TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK

#### AMENIA SEWER DISTRICT MAP, PLAN AND REPORT

OCTOBER 2024

#### **PREPARED FOR:**

Town of Amenia 4988 Route 22 Amenia, NY 12501

**PREPARED BY:** 



4 Computer Drive West • Albany, New York 12205 (518) 458-7112 • www.labergegroup.com

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## I. EXECUTIVE SUMMARY

This Map, Plan and Report was commissioned by the Town of Amenia Town Board to outline the proposed sewer improvements and the associated costs, for the creation of a sewer district to serve the Hamlet of Amenia. This report is based upon the preliminary engineering report by Tighe & Bond titled "Sewer Feasibility Study" that was developed for the Town of Amenia in June 2022, and amended in June 2024, as a basis for the selected design alternative. The report will be hereby referred to as the Sewer Feasibility Study.

The need for the sewer district stems from non-compliant aging septic systems with many reported failures, unsuitable soil and groundwater conditions for on-site septic disposal, and lack of space within the properties for the installation of new or expanded septic systems meet current design standards. Existing systems have been reported to have failures leading to backup and flooding of the leach fields, which can pose an environmental and human health hazard in combination with the high groundwater conditions within the hamlet leading to a contaminated aquifer.

Formation of the Amenia Sewer District, hereby referred to as the District, is proposed to provide the hamlet of Amenia with wastewater collection, treatment, and discharge by eliminating the use of aged, individual, failing septic systems. The centralized system will promote growth of the hamlet by creating additional sewage capacity and making more space available on the individual properties for development.

The proposed sewer district consists of 233 parcels, a mix of residential properties and businesses in the main corridor of the hamlet. The improvements for the sewer system generally include:

- 214 septic tank effluent pumps and associated 27,000 linear feet of collection forcemain piping
- Moving Bed Biofilm Reactor (MBBR) treatment system sized for 75,000 gallons per day on a property to the southwest of the district with surface discharge to the Amenia Stream

The preliminary opinion of cost for the proposed improvements is <u>\$19,302,000</u>.

### **II. EXISTING FACILITIES**

The properties within the hamlet of Amenia currently utilize individual septic systems with a septic tank and leach field, as well as some reported seepage pits and cesspool systems. The need for a centralized wastewater collection and treatment system has been studied in the hamlet for over 30 years with various feasibility studies and engineering reports. The majority of the parcels in the district are residential use, single-family homes, and roughly one quarter of the district is commercial properties.

A wastewater survey was conducted by the Amenia Wastewater Committee in 2022 which reported the existing septic system information and condition of properties within the proposed district. Many of the septic systems were reported to be installed over 30 years ago, some systems exceeding 50 years. Issues with the systems were described as slow draining, constant odors, and system backup leading to untreated wastewater surfacing within the property.

Another concern with the existing facilities is the limiting size of the parcels and soil conditions being unsuitable for septic system use and expansion. Many of the parcels within the proposed district are too small to install new septic systems that meet current design standards, or expand their existing systems to increase capacity for new property uses. This severely limits business and mixed-use property expansion in the hamlet as the Department of Health will not approve these uses without sewer capacity expansion.

A 2009 engineering report prepared by Morris Associates noted several septic system failures within the hamlet. These were reportedly due to incompatible soils for drainage and high groundwater tables. This poses an environmental threat, as well as a human health concern, since the high groundwater may convey the untreated wastewater associated during backups of failing septic systems to the nearby surface waterbodies. In 2009, the Dutchess County Department of Health expressed their concerns about the failing septic systems, non-compliant system designs, and the need for a centralized sewer system within the hamlet. This letter is included as Appendix D in the Sewer Feasibility Study.

Most recently, a surface water quality monitoring survey was completed in the hamlet of Amenia in May 2024 by Housatonic Valley Association (HVA). The survey characterized water quality impacts arising from within the proposed sewer district boundary through assessment of streams and other surface waters upstream, downstream, and within the proposed district. The results indicate surfactant at elevated levels greater than what is found in natural systems and E. coli, indicating pollution from septic failures and adjacent land use in surface waters in and around the proposed district. The report can be found in Appendix L of the Sewer Feasibility Study.

## III. PROPOSED SEWER DISTRICT BOUNDARY

The proposed sewer district boundary was delineated utilizing the results of a hamlet-wide wastewater survey, evaluation of site conditions, land use, zoning restrictions, compliance with the Town's Comprehensive Plan goals and priorities, and input from the Amenia Wastewater Committee (AWC). The proposed district contains approximately 233 parcels.

The district boundary generally includes the areas described below:

- The district is centered around the intersection of Route 22, Route 343, and Route 44, which is commonly referred to as the center of Amenia
- The district extends north along Route 22 to the Cascade Country Corner parcel
- The district extends east along Route 343 to the Sun River Health office parcel
- The district extends south from Route 343 along Mechanic Street and Depot Hill Road and includes the residential neighborhood around Midway Avenues, Lango Road, John L Lane, and Prospect Avenue
- The district extends south from the main intersection along Route 343 and Broadway down to the Fudgy's Ice Cream parcel
- The district extends west along Route 44 to the Welsh Sanitation parcel

A proposed district map is included as Figure 1 – Sewer District Boundary Map and the district description as Figure 2 – Sewer District Boundary Description in **Appendix A**.

### IV. PROPOSED WASTEWATER IMPROVEMENTS

The recommended alternative for the sewer improvements is Alternative No. 3 from the Sewer Feasibility Study. The improvements consist of two components: the wastewater collection system and treatment system.

#### A. Collection System

The proposed collection system is a Septic Tank Effluent Pump (STEP) System to replace the existing onsite septic systems used by properties in the proposed sewer district. The STEP system includes a septic tank to provide primary treatment of the wastewater from the user, and uses a low horsepower pump to convey the septic tank effluent to a small diameter collection forcemain that ultimately discharges to a central wastewater treatment plant. The existing onsite septic systems will be decommissioned.

The preliminary layout of the collection system is presented on Figure 3 – Preliminary Alternative Collection System Layout – Leonard Property in **Appendix A.** Due to the lack of available space on the front and sides of the properties in the proposed district and based upon assumptions about the location of the existing septic systems, the STEP systems are proposed to be located to the rear of the buildings on the properties. The majority of the collection forcemain is anticipated to be at the rear of the properties in utility easements that will need to be acquired by the Town. Installation of the forcemain is expected to be by directionally drilling the pipe into position and only excavating where necessary to make service connections and install air relief manholes and clean outs.

The collection system will include approximately 214 STEP systems, varying in size from 1,000 gallons for a typical single family residence to 8,000 gallons for commercial properties, depending upon the estimated water use of the property. The piping for the collection system will consist of approximately 27,200 linear feet of small diameter forcemain installed via directional drilling to minimize disturbance and restoration costs. Cleanouts and air release valves will be installed along the forcemain where appropriate.

#### B. Wastewater Treatment System

The proposed wastewater treatment system is a Moving Bed Biofilm Reactor (MBBR) system with surface discharge to the Amenia Stream. The system is sized using average daily flow projections for the district that were developed using historical water meter data as available and water use estimates based on typical design standards. The average daily design flow, including a ten (10) percent factor of safety and twenty five (25) percent future flow expansion capacity, is 75,000 gallons per day (GPD).

The MBBR treatment plant consists of the following major components:

- 25,000 gallon equalization tank with duplex pumps and a mixer/aerator
- Two 12,500 gallon dual stage MBBR tanks in parallel with media, aeration grids, and dual blowers
- Flow splitter box
- Two 12' diameter hopper bottom clarifiers
- 20,000 gallon sludge holding tank

- 10,000 gallon Filter Feed/Backwash/Re-Aeration Tank with re-aeration grid
- Two disc filters in parallel in stainless steel tanks with feed pumps, backwash pumps, and controls
- Open channel ultraviolet (UV) disinfection system
- Chemical feed for alkalinity and coagulant with storage tanks, pumps, and controls
- 20 feet by 40 feet control building
- Outfall piping and diffuser
- Security fence
- Emergency backup generator

The preferred treatment site is a 3.9 acre property off of Lake Amenia Road, roughly 2,000 feet southwest of the proposed district, and referred to as the "Leonard Property" in the Sewer Feasibility Study. The property contains one unoccupied residential house in poor condition on a cleared flat area. The site slopes down to Amenia Stream to the west. This property is within the Hamlet Residential zoning district and has a wooded ridge that separates the east side of the property with the neighboring residential properties.

After the UV disinfection stage of treatment, the treated water will then be conveyed approximately 300 linear feet via 8-inch gravity sewer to the Amenia Stream, where it will be discharged using a fully submerged channel diffuser to promote dilution and reduce the required permit discharge limits.

Discharge limits for the treatment facility will be provided by the NYSDEC in order to ensure safe discharge into the stream. A concept plan of the treatment site is included as Figure 4 – Leonard Property Preliminary Treatment Site Layout in **Appendix A**. Access to the treatment site is shown from Lake Amenia Road on the preliminary site layout but the preferred alternative that would be explored is access by easement through the Dutchess County Sheriff Sub-Station property off of Route 22.

## V. OPERATION AND MAINTENANCE (O&M)

The District will be responsible for the operation and maintenance of the STEP collection system and wastewater treatment plant. The O&M responsibilities may be outsourced to a licensed third party contractor by the District. The expected O&M associated with the collection and treatment works is generally described below.

Collection System O&M:

- Pump out septic tanks (equal duration of the property's existing tank, 5-10 years)
- Annual inspection of the septic tanks and pumps
- Annual cleaning of the effluent filters
- Replacement of the effluent pumps (expected to have a service life of over 20 years)

MBBR Treatment Plant O&M:

- Full-time certified wastewater treatment plant operator is required
- Laboratory testing,
- Regular maintenance of pumps, blowers, and controls
- Inspection and cleaning of MBBR effluent screens
- Daily compliance sampling for surface discharge
- Sludge tank pump out and disposal
- Replacement of filter media in MBBR system (lifespan of over 20 years)
- Treatment site landscaping

The O&M responsibilities of the District that are associated with the project are initially estimated to cost a total of \$181,000 in the first full year of operation. A detailed breakdown of the O&M costs is included in **Appendix B**.

## VI. PROJECT COST

The total project opinion of probable cost is \$19,302,000 and is broken down as follows:

STEP Collection System	\$8,353,000	
MBBR Treatment Plant	\$3,020,000	
Surface Return System	\$139,000	
Treatment Site Work	\$98,000	
Construction Costs Subtotal	\$11,610,000	
Escalation (3%/year for 3 years)	\$1,077,000	
Construction Costs Total	\$12,687,000	
Engineering (20%)		
Design (includes escalation 3%/year for 2 years)	\$986,000	
Construction (includes escalation 3%/year for 3 years)	\$1,523,000	
Contingency (30%, includes escalation 3%/year for 3 years)	\$3,806,000	
Property Acquisition & Easements	\$300,000	
Total Opinion of Probable Cost	\$19,302,000	

A detailed breakdown of the construction costs for each project component is included as **Appendix B.** 

### VII. FINANCING

The annual user cost related to the project is comprised of two components: debt service, and operation and maintenance.

#### A. Funding Sources

The amount of the project to be financed, and hence the annual debt service, will be affected by the ability to obtain grants and low or no-interest loans, thereby decreasing the amount to be financed and the cost of financing. The following program offer grant and subsidized loan assistance for municipal wastewater projects. All of these programs will require evidence that a sewer district has been formed either at the time of application or before a final funding commitment can be provided to the Town.

#### 1. Water Infrastructure Improvement Act (WIIA)

WIIA provides a maximum grant of twenty-five percent (25%) of the total net eligible project costs for eligible clean water projects up to \$25 million. The program is administered by the NYS Environmental Facilities Corporation (EFC). Projects must be submitted for listing on the NYSEFC Intended Use Plan (IUP). Competitive proposals to the WIIA program should include an EFC approvable engineering report, completed SEQRA review, certified bond resolution(s) in the amount of the total project cost, executed engineering agreement(s), and SHPO review determination letter prior to application submission.

#### 2. <u>Clean Water State Revolving Fund (CWSRF)</u>

The EFC-administered CWSRF provides market-rate, low-interest, and no-interest loans for municipal wastewater projects. A municipal applicant is eligible for the interest-free loan, also known as Hardship Financing, if it meets the following criteria:

- Has a population less than 300,000, and
- Has a Median Household Income (MHI) less than 80 percent of the regionally adjusted MHI (\$78,765 for Dutchess County).

The Town of Amenia currently meets both of these eligibility thresholds with an identified MHI of \$65,000. Competitive applications must include the same items as identified in the WIIA program above (#1); as well as additional financial, assessment, and debt-service information.

#### 3. Community Development Block Grant (CDBG)

As a U.S. Department of Housing and Urban Development (HUD) entitlement community, the Town of Amenia is a member of the Dutchess County Community Development Grant (CDBG) Consortium, which includes 29 municipalities in the County. The County is provided a limited annual CDBG allocation from HUD, and the Dutchess County Department of Planning and Development administers a local, competitive CDBG application program for which consortium members are eligible to apply annually. Program priorities and maximum funding amounts can change from year to year, but are historically capped at \$150,000 or \$200,000.

#### 4. Water Quality Improvement Program (WQIP) Grant

The WQIP program, administered by NYSDEC, will provide a maximum grant of seventyfive percent (75%) of the total project cost, up to \$10,000,000, toward municipal systems to serve multiple properties with inadequate on-site septic systems. The program requires a twenty-five percent (25%) local cash match. Projects that are mandated by DEC as a result of Consent Order(s) or Notice of Violation(s) will score additional points.

#### 5. Rural Development (RD) Water and Waste Disposal Grant/Loan Program

This program provides funding for design and construction of reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, sewer collection, transmission, treatment, and storm water drainage to households and businesses in eligible rural areas. The U.S. Department of Agriculture (USDA) offers both loan and grant programs for infrastructure projects to communities with populations of 10,000 or less, which applies to the Town of Amenia.

If funds are available, a grant may be combined with a loan if necessary to keep user costs reasonable.

The loan program offers up to 40-year loans at fixed low-interest rates that are based on the need for the project and median household income of the area to be served. It can be assumed that a two percent (2%) interest loan would be granted. Applications are accepted year-round.

In addition, the Town may utilize the USDA Special Evaluation Assistance for Rural Communities and Households (SEARCH) program. This program may be used for design costs and technical assistance on proposed waste disposal projects.

#### 6. <u>Community Project Funding (CPF)</u>

Beginning in 2021, the U.S House of Representatives and the U.S. Senate announced a reimagined process for local governments and certain non-profit organizations to request direct Federal funding for critical community projects. Usually solicited in February or March each year, municipalities may submit applications to their federal representatives to request funding for projects to be included in the following Federal fiscal year's budget appropriations. Supported projects are submitted by the Congressional and Senate members to their respective appropriations committees for further vetting. Those projects are then subject to additional scrutiny throughout the Federal budget negotiations process. Awarded projects are funneled through specific federal grant programs.

For the Town of Amenia's proposed project, the most appropriate program is the State and Tribal Assistance Grant (STAG) program for Wastewater Projects as administered by the U.S. Environmental Protection Agency (EPA):

- 1. Award amounts can vary, but the maximum is generally around \$5,000,000.
- 2. STAG program requires a minimum twenty percent (20%) local cash match; unless the EPA determines the applicant qualifies for a cost-share waiver.
- 3. If awarded, applicants are notified in May/June of the following year, at which time a NEPA review, project workplan, and budget narrative must be completed.
- 4. The EPA STAG program follows many of the same requirements and guidelines of the SRF program (see #2 above).

#### 7. Amenia Workforce Housing Trust Fund

The Amenia Town Board established a Workforce Housing Trust Fund for the purpose of receiving funds from payments and/or fees and/or gifts collected or received by the Town pursuant to the Town's Workforce Housing Law. These funds may be allocated toward capital improvements to water and/or sewer infrastructure, provided that the Town Board, after consultation with the Housing Board, determines that such contribution to such infrastructure substantially advances the Town's goal of increasing the availability of workforce housing for the persons who are the intended beneficiaries of the workforce housing program. This fund offers up to \$2 million for this project.

#### B. Debt Service

The total capital cost for this project is \$19,302,000. The annual debt service payment will vary depending on the applicability of any successful grant and subsidized loan applications. Eight funding scenarios have been evaluated to determine the annual debt service associated with each scenario. Table 1-Funding Scenarios, presents the funding combinations evaluated and the associated debt service. As would be expected, the debt service diminishes as more funding sources are obtained for the project.

The annual debt service is distributed across the properties within the district based upon a formula established by the Town board. Two potential systems of distribution are proposed herein.

1. Benefit Basis

This system distributes the annual debt service cost across the properties in the proposed district on a benefit unit basis. One benefit unit (BU)represents a typical single-family home. Two family homes are assigned 2 BU's commercial BUs are assigned based upon the actual or estimated water use. Vacant properties are assigned 0.5 BUs. The district contains a total of 375EDU's. The cost associate with a benefit Unit is different for residential and commercial uses. Depending upon the final funding sources obtained for the project, the following benefit unit ranges for residential and commercial uses are as follows:

Residential	\$217	to	\$267
Commercial	\$318	to	\$7,058

2. Benefit Basis & Assessed Value

This system combines the Benefit Basis system described above with an assessed value component applied to commercial properties. The debt service is divided into two portions. The first portion is paid by all properties on a benefit unit basis. The second portion is paid by commercial properties on an ad valorum basis. The proportion of the debt service applied to the benefit basis and ad valorum basis must be determined by the Town Board. Depending upon the final funding sources obtained for the project, the following benefit unit ranges for residential and commercial uses are as follows:

Residential \$130 to \$345



TABLE 1 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK PROPOSED AMENIA SEWER DISTRICT FINAINCING SCENARIOS OCTOBER 2024

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Capital Cost	\$19,302,000	\$19,302,000	\$19,302,000	\$19,302,000	\$19,302,000	\$19,302,000	\$19,302,000	\$19,302,000
Amenia Housing Trust Fund	\$0	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,000,000	\$1,000,000
Dutchess County CDBG Consortium	\$0	\$0	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000
WQIP(75%) (\$10M Max)	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000	\$7,000,000
Earmark (\$5M Max)	\$0	\$0	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
WIIA(25% max)	\$0	\$0	\$3,950,500	\$3,950,500	\$2,650,500	\$2,650,500	\$2,775,500	\$2,275,500
BIL	\$0	\$0	\$0	\$2,000,000	\$2,000,000	\$4,000,000	\$4,000,000	\$4,000,000
EFC Financing Costs (2.94%)	\$567,479	\$523,379	\$348,434	\$289,634	\$174,974	\$116,174	\$127,199	\$83,099
Amount to Finance	\$19,869,479	\$18,325,379	\$12,199,934	\$10,141,134	\$6,126,474	\$4,067,674	\$4,453,699	\$2,909,599
Interest Rate	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	%0.0
Term	30	30	30	30	30	30	30	30
Debt Service	\$1,292,538	\$1,192,092	\$406,664	\$338,038	\$204,216	\$135,589	\$148,457	\$96,987

Commercial: The range in the benefit Unit rate is the same as residential. The ad valorum rate will vary between \$1.4430/\$1,000 and \$34.6152/\$1,000 of assessed value.

#### C. Operation and Maintenance

The average annual O&M cost associated with this project is \$181,000 as described in Section V - Operation & Maintenance.

Similar to Debt Service, the O&M cost can be distributed among the properties in the district on a Benefit Unit basis. Regardless of how the project is financed, the initial year O&M cost per Benefit Unit is \$449. This rate includes water use of 200 GPD per EDU or 18,000 gallons per quarter per Benefit Unit.

If the property exceeds their designated usage for the quarter, the excess usage cost will be \$2.00 per 1,000 gallons based upon the water meter readings.

#### D. Typical User Cost

The total annual cost is the combination of the annual debt service and operation and maintenance cost apportioned to each property.

Table 2 – Estimated First Year User Cost, presents the estimated cost by parcel for funding Scenarios 3 through 6 that are presented on Table 1. These scenarios have been selected since they represent the most likely funding combinations and are still considered affordable.

Table 3 – Typical User Cost, presents the Mean, Median and Mode cost for the typical property, which is considered to be 1 and 2 family homes, for the funding scenarios identified above.

Table 3 also presents the Mean, Median and Mode cost for commercial properties in the proposed district excluding vacant parcels.

## VIII. RECOMMENDED ACTIONS

Should the Town Board wish to progress the project recommended herein the following actions are recommended:

- A. <u>SEQRA Review</u> Complete the required SEQRA Environmental Review process currently underway.
- B. <u>Public Engagement</u> Conduct an informational meeting with the property owners within the proposed district bounds to inform them of the project entails and the associated costs.
- C. <u>Land Acquisition</u> Obtain an option to purchase the wastewater treatment plant site.
- D. <u>Sewer District Formation</u> Authorize the formation of the proposed sewer district.
- E. <u>Funding Applications</u> Apply for project funding to the various funding agencies identified in this report.

#### F. Plans and Specifications

Authorize the preparation of the required plans and specifications for the proposed improvements.



TABLE 2 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK ESTIMATED FIRST YEAR USER COSTS OCTOBER 2024

**Benefit Only** Finance Scenario 6 Benefit/AV \$664 \$664 \$664 \$664 **Benefit Only** \$750 \$750 \$750 Finance Scenario 5 Benefit/AV Estimated First Year Annual User Cost \$756 \$756 \$756 \$756 \$756 \$756 \$756 **Benefit Only** iefit/AV 

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Laberge ENGINEERING ARCHITECTURE ARCHITECTURE BLANNING PLANNING

TABLE 2 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK ESTIMATED FIRST YEAR USER COSTS OCTOBER 2024 \$182,100 \$217,400 \$197,000 \$188,200 \$227,500 \$155,600 \$198,200 \$134,300 \$135,700 \$179,800 \$229,500 \$161,100 \$220,600 \$197,900 \$172,300 \$186,400 \$126,900 \$207,100 \$138,000 \$164,700 \$210,100 \$195,600 \$177,800 \$189,500 \$176,800 \$154,600 \$204,000 \$148,200 \$148,200 \$148,200 \$148,200 \$148,200 \$168,000 \$186,600 \$159,900 \$157,100 \$166,600 \$179,700 \$212,300 \$241,500 \$155,100 \$463,300 \$342,000 \$170,500 \$203,400 \$176,400 \$193,400 \$198,500 \$188,200 \$155,400 \$245,000 \$187,700 \$250,300 \$188,700 \$228,500 \$174,100 \$123,900 \$212,300 \$162,400 \$231,900 I Family Res I Fam Family Res Res Res Res Res Res Res Res Family Res Family Res Family Res Res Family Res Res Res Family Res Res Res Res Res Family Res Family Res Family Res Family Res Family I Family F Family I Family I Family . Family JS Bank Trust NA, Trustee Preciado-Ramirez, Enrique **Bailey Family Real Estate** Colleran, Susan Trustee Urena, Rosanny DeSimone, Gennaro IV Mangione, Anthony aylor-Hafford, Brenda Langlands, Bryan A M Storms, Vernon Mark AcGovern, Michael S **KCD Real Estate LLC** Walter, James A Johnson, Louis N III Angun, Lana A Knode, Jennifer Lea Iynn, Patrick Henry Poveromo, Anthony Culligan, John Peter Thompson, Philip B Robbins, Jennifer J Davies, Amanda M Fletcher, William B enkins, Harry J Jr Stevener, Richard Sullivan, Teresa Z ofaso, Benedetto Fanelli, Francesca Salladay, Tracy A AcDonald, Gerald Eberhard, Jesse J Mahar, William H O'Connell, Evelyn **AcEnroe**, Michael Sweet Home LLC Jorfman, Joseph Ailes, George W eary, Donald L Sabino, Alfred V AcCaffrey, Peter Hoffa, Andrea E Clapper, Joshua asakian, Gary Serdes, Gary A Graff, Melissa L Dietrich, Walter Staib, Jill Marie Couse, Brian E Cole, Robert W Nagner, Judith Suevara, Luis Hawken, Leila **Brandt**, Mary Marmer, Jess Vowak, John Butts, Brian Taylor, Jean Hale, Blake 39 Depot Hill Rd 35 Depot Hill Rd 31 Depot Hill Rd 23 Depot Hill Rd 24 Midway Ave 4916 Route 22 4942 Route 22 3310 Route 343 47 Mechanic St 43 Mechanic St 10 Depot Hill Rd 18 Depot Hill Rd 20 Depot Hill Rd 6 Prospect Ave 8 Prospect Ave 10 Prospect Ave 15 Depot Hill Rd 11 Depot Hill Rd 34 Midway Ave 40 Midway Ave 48 Midway Ave 52 Midway Ave 13 John L Rd 17 John L Rd 20 Lango Rd 85 Midway Ave 75 Midway Ave 25 Midway Ave 19 Midway Ave 4913 Route 22 4905 Route 22 4895 Route 22 14 Depot Hill Rd 17 Depot Hill Rd 22 Depot Hill Rd 51 Depot Hill Rd 12 Prospect Ave 15 Prospect Ave 13 Prospect Ave 11 Prospect Ave 51 Midway Ave 37 Midway Ave 33 Midway Ave 17 Midway Ave 9 Depot Hill Rd 9 Prospect Ave 3 Prospect Ave 30 Midway Ave 54 Midway Ave 71 Midway Ave 43 Midway Ave 5 Prospect Ave 1 Prospect Ave 4887 Route 22 17 Lango Rd 13 Lango Rd 16 Lavelle Rd 10 Lango Rd



TABLE 2 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK ESTIMATED FIRST YEAR USER COSTS OCTOBER 2024

30 Wilson Eaton Rd	LaCurto, John	1 Family Res	\$227,800	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
28 Wison Eaton Rd	Killearn Properties LLC	1 Family Res	\$141,300	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
3 Horseshoe Bnd	Hill, Marvin D	1 Family Res	\$137,800	H	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
24 Wilson Eaton Rd	Wilson Eaton-Mechanic LLC	1 Family Res	\$191,300		\$809	750	\$799	\$750	\$756	\$750 ¢750	\$664 \$664	\$700
44 Mechanic St	Gregory, Kobert	1 Family Kes	\$221,500 \$107 400		6004	750	€700 \$700	\$750 \$750	00/¢	\$750	\$664	\$700
3343 Route 343	Cavea, Norman R	1 Family Res	\$169.900		\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
3319 Route 343	Moore, Maureen	1 Family Res	\$254,100	. <del>.</del>	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
5002 Route 22	Sinclair, Marnie	1 Family Res	\$188,900	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
5004 Route 22	Euvrard, Wayne	1 Family Res	\$223,500	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
5010 Route 22	Boardman, Jessica	1 Family Res	\$211,000	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
5054 Route 22	Bailey Family Real Estate	2 Family Res	\$214,200	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4977 Route 22	Owens, Mark Rachel	2 Family Res	\$303,600	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
5325 Route 44	5325 Rental LLC	2 Family Res	\$149,800	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
5319 Route 44	Siconolfi, Elena	2 Family Res	\$228,800	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4857 Route 22	Bailey, Samuel	2 Family Res	\$164,600	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
5294 Route 44	Ducillo, Joseph P III	2 Family Res	\$251,500	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4925 Route 22	Linden, Ann C	2 Family Res	\$227,600	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4909 Route 22	South Main Street LLC	2 Family Res	\$164,400	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4898 Route 22	Wiegard, Michael A	2 Family Res	\$318,400		\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
4920 Route 22	D'Souza, Deirdre C	2 Family Res	\$237,500	7	\$10,14	1, 500	060'14	000'14	710/14	000'14	\$70'T\$	\$1,400
3318 Route 343	MEK LLC	2 Family Res	\$160,000	2 1	\$1,618	1,500	\$1,598 ¢1 508	\$1,500 ¢1 500	\$1,512	\$1,500	\$1,329	\$1,400
3326 Koute 343	WEGEIBY LLC	2 Family Res	\$103,300	<b>v</b> r	¢1 618	1 500	¢1 508	\$1,500	\$1 512	\$1 500	¢1 320	\$1 400
14 Prospect Ave	Tothanan Condan W	2 Family Res	\$221,300 \$275 500	4 6	¢1 618	1 500	¢1 508	¢1 500	¢1 512	¢1 500	¢1 320	\$1 400
43 Depot Hill Kd	Johnson, Gordon W	2 Family Res	\$323,300	ч <b>с</b>	010/14	1 500	060'T¢	#1 E00	¢1 E17	¢1 500	01 370	¢1 400
22 Depot Hill Kd	Johnson Joffrou 1	2 Family Res	\$233 ADD	4 0	¢1 618	1 500	\$1 508	\$1 500	\$1 512	\$1 500	\$1 329	\$1 400
	Olevnikov, Vonstantin	2 Family Rec	\$235 000	1 (	\$1,618	1 500	\$1.598	\$1.500	\$1.512	\$1.500	\$1.329	\$1.400
50-61 Midway Ave	Farece Paul	2 Family Res	\$260.900	10	\$1.618	1.500	\$1.598	\$1.500	\$1.512	\$1.500	\$1.329	\$1.400
7 Horseshoe Bud	Parker, JoAnn	2 Family Res	\$165,700	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
3353 Route 343	Havens, Lawrence J	2 Family Res	\$193,500	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
3313 Route 343	Syms, Richard	2 Family Res	\$275,500	2	\$1,618	1,500	\$1,598	\$1,500	\$1,512	\$1,500	\$1,329	\$1,400
9 Birch Dr	MacArthur, Donald	3 Family Res	\$192,900	ю	\$2,427	2,250	\$2,398	\$2,250	\$2,268	\$2,250	\$1,993	\$2,100
6 Depot Hill Rd	Lilley, Charles F	3 Family Res	\$220,300	З	\$2,427	2,250	\$2,398	\$2,250	\$2,268	\$2,250	\$1,993	\$2,100
3346 Route 343	Lauricella, Nancy A	3 Family Res	\$263,200	e	\$2,427	2,250	\$2,398	\$2,250	\$2,268	\$2,250	\$1,993	\$2,100
3347 Route 343	Palmieri, David	3 Family Res	\$319,100	m	\$2,427	2,250	\$2,398	\$2,250	\$2,268	\$2,250	\$1,993	\$2,100
16 Prospect Ave	Murphy, Brian F	Mfg housing	\$83,300	-	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
11 John L Rd	Hafford, Eunice A	Mfg housing	\$85,800	1	608\$	750	66/\$	\$/50	\$/50	\$/50	\$004	\$/00
40 Mechanic St	Flanagan, Ellen Louise	Mrg nousing	\$85,80U	-1 0	\$005 #1 610	1 500	41 500	00/¢	¢1515	¢1 500	¢1 320	¢1 400
5305 Route 44	Kochrord, Daniel Joy	Multiple res	\$201,300 \$221 700	4 6	010/T¢	1 500	¢1 508	¢1 500	\$15,14 \$1517	\$1 500	\$1,329	\$1,400
4873-4879 Route 22	S & A I imitless I I C	Multiple res	\$364.900	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
17-19 Lavelle Rd	17-19 Lavelle Rd LLC	Multiple res	\$279,300	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
4912-4914 Route 22	Salamone, Constantina L H	Multiple res	\$281,000	1	\$809	750	\$799	\$750	\$756	\$750	\$664	\$700
25 Mechanic St	Shelters Properties Inc	Multiple res	\$341,400	4	\$3,236	3,000	\$3,197	\$3,000	\$3,024	\$3,000	\$2,657	\$2,800
5019 Route 22	Doyle, Wilhelmina	Res vac land	\$53,100	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
W Main St Rear	Philip, Jose	Res vac land	\$2,500	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Broadway	Bevilacque, Thomas J Trustee	Res vac land	\$55,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Route 44	Foley, Thomas J	Res vac land	\$400	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Midway Ave	McEniff, Thomas K	Res vac land	\$42,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Midway Ave	Apuglia Holdings LLC	Res vac land	\$45,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Depot Hill Rd	Town of Amenia	Res vac land	\$55,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
34 Wilson Eaton Rd	Mechanic Street Inc	Res vac land	\$15,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Mechanic St Rear	Parker, Frederica	Res vac land	\$5,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350
Mechanic St Rear	Tax Sal In-Rem 2004 Dut Co	Vac w/imprv	\$54,100	0.5	\$405	3/5	\$400	\$375	\$378	\$3/5	\$332	\$350
Route 22	Gregory, Jack	Rural vac<10	\$111,700	2.D	\$405 \$40F	3/5	\$400	\$3/5	\$378	\$3/5	\$332	\$350
Route 22	Amenia Medows LLS	Rural vac>10	\$600,000	0.5	\$405	375	\$400	\$375	\$378	\$375	\$332	\$350



TABLE 2 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK ESTIMATED FIRST YEAR USER COSTS OCTOBER 2024 \$443 \$2,055 \$2,055 \$2,779 \$2,779 \$2,055 \$1,406 \$2,065 \$1,406 \$2,068 \$2,068 \$2,068 \$2,038 \$1,350\$1,350\$1,35 \$917 \$1,189 \$7,143 \$7,143 \$5,833 \$5,833 \$5,833 \$1,651 \$1,651 \$1,651 \$1,611 \$5,832 \$1,611 \$5,832 \$1,118 \$1,611 \$5,1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027 \$1,118 \$1,027\$1,027 \$2,055 \$3,278 \$1,270 \$1,691 \$3,914 \$1,268 \$1,268 \$5,299 \$5,299 \$483 \$423 \$403 \$403 \$403 \$1,357 \$1,357 \$1,357 \$1,357 \$1,357 \$1,357 \$1,357 \$1,357 \$1,215 \$12,215 \$10,858 \$2,714 \$4,072 \$5,786 \$2,714 \$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1,357\$1, \$2,714 \$2,714 \$5,429 \$1,357 \$2,714 \$2,714 \$2,714 \$1,930 \$5,429 \$1,357 \$1,357 \$1,357 \$2,714 \$1,357 \$1,357 \$1,357 \$1,357 \$2,714 \$1,357 \$4,072 \$1,357 \$4,072 \$1,357 \$6,786 \$1,357 \$679 \$679 \$679 \$679 \$679 \$2,118 \$2,118 \$2,118 \$2,118 \$63,528 \$2,118 \$2,118 \$2,118 \$2,118 \$2,118 \$4,235 \$19,058 \$6,353 \$1,059 \$1,059 \$1,059 \$1,059 \$1,059 \$1,059 \$1,055 \$4,235 \$4,235 \$4,235 \$4,235 \$6,353 \$4,235 \$6,353 \$4,235 \$5,057 \$5,118 \$5,118 \$5,1118 \$16,941 \$4,235 \$4,235 \$8,470 \$2,118 \$4,235 \$4,235 \$4,235 \$4,235 \$4,235 \$2,118 \$10,588 \$2,118 \$6,353 \$4,235 \$2,118 \$2,118 \$2,118 \$2,118 \$2,118 \$4,235 \$2,118 \$2,118 \$2,118 \$4,235 \$6,353 \$2,118 \$2,118 \$2,118 \$6,353 \$897 \$4,614 \$55,988 \$2,656 \$5,226 \$5,226 \$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1,617\$\$1 \$1,976 \$2,074 \$2,270 \$1,780 \$1,800\$1,800 \$1, \$2,754 \$10,404 1,1,254 1,1,254 1,1,254 1,1,254 1,1,254 1,1,254 2,5,015 2,5,01 \$1,040 \$786 1 0.5 0.5 0.5 20 m H N Q m N 0 - -\$367,400 \$342,100 \$1,027,500 \$705,600 \$15,000 \$583,500 \$4,896,000 \$284,000 \$75,000 \$45,000 \$35,000 \$35,000 \$35,000 \$55,000 \$443,000 \$359,900 \$125,000 \$260,000 \$475,000 \$577,100 \$431,200 \$260,000 \$400,000 \$969,600 \$150,000 \$180,000 \$155,000 \$360,000 \$299,000 \$980,000 \$770,000 \$260,000 \$160,000 \$260,000 \$637,200 \$389,855 \$340,000 \$500,000 \$350,000 \$760,000 \$425,000 \$677,000 \$220,000 \$240,000 \$180,000 \$240,000 \$479,800 \$160,000 \$270,000 \$145,000 \$195,000 \$225,000 \$214,200 \$300,000 \$508,900 \$952,000 Det row bldg Det row bldg Converted Res Converted Res >1 use sm bld
>1 use sm bld Converted Res 1 use sm bld Vacant comm Apartment Lumber yd/mi Other Storage Converted Res Converted Res Det row bldg Other Storage Nbh shop ctr Small Retail Vacant comm Vacant comm Vacant comm Vacant comm /acant comm use sm bld **Fruck termni** Det row bldg Auto dealer Auto dealer Mult-use bld Misc service Gas station Office bldg. Apartment Apartment Apartment Apartment Apartment Restaurant Auto body Auto body Prof. bldg Religious Religious Library Bank Bevilacque, Thomas J Trustee 4963B Route 22 Property LLC Stefanopoulos Bros LLC Bevilacque, Thomas J Trustee Bevilacque, Thomas J Trustee **ASA** Construction and Mgmt **Dutchess Living Spaces LLC Roman Catholic Church of Roman Catholic Church of** Amenia Free Library Assn Infinity Solutions NY LLC Haverty, John E Trustee Four Brothers Pizza Inc. Gas Land Petroleum Inc 46 Mechanic Street LLC Stonelead Partners LLC Sartori, Alcia M Trustee Stefanopoulos, William Good Boys Truck LLC Mechanic Street LLC Amenia K Realty LLC 4825 Route 22 Inc Broadway Amenia LLC Jetson Properties LLC 3304 Route 343 Corp. Linden, Ann Mansard Good Boys Truck LLC 3350 Route 343 LLC Mechanic Street Inc Bird's Nest LLC The Amenia Homes LLC Apple Antiques Ltd Linden, Ann William & Peter Inc. Ducillo, Joseph P Jr CFI PROPCO 2 LLC DeMarco, John 722 Ventures LLC Page Amenia LLC Heelan, James P Page Amenia LLC Collins, Michael T Heelan, James P Janecek, Arthur Fishkill National Del Regno Corp Del Regno Corp Patel, Bharat M Fishkill National La Morte, Vito Rossinver LLC WEGETBY LLC WEGETBY LLC Bates, Letecia Panichi, Emil Redl, Herbert DIAC LLC 13 Mechanic St 5086-5094 Route 22 4825 Route 22 4958 Route 22 4974 Route 22 3300 Route 343 Rear 4930-4936 Route 22 4789 Route 22 3294 Route 343 3300 Route 343 3300 Route 343 3304 Route 343 3316 Route 343 3316 Route 343 33215 Route 343 3322 Route 343 5323 Route 44 18-20 Mechanic St 4957 Route 22 4827 Route 22 3305 Route 343 5330 Route 44 Mechanic St 21 Mechanic St 5 Broadway 3339 Route 343 3309 Route 343 5321 Route 44 4813 Route 22 4919 Route 22 4950 Route 22 3302 Route 343 3350 Route 343 4963B Route 22 3314 Route 343 3324 Route 343 3338 Route 343 46 Mechanic St 51 Mechanic St 4892 Route 22 5275 Route 44 5291 Route 44 4962 Route 22 5329 Route 44 4966 Route 22 5327 Route 44 35 Mechanic St 5058 Route 22 9 Mechanic St 66 Broadway 12 Lavelle Rd 3 Lavelle Rd Route 343 Route 44 Route 22 E Main St

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Laberge engineering Architecture Architecture PLANNING PLANNING

TABLE 2 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK ESTIMATED FIRST YEAR USER COSTS OCTOBER 2024

11 Lavelle Rd	Roman Catholic Church of	Religious	\$1,700,000	1	\$15,209	2,508	\$11,914	\$2,118	\$5,921	\$1,357	\$4,094	\$1,021
3344 Route 343	Beth David Congregation	Religious	\$254,800	1	\$2,967	2,508	\$2,465	\$2,118	\$1,530	\$1,357	\$1,178	\$1,021
3360 Route 343	Hudson River Healthcare Inc	Health bldg	\$1,353,600	1	\$12,275	2,508	\$9,649	\$2,118	\$4,869	\$1,357	\$3,395	\$1,021
3312 Route 343	Rossinver LLC	Govt bldgs	\$252,500	2	\$3,757	5,015	\$3,249	\$4,235	\$2,279	\$2,714	\$1,838	\$2,042
4988 Route 22	Town of Amenia	Govt bldgs	\$4,000,000	2	\$35,501	5,015	\$27,751	\$4,235	\$13,665	\$2,714	\$9,398	\$2,042
36 Mechanic St	Amenia Fire Company No 1 Inc	Police/fire	\$667,400	1	\$6,462	2,508	\$5,163	\$2,118	\$2,784	\$1,357	\$2,011	\$1,021
3320 Route 343	Boissey, Bruce J	Water supply	\$8,000	1	\$877	2,508	\$852	\$2,118	\$780	\$1,357	\$680	\$1,021
5296 Route 44	Verizon New York Inc.	Tele Comm	\$210,000	1	\$2,588	2,508	\$2,172	\$2,118	\$1,394	\$1,357	\$1,088	\$1,021
			\$65,762,055	375	\$587,664	\$595,471	\$519,038	\$525,674	\$385,216	\$389,571	\$316,589	\$319,611



TABLE 3 TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK TYPICAL USER COST OCTOBER 2024

	Finance	Scenario 3	Finance S	cenario 4	Finance So	cenario 5	Finance S	cenario 6
	Benefit/AV	Benefit Only	Benefit/AV	Benefit Only	Benefit/AV	<b>Benefit Only</b>	Benefit/AV	<b>Benefit Only</b>
Typical Property (1 & 2 Family)								
Mean	\$929	\$861	\$917	\$861	\$868 \$	\$861	\$763	\$804
Median	\$809	\$750	662\$	\$750	\$75(	\$750	\$664	\$700
Mode	\$809	\$750	66 <i>L</i> \$	\$750	\$756	\$750	\$664	\$700
Commercial Properties(Exc. Vacant)								
Mean	\$7,196	\$7,480	\$6,076	\$6,317	\$3,971	\$4,049	\$3,121	\$3,046
Median	\$4,667	\$2,508	\$3,952	\$2,118	\$2,529	\$1,357	\$1,841	\$1,021
Mode	\$3,011	\$2,508	\$2,499	\$2,118	\$1,54(	\$1,357	\$1,189	\$1,021

## APPENDIX A FIGURES

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FIGURE 1 SEWER DISTRICT BOUNDARY MAP THIS PAGE INTENTIONALLY LEFT BLANK





Data from NYSGIS Clearinghouse. 2023,2024. For illustrative purposes only, accuracy is not guaranteed. Map Created 09/2024. Rev. 2 10/3/2024 Job No: 2024032





Parcels in Sewer District Parcels Surrounding Sewer District

## **Proposed Sewer District**

Hamlet of Amenia, Town of Amenia Dutchess County, New York

FIGURE 2 SEWER DISTRICT BOUNDARY DESCRIPTION THIS PAGE INTENTIONALLY LEFT BLANK

#### **TOWN OF AMENIA**

#### AMENIA SEWER DISTRICT

#### **BOUNDARY DESCRIPTION**

#### June 13, 2024

Town of Amenia

Dutchess County, New York

The following is intended to describe the bounds of the proposed Amenia Sewer District within the Town of Amenia, Dutchess County, New York as shown on the map entitled "Town of Amenia - Sewer District Boundary Map" prepared by Laberge Group and dated June 11, 2024. The district is comprised of a single contiguous area.

Beginning at a Point located at the south-easterly corner of the bounds of Tax Map Parcel (Parcel) 439277, and continuing northerly along the easterly bounds to the north-easterly corner of the Parcel;

Thence, westerly along the northerly bounds of Parcel 439277;

Thence northerly, across Prospect Avenue to the southeasterly corner of Parcel 431300;

Thence northerly, along the easterly bounds of the following Parcels: 431300, 429314, 424332, 419338, to the north-easterly corner of Parcel 419338;

Thence northerly, across Midway Avenue to the south-easterly corner of Parcel 425356, and along the easterly bounds of said Parcel to the north-easterly corner;

Thence westerly, along the northern bounds of the following Parcels: 425356, 416355, 407355, 401353, to the north-westerly corner of Parcel 401353;

Thence southerly, along the western bounds of Parcel 401353;

Thence westerly, along the southern bounds of Parcel 391384 to the south-easterly corner of Parcel 384346;

Thence northerly, along the eastern bounds of Parcel 384346 to the north-easterly corner of said Parcel;

Thence westerly, along the northern bounds of Parcels 384346 and 372349 to the north-westerly corner of Parcel 372349;

Thence southerly, along the western bounds of Parcel 372349 to the north-easterly corner of parcel 363346;

Thence easterly, along the northern bounds of the following Parcels: 363346, 354345, 346344, 338342;

Thence northerly and westerly along the bounds of Parcel 313347 to the south-easterly corner of Parcel 305355;

Thence northerly, along the eastern bounds of Parcels 305355 and 297367;

Thence westerly, along the northern bounds of Parcel 297367 to the north-westerly corner of said Parcel;

Thence northerly and easterly, along the bounds of Parcel 514552 to the south-easterly corner of Parcel 350450;

Thence northerly and westerly, along bounds of Parcel 514552 to the north-westerly corner of said Parcel;

Thence northerly, along the eastern bounds of Parcels 290481 and 313507 to the north-easterly corner of Parcel 313507;

Thence westerly, along the northern bound of Parcels 313507 to a point along the northern bound of Parcel 289510;

Thence northerly, across NYS Route 343 to the south-easterly corner of Parcel 278532 and continued north along the eastern bounds of said Parcel to the north-easterly corner;

Thence westerly, along the northern bounds of Parcels 278532, 264529, 252527, and 236520 to the north-westerly corner of Parcel 236520;

Thence northerly, along the bounds of Parcels 196542, 203582, 212594, and 218608 to the north-easterly corner of Parcel 218608;

Thence westerly, along the bounds of Parcel 218608 to the north-westerly corner of said Parcel;

Thence northerly, along the bounds of Parcel 268641 to the north-westerly corner of said Parcel;

Thence easterly, southerly, and northerly, along the bounds of Parcel 280706 to a point where it meets the bounds of Parcel 340765;

Thence easterly, northerly, and westerly, along the bounds of Parcel 340765 to the south-easterly corner of Parcel 279838;

Thence northerly and westerly, along the bounds of Parcel 279838 to the south-westerly corner of said Parcel;

Thence southerly, along the western bounds of Parcels 340765 and 280706 to a point on the eastern bound of Parcel 280706;

Thence westerly, across NYS Route 22 to the north-easterly corner of Parcel 191723 and continued easterly to the north-westerly corner along the bounds of said Parcel;

Thence southerly, along the eastern bounds of Parcels 191723 and 186672 to the south-westerly corner of Parcel 186672;

Thence easterly, along the bounds of Parcel 186672 to the south-easterly corner of said Parcel;

Thence southerly, along the bounds of Parcel 113637 to the north-easterly corner of Parcel 200630;

Thence westerly, along the bounds of Parcel 200630 to the north-westerly corner of said Parcel;

Thence southerly, along the eastern bounds of Parcels 200630, 195619, 190608, and 184597 to the south-westerly corner of Parcel 184597;

Thence easterly, along the southern bounds of Parcel 184597 to the south-easterly corner of said Parcel;

Thence southerly, along the eastern bounds of Parcels 172619, 155615, 143599, and 138583 to the northeasterly corner of Parcel 168571;

Thence westerly, along the northern bounds of Parcels 168571 and 105536 to the north-westerly corner of Parcel 105536;

Thence southerly, along the western bounds of Parcel 105536 to where it meets the bounds of Parcel 071468;

Thence westerly, along the northern bounds of Parcels 071468 and 059466 to where it meets the bounds of Parcel 053455;

Thence northerly and westerly along the bounds of Parcel 053455 to where it meets the bounds of Parcel 046440;

Thence southerly and easterly, along the bounds of Parcel 046440 to where it meets NYS Route 44;

Thence south-westerly, along the bounds of Parcels 036543 to the eastern corner of Parcel 022426;

Thence north-westerly, along the bounds of Parcels 022426, 002440, and 980425 to the north-westerly corner of Parcel 980425;

Thence southerly and easterly, along the bounds of Parcel 980425 to a point on the south-easterly boundary of said Parcel;

Thence south-easterly, across NYS Route 44 to the north-easterly corner of Parcel 974260 where it is bound by NYS Route 44;

Thence south-easterly, along the bounds of Parcel 974260 to the south-easterly corner of Parcel 057238;

Thence northerly, along the bounds of Parcel 057238 to the north-easterly corner of said Parcel and across Broadway to the southern corner of Parcel 074283;

Thence northerly, along the bounds of Parcel 074283 to the north-easterly corner of said Parcel, then across East Broadway to the south-easterly corner of Parcel 086310 and continued up the eastern bounds of said Parcel to the north-easterly corner;

Thence easterly, across NYS Route 22 to the south-westerly corner of Parcel 126327 at the intersection of NYS Route 22 and Old Route 22;

Thence southerly, easterly, and northerly, along the bounds of Parcel 126327 to where it meets Parcel 145335;

Thence northerly, along the bounds of Parcel 145335 to the north-easterly corner of said Parcel, across Lavelle Road to the south-westerly corner of Parcel 218376;

Thence northerly, easterly, and southerly, along the bounds of Parcel 218376 to the south-easterly corner of said Parcel where it meets Parcel 514552;

Thence north-easterly and south-easterly, along the bounds of Parcel 514552 to the easterly corner of said Parcel at the intersection of Mechanic Street and Railroad Avenue;

Thence southerly, across Railroad Avenue to the north-easterly corner of Parcel 282353;

Thence south-westerly, along the bounds of Parcel 282353 to where it meets the bounds of Parcel 263323;

Thence south-easterly, along the bounds of Parcel 263323 to where it meets the bounds of Parcel 285294;

Thence easterly and southerly, along the bounds of Parcel 285294 to where it meets Parcel 308283;

Thence southerly, along the bounds of Parcels 308283, 283269, and 327267 to the south-easterly corner of Parcel 327267;

Thence easterly, across Depot Hill Road to the western corner of Parcel 364257;

Thence southerly, along the bounds of Parcel 364257 to the south-westerly corner of said Parcel;

Thence easterly, along the bounds of Parcels 364257, 382262, 387263, and 430145 to the Point and Place of Beginning.

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FIGURE 3 PRELIMINARY ALTERATIVE COLLECTION SYSTEM LAYOUT - LEONARD PROPERTY THIS PAGE INTENTIONALLY LEFT BLANK



FIGURE 4 LEONARD PROPERTY PRELIMINARY TREATMENT SITE LAYOUT THIS PAGE INTENTIONALLY LEFT BLANK



**Figure 4** Alternative No. 3 Preliminary Site Layout

## APPENDIX B PRELIMINARY OPINION OF COST

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ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST Septic Tank Effluent Collection System - Treatment at Leonard Property Town of Amenia, NY Sewer Feasibility Study

I tem Description	Unit Cost	Units	Quantity	Cost
Pump out Existing Septic Tanks and Abandon in Place	\$750	EA	214	\$160,500
1,000 Gallon STEP Tank Inc. Installation	\$13,500	EA	178	\$2,403,000
1,500 Gallon STEP Tank Inc. Installation	\$15,400	EA	1	\$15,400
2,000 Gallon STEP Tank Inc. Installation	\$18,300	EA	20	\$366,000
2,250 Gallon STEP Tank Inc. Installation	\$19,100	EA	1	\$19,100
2,500 Gallon STEP Tank Inc. Installation	\$20,100	EA	1	\$20,100
3,000 Gallon STEP Tank Inc. Installation	\$21,900	EA	11	\$240,900
7,750 Gallon STEP Tank Inc. Installation	\$41,300	EA	1	\$41,300
8,000 Gallon STEP Tank Inc. Installation	\$42,200	EA	1	\$42,200
STEP Service Lateral Installation (1-1/2" HDPE) Inc. Restoration	\$7,400	EA	214	\$1,583,600
Clearing and Grubbing in Easements	\$13,600	Acre	3	\$40,800
HDPE Forcemain Material and Installation (Directional Drilling)	\$60	LF	27170	\$1,630,200
Excavation and Connection at Drill Sites and at Junctions	\$5,700	EA	105	\$598,500
Directional Drill Restoration	\$50	SY	5833	\$291,700
Air Releases	\$6,000	EA	13	\$78,000
Cleanouts	\$3,500	EA	55	\$192,500
Permits	\$10,000	LS	1	\$10,000
Traffic Control	3%	%	1	\$232,100
Mobilization/Demobilization	5%	%	1	\$386,700
Opin	ion of Probable	e Constr	ruction Cost	\$8,353,000

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST Surface Return System - Leonard Property Town of Amenia, NY Sewer Feasibility Study

I tem Description	Unit Cost	Units	Quantity	Cost
8" PVC Gravity Sewer Main Installation (In Road)	\$300	LF	300	\$90,000
Multiport Fully Submerged Cross Channel Diffuser	\$25,000	EA	1	\$25,000
Dewatering/Erosion Protection	\$7,000	EA	1	\$7,000
Permits	\$10,000	LS	1	\$10,000
Mobilization/Demobilization	5%	%	1	\$6,600
Opir	nion of Probable	e Constr	ruction Cost	\$139,000

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST Alternative No. 3 Site Work Town of Amenia, NY Sewer Feasibility Study

Item Description	Unit Cost	Units	Quantity	Cost
Clearing and Grubbing	\$12,000	Acre	0.25	\$3,000
Demolition of Existing Structures	\$10,000	LS	1	\$10,000
Rough Grading for Access Road	\$2,200	EA	1	\$2,200
Prepare and Roll Subbase for Access Road	\$3	SY	400	\$1,200
Stabilization Fabric for Access Road	\$2	SY	400	\$800
Gravel and Compaction for Access Road	\$10	SY	400	\$4,000
Driveway Culvert for Access Road	\$1,000	EA	1	\$1,000
Trenching for Underground Electrical Utilities	\$5	LF	300	\$1,500
Bedding for Underground Electrical Conduits	\$7	LF	300	\$2,100
Direct Burial of PVC Conduits	\$7	LF	300	\$2,100
Trenching for Water Service	\$6	LF	300	\$1,800
Bedding for Water Service	\$3	LF	300	\$900
1" Polyethylene Water Service	\$3	LF	300	\$900
General Fill	\$37	CY	1111	\$41,200
Rough Site Grading for MBBR System and Control Building	\$9,000	EA	1	\$9,000
Final Grading, Mulch & Seed	\$5	SY	2222	\$11,200
Mobilization/Demobilization	5%	%	1	\$4,700
	Opinion of Probable	e Constr	ruction Cost	\$98,000

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST MBBR Water Resource Recovery System - Surface Return Town of Amenia, NY Sewer Feasibility Study

I tem Description	Unit Cost	Units	Quantity	Cost
Excavation for Frost Walls	\$3	SF	800	\$2,400
Concrete Frost Walls	\$162	LF	120	\$19,500
Concrete Slab on Grade for Building	\$19	SF	800	\$15,200
Concrete Equipment Pad for Filters	\$350	CY	15	\$5,100
Concrete Equipment Pads for Chemical Totes	\$350	CY	10	\$3,500
Insulated Metal Building	\$70	SF	800	\$56,000
Insulated Garage Overhead Door	\$6,500	LS	1	\$6,500
Building Plumbing	20%	%	1	\$11,200
Building HVAC	30%	%	1	\$16,800
Backup Generator	\$50,000	EA	1	\$50,000
Building Electrical	40%	%	1	\$42,400
AquaPoint Packaged MBBR System	\$1,702,000	LS	1	\$1,702,000
MBBR System Installation	40%	LS	1	\$680,800
Below Grade PVC Process Piping	\$135	LF	300	\$40,500
Interior Process Pipe Work for Filters	\$135	LF	200	\$27,000
Cast-in-Place Concrete UV Channel Construction	\$20,500	LS	1	\$20,500
Influent Flow Meter in Vault	\$15,000	LS	1	\$15,000
Instrumentation/Control	5%	%	1	\$85,100
Galvanized Fencing	\$65	LF	400	\$26,000
Landscape Screening	\$35,000	LS	1	\$35,000
Lab Equipment and Misc Interior Building Supplies	\$15,000	LS	1	\$15,000
Mobilization/Demobilization	5%	%	1	\$143,800
QD	inion of Probable	e Constr	ruction Cost	\$3.020.000

ENGINEER'S OPINION OF PROBABLE ANNUAL O&M COST Alternative No. 3 Town of Amenia, NY Sewer Feasibility Study

I tem Description	Unit Cost	Units	Quantity		Cost
Septic Tank Effluent Collection System		•	•		
Proactive System Maintenance	\$75	Hour	104		\$7,800
Reactive System Maintenance	\$75	Hour	24		\$1,800
Septic Tank Pumping (1,000 gal)	\$600	EA	36		\$21,600
Septic Tank Pumping (1,500 gal)	\$750	EA	1		\$800
Septic Tank Pumping (> 1,500 gal)	\$2,000	EA	7		\$14,000
Equipment Repair and Replacement	\$8,500	Year	1		\$8,500
MBBR System					
Proactive System Maintenance	\$75	Hour	364		\$27,300
Reactive System Maintenance	\$75	Hour	26		\$2,000
Energy Consumption	\$0.10	kWh	226512		\$22,700
Cellular Service for Communication	\$50	Month	12		\$600
Sludge Tank Pumping	\$7,200	Year	1		\$7,200
Media Replacement	\$600	Year	1		\$600
Pump Maintenance	\$500	Year	1		\$500
Blower Maintenance	\$500	Year	1		\$500
Disc Filter Maintenance	\$1,500	Year	1		\$1,500
UV System Maintenance	\$2,000	Year	1		\$2,000
Post-Aeration Blower Maintenance	\$250	Year	1		\$300
Flow Meter Calibration	\$300	Year	1		\$300
Sampling Supplies	\$1,000	Year	1		\$1,000
Laboratory Fees	\$200	Month	12		\$2,400
Misc. Maintenance Supplies	\$500	Year	1		\$500
Mowing around MBBR System	\$75	Hour	12		\$900
Misc. Site/Access Road Maintenance	\$500	Year	1		\$500
Surface Return					
Cleaning/Maintenance of Surface Return	\$1,000	Year	1	\$	1,000
	Subtot	Subtotal Annual O&M Costs			127,000
Contingency (30%)				\$	39,000
Administrative, Billing, & Accounting				\$	15,000
Opinion of Probable Annual O&M Cost					\$181,000

NOTES: This is an engineer's Opinion of Probable Annual O&M Cost. Tighe & Bond has no control over the cost or availability of labor, equipment or materials, or over market conditions and that the estimates of probable annual O&M costs are made on the basis of Tighe & Bond's professional judgment and experience. Tighe & Bond makes no guarantee nor warranty, expressed or implied, that the actual annula O&M costs will not vary from this estimate of the Probable Annual O&M Cost.