to the northeastern property corner of Parcel 49.9-1-13; thence continuing southerly along the eastern boundary of Parcel 49.9-1-13 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 49.9-1-13 to the southwestern property corner of said Parcel; thence continuing westerly across Sleepy Hollow Road to the southeastern property corner of Parcel 49.9-1-7.2; thence continuing westerly along the southern boundary of Parcel 49.9-1-7.2 to the southwestern property corner of said Parcel, where the point is also the Point of Beginning, and encompassing all parcels contained within.

The above-described boundary is in accordance with the map entitled "Existing Sleepy Hollow Water District Boundary" prepared by Barton & Loguidice, D.P.C. dated October 2018 and having Project No. 148.155.001.

SCHEDULE "B"

*Sleepy Hollow Water District
Improvement Project
Financing Plan/Budget*

Sleepy Hollow Water District

User Cost Estimate

DESCRIPTION	EFC, 30 year, 2.2% (subsidized)*
Project Capital Cost Mutual Benefit	\$744,910
Pro rata Mutual Benefit (12.5 EDU/ 19 EDU)	\$490,072
Project Capital Cost Sleepy Hollow WD	\$50,140
Total Estimated Capital Project Cost	\$817,300
<i>Additional Grant Funding Targeted (WIIA)</i>	\$490,380
Net Project Cost to be Financed	\$326,920
<i>Estimated Debt Service (Existing Customers):</i>	
Pro rata max grant (12.5 EDU/ 19 EDU)	\$322,618
Total Estimated Project Cost	\$217,594
Annualized Project Cost	\$9,985
Number of EDU's in Existing District	12.5
Capital Debt per EDU	\$799
Estimated Annual OCWA Water Bill	\$244
Estimated Town of Sullivan O&M	\$211
Estimated Capital Reserve	\$53
Cost to a Typical Property (Total Annual Cost per EDU) Existing District	\$1,306

*Based on current DWSRF market interest rates. The Subsidized Rate is 66.7% of the market rate per the NYSEFC DWSRF Intended Use Plan, October 1, 2019-September 30, 2020.