*Proposed Sand Road Water District*

# Map, Plan and Report

Prepared for

## Town of Schuyler Falls

997 Mason Street
Morrisonville, New York


Revision 0
July 2025

Barton&Loguidice

# Proposed Sand Road Water District
Clinton County, New York

Map, Plan and Report

July 2025

Prepared for:

Town of Schuyler Falls
997 Mason Street
Morrisonville, New York 12962

Prepared by:

Barton & Loguidice, D.P.C.
10 Airline Drive, Suite 200
Albany, New York 12205

TABLE OF CONTENTS

## 1.0 AUTHORIZATION AND BACKGROUND

Barton & Loguidice D.P.C. (B&L) has been authorized by the County Legislature of Clinton County to prepare a Map, Plan and Report for the proposed Sand Road Water District in the Town of Schuyler Falls.

This Map, Plan and Report outlines the proposed improvements and associated costs for the proposed Sand Road Water District. It is assumed that the formation of this Water District will be in accordance with New York State Town Law Article 12.

# 2.0 EXISTING FACILITES

## 2.1. Water Source

### 2.1.1. Overview

There are two (2) existing water districts on each end of the proposed water district (Figure 2-1); to the West is the Wood Mills Water District and to the East is the Morrisonville Water District. The project area is not currently within an existing water district and is supplied water through residential wells. The new water district project area consists of Andrews Way, Charles Way, Lyman Lane, and the region along Sand Road between Newell Court and NYS Route 22B. Currently, each property either has no water or has its own private well, except for the Vista Village Mobile Home Park. The Park has a single groundwater well that supplies water to 18 mobile homes.

The project area is planned to be developed into a new water district called the Sand Road Water District. The new water district will connect to the existing Morrisonville Water District and be fed from the same water source. The existing district is located in the Town of Schuyler Falls, Clinton County, New York. The water distribution system serving the existing district has been owned and operated by the Town of Schuyler Falls since it was originally constructed in 1956. The existing district is supplied with water through a connection to the Town of Plattsburgh's Consolidated Water District. The water source serving the Town of Plattsburgh's Consolidated Water District serves over 10,000 residents in the Southeast Beekmantown, Base, Morrisonville, and Macey Lane districts. The water source consists of five (5) deep groundwater wells that are located in a predominantly sandstone aquifer. Two (2) of the wells are located on Route 3 and the other three (3) wells are located off of Bullis Road.

The Sand Road Water District will also be connected to the Wood Mills Water District. This connection is for emergencies only, and the district will not regularly receive or send water through it.

### 2.1.2. Source Water Quality and Deficiencies

#### 2.1.2.1 Water Quality in Project Area

Various wells located in the Town of Schuyler Falls, on or near Sand Road were selected by the NYSDOH to be sampled for perfluorooctanoic acid (PFOA) and other contaminants. Well water samples were collected by a NYSDOH representative on four different dates to be analyzed for PFOA'S and other contaminants. Various residential wells and the Vista Village well were found to contain PFC's or PFOA compounds exceeding the NYSDOH established maximum contaminant level (MCL) of 4 parts per trillion (ppt) in drinking water. Based on the testing results, the NYSDOH requires that action be taken to reduce the exposure of the residents to PFOA.

## 3.0 PROPOSED SAND ROAD WATER DISTRICT BOUNDARY AND BENEFITTING USERS

The proposed Sand Road Water District includes forty-two (42) properties within the Town of Schuyler Falls. A Map and Plan of the boundary of the proposed Sand Road Water District is shown in Figure 3-1. A written legal description of the proposed Sand Road Water District boundary is included in Appendix A.

### 3.1. Equivalent Dwelling Units (EDUs)

The proposed Sand Road Water District consists of sixty-six (66) equivalent dwelling units (EDUs). An EDU is defined as a typical single-family home having an average population of three (3) persons per household according to the Clinton County Health Department. EDUs are estimated based on the tax assessment property classification and are generally defined as follows:

- EDUs for a typical property are assigned based on water usage equivalent whereas one (1) EDU is equivalent to 240 gallons per day.
- One (1) EDU shall represent a typical single-family household, an apartment, one mobile home, other residential properties, and small retail or office buildings (210 Single-Family Residences; 270 Mobile Home);
- Two (2) EDUs shall represent a two-family or multiple-family household (220 Two Family Residence; 281 Multiple Residence);
- Half an EDU (0.5) shall represent a residential vacant lot or mining land (311 & 322 Residential Vacant Land; 323 Rural Vacant Land; 720 Mining and Quarrying)
- For properties with multiple homes on the singular property parcel the number of houses, mobile homes and apartments were counted with each house, mobile home and apartment equating to one (1) EDU (271 Multiple Mobile Homes; 280 Residential multi-purpose; 460 mobile home park).

Note that the EDU assessment for each property is subject to change based on changes in use or classification(s). Refer to Appendix B for a detailed EDU analysis; a summary table of the EDUs is provided in Table 3-1.

Table 3-1: EDU Summary

| Property Classification | Number of Parcels | Equivalent EDUs |
|---|---|---|
| Residential | 37 | 46 |
| Vacant | 3 | 1.5 |
| Commercial[1] | 1 | 18 |
| Industrial[2] | 1 | 0.5 |
| Total | 42 | 66 |

[1]The Vista Village mobile home park is classified as a commercial property with 18 mobile homes.

[2]The industrial parcel is classified as mining/quarry land.

## 4.0 ESTIMATED WATER USAGE

No historic water usage data is available for the affected area because the users currently obtain their water from residential wells. Therefore, the estimated water usage for the project area is estimated using 80 GPD per bedroom with an average of three (3) bedrooms in each EDU according to the Clinton County Health Department. The estimated average day demand of the 66 EDUs will be 15,840 gallons per day (GPD). Based on Figure 1 of the Recommended Standards for Wastewater Facilities (2014) and the population of the new water district estimated to be less than 200, the peaking factor was estimated to be 4.1. The peak hourly demand was calculated using the peaking factor and is estimated to be 45.9 gallons per minute (GPM). Table 4-2 provides a summary of the water demand calculations.

Table 4-1: Water Demand Estimation

| Property Classification | No. of Properties | EDUs | Average Day Demands (GPD) | Peak Hourly Demands (PF=4.1) (GPM) | Peak Hourly Demand (PF=4.1) (GPD) |
|---|---|---|---|---|---|
| Residential[1] | 37 | 46 | 11,040 | 31.9 | 45,264 |
| Vacant | 3 | 1.5 | 360 | 1.1 | 1,476 |
| Commercial | 1 | 18 | 4,320 | 12.5 | 17,712 |
| Industrial | 1 | 0.5 | 120 | 0.4 | 492 |
| Total | 42 | 66 | 15,840 | 45.9 | 64,944 |

[1]Assuming 80 GPD/bedroom, 3 bedrooms per single family home, 1 single family home per EDU.

## 5.0 PROPOSED FACILITIES

The proposed Sand Road Water District will provide water to residents located along Sand Road, between Newell Court and NYS Route 22B as well as residents on Andrews Way, Charles Way and Lyman Way. The new district will connect to the existing Morrisonville Water District near the intersection of Sand Road and NYS Route 22B.

### 5.1. Distribution System Overview

The proposed distribution system will include the following public infrastructure:

- Installation of 7,280 linear feet (LF) of new 8-inch ductile iron water main along Sand Road and adjacent roadways
- One (1) air release valve
- Thirteen (13) hydrants spaced no more than 500 feet apart
- Seventeen (17) valves
- One (1) booster pump station

## 6.0 ESTIMATED PROBABLE PROJECT COSTS

The estimated probable capital cost of the proposed Sand Road Water District is $5,327,575 as shown in the summary Table 6-1. A detailed cost estimate is included in Appendix C.

Table 6-1: Estimate of Probable Cost

| Line Item | Associated Cost |
|---|---|
| Construction Subtotal (2026) | $3,563,595 |
| *Contingency (30%)* | *$1,069,079* |
| Subtotal | $4,632,674 |
| *Estimated Engineering, Legal, Administration (15%)* | *$694,901* |
| Total 2026 Cost | $5,327,575 |

### 6.1. Operation and Maintenance

The estimated annual operation and maintenance (O&M) of the Sand Road Water District is summarized in Table 6-2. The Town of Plattsburgh will initially be contracted to provide O&M services. An estimated O&M rate increase of approximately 2% per year is included in the annual user costs.

Table 6-2: Sand Road Water District O&M Cost Summary

| Item | Quantity | Unit | Unit Cost | Total Annual Cost |
|---|---|---|---|---|
| Booster Pumps O&M Costs | 9,900 | kW-h | $0.18 | $1,782.00 |
| Fire Pumps O&M Costs | 4,100 | kW-h | $0.18 | $738.00 |
| Maintenance of Water Mains | 5,800 | LF | $1.70 | $9,860.00 |
| Maintenance of Booster Pump Station | 260 | DAYS | $40.00 | $10,400.00 |
| Water Billing/Meter Reading | 42 | CONNECTIONS | $9.00 | $378.00 |
| | | | Total 2025 Estimated Annual O&M | $23,158.00 |
| | | | 2025 O&M Cost per EDU (66 EDUs) | $350.88 |
| | | | 2026 O&M Cost per EDU (Inflated 2%) | $357.90 |

### 6.2. Short-Lived Assets Cost

Table 6-3 summarizes the short-lived assets (SLA) associated with the Sand Road Water District for a 30-year period.

Table 6-3: Short-Lived Assets

| Equipment | Quantity | Unit | Unit Cost | Useful Life (yr) | No. of Times Replaced in 30-Years | Total Replacement Cost |
|---|---|---|---|---|---|---|
| Main Pumps | 2 | EA | $5,700 | 15 | 2 | $22,800 |
| Booster Pumps | 2 | EA | $43,800 | 15 | 2 | $175,200 |
| | | | | | Total Replacement Costs Over 30-years | $198,000 |
| | | | | | Annual Reserve Cost | $6,600 |
| | | | | | Annual Reserve Cost per EDU (66 EDUs) | $100 |

### 6.3. Additional User Costs

In addition to the Sand Road Water District costs, the Morrisonville Water District has debt associated with a water system improvements project of $160 per EDU that will be passed onto the Sand Road Water District users.

The Town of Plattsburgh has an additional capital contribution charge of $31.56 per EDU that will also be passed onto the Sand Road Water District users. This cost will fluctuate upon debt incurred in the Town of Plattsburgh.

### 6.4. Funding Opportunities and Rate Impacts

Funding opportunities are available to ensure that the chosen alternative is affordable for system users. User costs will vary depending on the amount of funding ultimately awarded for the project.

#### 6.4.1. Preliminary Funding Analysis

Clinton County was recently awarded the maximum amount of $5,000,000 for this project in grant/principal forgiveness from the 2022 Bipartisan Infrastructure Law Emerging Contaminants funding through the Drinking Water State Revolving Fund (DWSRF). All remaining funding demands will come from Clinton County.

### 6.5. Annual User Costs

The water users in the proposed water district do not currently have a user cost because they have ownership of their private wells.

Clinton County proposes to fund the capital costs of the project entirely and will provide a lump sum of $33,000 for the Town to put towards the short-lived assets. To ensure the health and safety of its residents, Clinton County proposes to pay the full user costs of O&M for the first three (3) years and Morrisonville Water District Charge costs for the first four (4) years. In year five (5), Clinton County also proposes to pay half the Morrisonville Water District Charge to wean users off slowly. All work and materials required to connect each property to the water district will be paid for by the project at no cost to the property owner. This includes lateral material and work on both the public and the private side of the service lateral. Basement inspections will take place to ensure that the system is properly connected to the public water service and disconnected from the well source.

If the user does not choose to connect to the new water district, a service lateral will be provided up to the curb stop. If the user decides to connect to the public water system after construction completion, the private lateral connection costs shall be covered by the property owner.

The users are not expected to pay for the short-lived assets during the first five (5) years of district formation due to the County's contribution.

The users of the Sand Road Water District will be charged the Town of Plattsburgh's water rates plus 10 percent to account for lost water. The projected first year water use rate is $4.84 per 1,000 gallons of water. Water rates are expected to increase by 3% each year, which is reflected in the user cost calculations from 2026-2031. For properties with more than one service connection, a master meter will be provided as part of the project. Responsibility and ownership of the watermain after a master meter will be transferred over to the property owner following construction completion.

In the first three (3) years, the users of the new water district will only be charged the Town of Plattsburgh capital contribution and for their water usage. In year four (4) the user would pay for water usage, O&M and capital contribution. Following the first (4) years, the users would be charged for the water usage, O&M, capital contribution and half the Morrisonville Water District charge. During year six (6), the user will pay for full water usage, O&M, capital contribution, SLA and Morrisonville Water District charge. A summary of the user costs, per EDU, is shown below Table 6-4.

Table 6-4: User Costs

| Sand Road Water District Costs | | | | | | |
|---|---|---|---|---|---|---|
| Year | Sand Road O&M[1] | Morrisonville Water District Charge[2] | Capital Contribution[3] | SLA[4] | Water Purchase | Total |
| One (2026) | $0.00 | $0.00 | $31.56 | $0.00 | $436.71 | $468.27 |
| Two (2027) | $0.00 | $0.00 | $31.56 | $0.00 | $449.81 | $481.37 |
| Three (2028) | $0.00 | $0.00 | $31.56 | $0.00 | $463.30 | $494.86 |
| Four (2029) | $379.80 | $0.00 | $31.56 | $0.00 | $477.20 | $888.56 |
| Five (2030) | $387.40 | $80.00 | $31.56 | $0.00 | $491.52 | $990.48 |
| Six (2031) | $395.15 | $160.00 | $31.56 | $100.00 | $506.26 | $1,192.97 |

[1] Clinton County will be paying O&M for the first 3 years.

[2] Clinton County will be paying $160/EDU for the first 4 years & $80/EDU in year 5 towards Morrisonville Debt.

[3] This charge will fluctuate upon debt incurred in the Town of Plattsburgh.

[4] Clinton County will be paying SLA for the first 5 years.

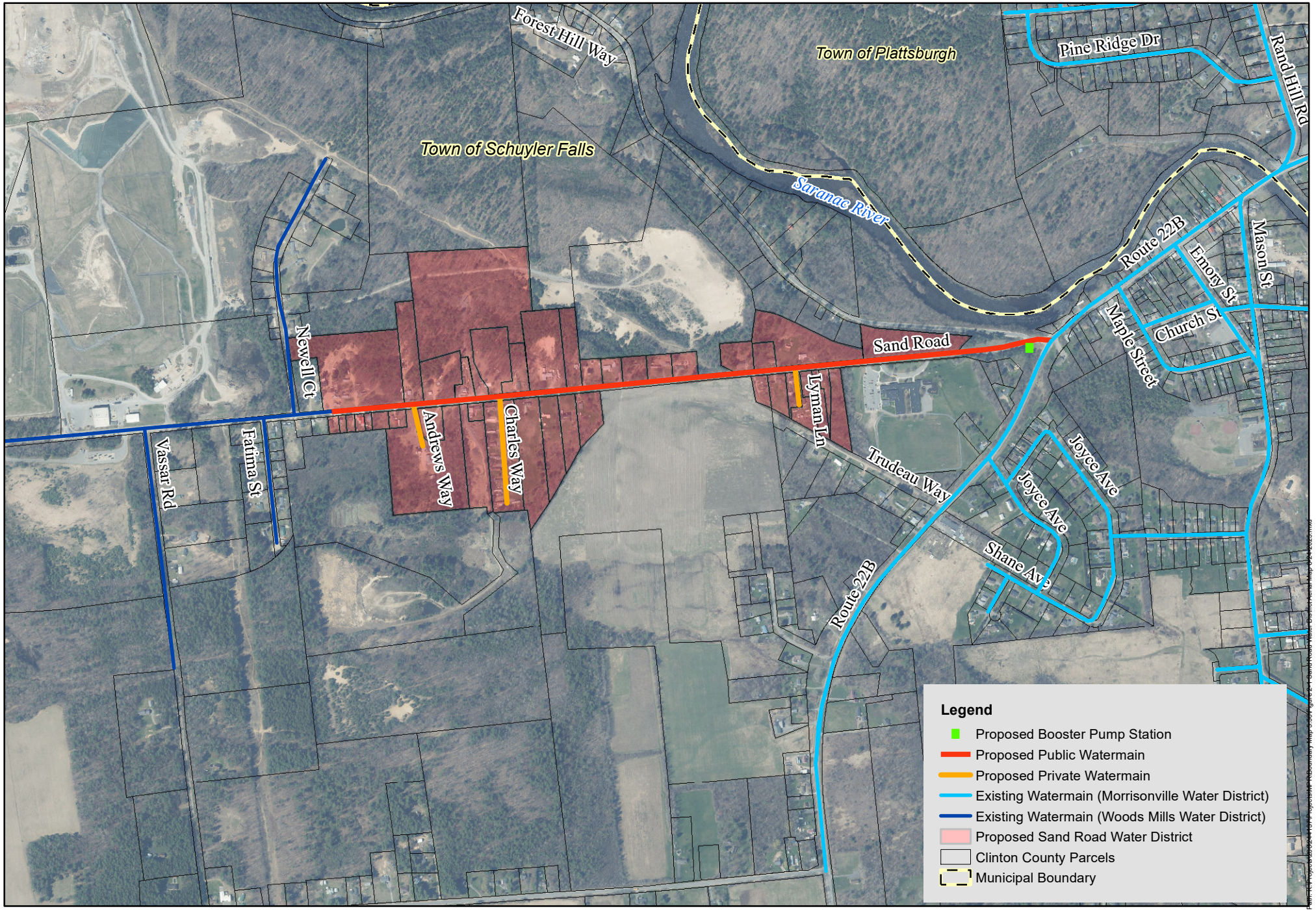
## 7.0 RECOMMENDED STEPS TO PROCEED

It is our understanding that the Town of Schuyler Falls would like to proceed in accordance with New York State (NYS) Town Law Article 12, generally to include the following:

- The Town Board accepts this Map, Plan and Report by Order pursuant to Town Law Article 12 and holds a public hearing.
    - Town Board holds public hearing with a 30-day estoppel period
    - Town Board can proceed with review of district formation
- Engineering Design and Regulatory Approvals
- Bidding
- Construction

Figures

Figure 2-1
Sand Road Water District Aerial Map




Barton & Loguidice

N W E S

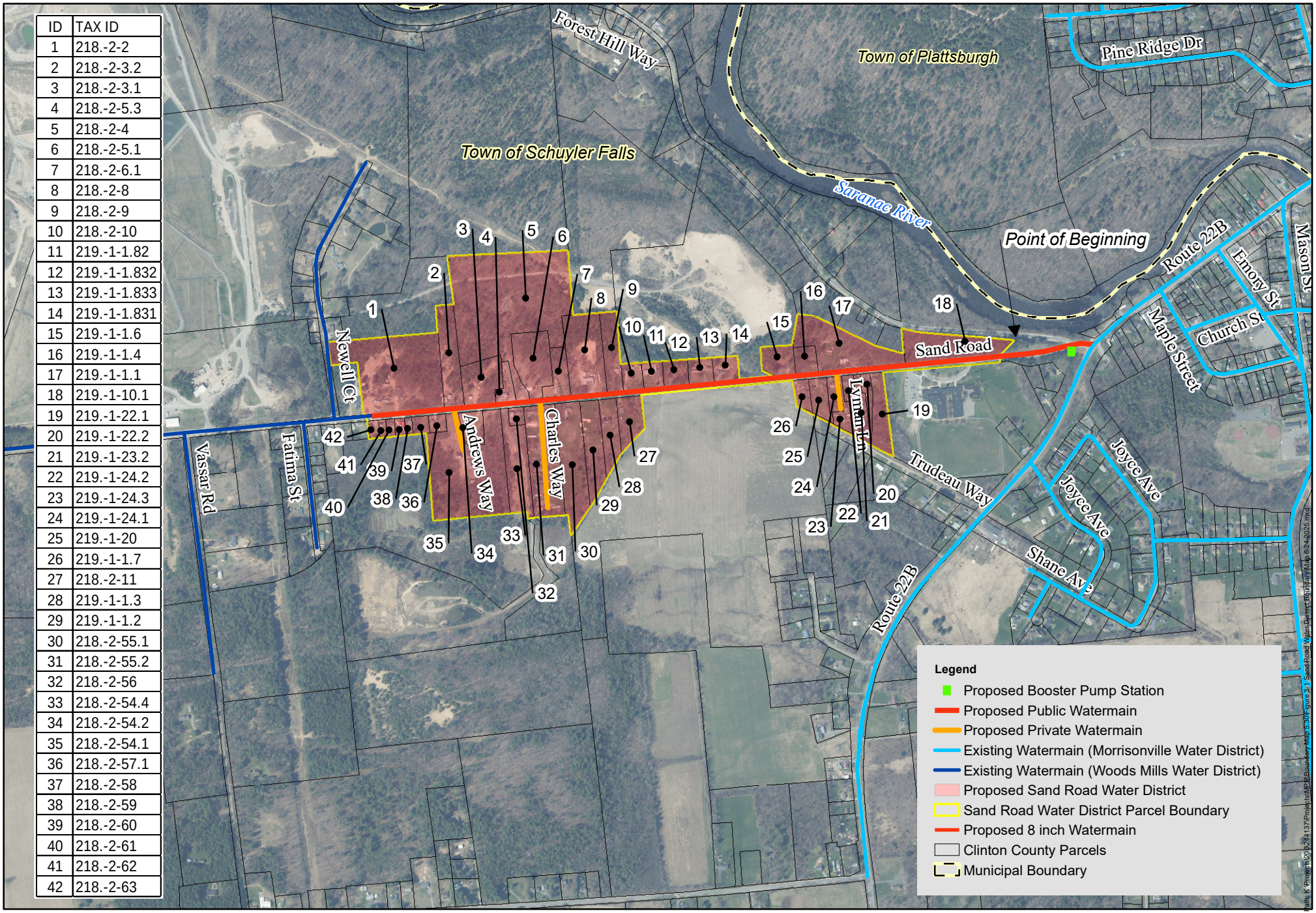
0 500 1,000 Feet

Clinton County
**Sand Road Water District**
**Aerial Map**
Clinton County June 2025 New York

Figure 2-1

Project No. 244.137.002

Figure 3-1
Sand Road Water District Boundary Map




| ID | TAX ID |
|---|---|
| 1 | 218.-2-2 |
| 2 | 218.-2-3.2 |
| 3 | 218.-2-3.1 |
| 4 | 218.-2-5.3 |
| 5 | 218.-2-4 |
| 6 | 218.-2-5.1 |
| 7 | 218.-2-6.1 |
| 8 | 218.-2-8 |
| 9 | 218.-2-9 |
| 10 | 218.-2-10 |
| 11 | 219.-1-1.82 |
| 12 | 219.-1-1.832 |
| 13 | 219.-1-1.833 |
| 14 | 219.-1-1.831 |
| 15 | 219.-1-1.6 |
| 16 | 219.-1-1.4 |
| 17 | 219.-1-1.1 |
| 18 | 219.-1-10.1 |
| 19 | 219.-1-22.1 |
| 20 | 219.-1-22.2 |
| 21 | 219.-1-23.2 |
| 22 | 219.-1-24.2 |
| 23 | 219.-1-24.3 |
| 24 | 219.-1-24.1 |
| 25 | 219.-1-20 |
| 26 | 219.-1-1.7 |
| 27 | 218.-2-11 |
| 28 | 219.-1-1.3 |
| 29 | 219.-1-1.2 |
| 30 | 218.-2-55.1 |
| 31 | 218.-2-55.2 |
| 32 | 218.-2-56 |
| 33 | 218.-2-54.4 |
| 34 | 218.-2-54.2 |
| 35 | 218.-2-54.1 |
| 36 | 218.-2-57.1 |
| 37 | 218.-2-58 |
| 38 | 218.-2-59 |
| 39 | 218.-2-60 |
| 40 | 218.-2-61 |
| 41 | 218.-2-62 |
| 42 | 218.-2-63 |

Barton & Loguidice

0 500 1,000 Feet

Clinton County
**Sand Road Water District Boundary Map**
Clinton County June 2025 New York

Figure 3-1
Project No. 244.137.002

# Appendices

Appendix A
Water District Written Boundary

244.137.002
7/16/2024

**Boundary Description**

**Town of Schuyler Falls, Sand Road Water District**

**Town of Schuyler Falls, Clinton County, New York**

The Proposed Sand Road Water District, situated in the Town of Schuyler Falls, Clinton County and State of New York, being more particularly described as follows:

Commencing at a point of beginning, said point being the northeastern most corner of Parcel 219.-1-10.1 as shown on the Sand Road District Boundary Map, Town of Schuyler Falls, Clinton County, New York dated July 2024; thence proceeding southwesterly along the southeastern boundary of Parcel 219.-1-10.1 to its southeastern corner, said corner also being a point along the northern highway boundary of Sand Road; thence proceeding southwesterly 950-feet and southerly 65-feet across the highway boundary of Sand Road to a point along the southern highway boundary of Sand Road; thence proceeding southwesterly 950-feet to a point along the southern highway boundary of Sand Road that intersects with the northeastern most corner of Parcel 219.-1-22.1; thence proceeding southerly along the eastern boundary of Parcel 219.-1-22.1 to the southeastern most corner of Parcel 219.-1-22.1; thence proceeding northwesterly along the southern boundary of Parcel 219.-1-22.1 to its southwestern most corner, said corner also being the southernmost corner of Parcel 219.-1-22.2 and the southeastern most corner of Parcel 219.-1-23.2; thence proceeding northwesterly along the southern boundary of Parcel 219.-1-23.2 to its southwest corner, said corner also being the southeast corner of Parcel 219.-1-24.3; thence proceeding northwesterly along the southern boundary of Parcel 219.-1-24.3 to its southwestern corner, said corner also being the southernmost corner of Parcel 219.-1-24.1; thence proceeding northwesterly along the southern boundary of Parcel 219.-1-24.1 to its southwestern corner, said corner also being the southeast corner of Parcel 219.-1-20; thence proceeding northwesterly along the southern most boundary of Parcel 219.-1-20 to its southwestern most corner, said corner also being the southeastern most corner of Parcel 219.-1-1.7; thence proceeding northerly along the southern boundary of Parcel 219.-1-1.7 to its southwestern corner; thence proceeding northerly along

the western boundary of Parcel 219.-1-1.7 to its northwestern corner, said corner being a point along the southern highway boundary of Sand Road; thence proceeding westerly 1,198 feet along the southern highway boundary of Sand Road to a point, said point being the northeastern most corner of Parcel 218,-2-11; thence proceeding southerly along the eastern boundary of Parcel 218,-2-11 to its southeastern most corner; thence proceeding southwesterly along the southeastern boundary of Parcel 218,-2-11 to its southern corner, said corner also being the southeastern most corner of Parcel 219.-1-1.3; thence proceeding southwesterly along the southeastern boundary of Parcel 219.-1-1.3 to its southwestern most corner, said corner also being the southeastern most corner of Parcel 219.-1-1.2; thence proceeding southwesterly along the southeastern boundary of Parcel 219.-1-1.2 to its southwestern corner, said corner also being the southeastern most corner of Parcel 218.-2-55.1; thence proceeding southwesterly along the southeastern most boundary of Parcel 218.-2-55.1 to its southern most corner; thence proceeding northerly along the western boundary of Parcel 218.-2-55.1 to a corner along its southwestern boundary; thence proceeding southwesterly along the southwestern boundary of Parcel 218.-2-55.1 to its southwestern most corner, said corner also being the southeastern corner of Parcel 218.-2-55.2; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-55.2 to its southwestern corner, said corner also being the southeastern most corner of Parcel 218.-2-54.4; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-54.4 to its southwestern corner, said corner also being the southeastern corner of Parcel 218.-2-54.1; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-54.1 to its southwestern most corner; thence proceeding northerly along the western boundary of Parcel 218.-2-54.1 to its northwestern corner, said corner also being the southernmost corner of Parcel 218.-2-58; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-58 to its southwestern corner, said corner also being the southeastern corner of Parcel 218.-2-59; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-59 to its southwestern corner, said corner also being the southeastern corner of Parcel 218.-2-60; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-60 to its southwestern corner said corner also being the southeastern corner of Parcel 218.-2-61; thence proceeding southwesterly along the southern

boundary of Parcel 218.-2-61 to its southwestern corner, said corner also being the southeastern corner of Parcel 218.-2-62; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-62 to its southwestern corner, said corner also being the southeastern corner of Parcel 218.-2-63; thence proceeding southwesterly along the southern boundary of Parcel 218.-2-63 to its southwestern corner; thence proceeding northerly along the western boundary of Parcel 218.-2-63 to its northwestern corner, said corner being along the southern highway boundary of Sand Road; thence proceeding northwesterly 65-feet across the highway boundary of Sand Road to a point along the northern highway boundary of Sand Road that intersects with the southwestern corner of Parcel 218.-2-2; thence proceeding northerly along the western boundary of Parcel 218.-2-2 to its northwestern most corner; thence proceeding easterly along the northern boundary of Parcel 218.-2-2 to its northeastern corner, said corner being a point along the western boundary of Parcel 218.-2-3.2; thence proceeding northerly along the western boundary of Parcel 218.-2-3.2 to its northwestern corner; thence proceeding easterly along the northern boundary of Parcel 218.-2-3.2 to its northeastern corner, said corner being a point along the western boundary of Parcel 218.-2-4; thence proceeding northerly along the western boundary of Parcel 218.-2-4 to its northwestern corner; thence proceeding easterly along the northern boundary of Parcel 218.-2-4 to its northeastern corner; thence proceeding southerly along the eastern boundary of Parcel 218.-2-4 to its southeastern corner, said corner being a point along the northern boundary of 218.-2-8; thence proceeding easterly along the northern boundary of Parcel 218.-2-8 to its northeastern corner, said corner being the northwestern corner of Parcel 218.-2-9; thence proceeding easterly along the northern boundary of Parcel 218.-2-9 to its northeastern corner; thence proceeding southerly along the eastern boundary of Parcel 218.-2-9 to a point, said point being the northwestern corner of Parcel 218.-2-10; thence proceeding easterly along the northern boundary of Parcel 218.-2-10 to its northeastern corner, said corner being the northwestern corner of Parcel 219.-1-1.82; thence proceeding easterly along the northern boundary of Parcel 219.-1-1.82 to its northeastern corner, said corner being the northwestern corner of Parcel 219.-1-1.832; thence proceeding easterly along the northern boundary of Parcel 219.-1-1.832 to its northeastern corner, said corner being the northwestern corner of Parcel 219.-1-1.833;

thence proceeding easterly along the northern boundary of Parcel 219.-1-1.833 to its northeastern corner, said corner being the northwestern corner of Parcel 219.-1-1.831; thence proceeding easterly along the northern boundary of Parcel 219.-1-1.831 to its northeastern corner; thence proceeding southerly along the eastern boundary of Parcel 219.-1-1.831 to its southeastern corner, said corner being a point along the northern highway boundary of Sand Road; thence proceeding easterly 263-feet along the northern highway boundary of Sand Road to a point, said point being the southwestern corner of Parcel 219.-1-1.6; thence proceeding northerly along the western boundary of Parcel 219.-1-1.6 to its northwestern corner; thence proceeding easterly along the northern boundary of Parcel 219.-1-1.6 to its northeastern corner, said corner being a point along the western boundary of Parcel 219.-1-1.1; thence proceeding northeasterly along the western boundary of Parcel 219.-1-1.1 to its northern most corner; thence proceeding southeasterly along the northern boundary of Parcel 219.-1-1.1 to its northeastern corner, said corner being a point along the western boundary of Parcel 219.-1-10.1; thence proceeding northerly along the western boundary of Parcel 219.-1-10.1 to its northwestern corner; thence proceeding southeasterly along the northern boundary of Parcel 219.-1-10.1 to its northeastern corner, said corner being the Point of Beginning, encompassing all parcels between said Boundary.

# Appendix B
# EDU Analysis

| Parcel Address | Tax ID | Owner First Name | Owners Last Name | Property Class | # EDU's |
|---|---|---|---|---|---|
| 10-16 Andrews Way | 218.-2-54.1 | Carl | Bouyea Life Est | 220 | 5 |
| 1-18 Charles Way | 218.-2-55.2 | Charles | Trudo | 416 | 18 |
| Kent Falls Rd | 219.-1-10.1 | Thomas | Conners | 323 | 0.5 |
| 1/3/5 Lyman Ln | 219.-1-1.7 | Ricky | Lyman | 271 | 3 |
| 69 Sand Rd | 219.-1-22.1 | Raymond | Wright | 220 | 2 |
| 73 Sand Rd | 219.-1-22.2 | | JP Morgan Chase Bank NA | 210 | 1 |
| 75 Sand Rd | 219.-1-23.2 | Matthew | Russell | 210 | 1 |
| 77 Sand Rd | 219.-1-24.2 | Sarah | Turcotte | 210 | 1 |
| 78 Sand Rd | 219.-1-1.1 | Craig | Russell | 210 | 1 |
| 79 Sand Rd | 219.-1-24.3 | Craig | Duprey | 210 | 1 |
| 81 Sand Rd | 219.-1-24.1 | Barbara | Lyman Life Use | 210 | 1 |
| 85 Sand Rd | 219.-1-20 | Kenneth | Provost | 210 | 1 |
| 88 Sand Rd | 219.-1-1.4 | Jeffrey | Smallarz | 210 | 1 |
| 98 Sand Rd | 219.-1-1.6 | Agnes Frossa | Loffler | 210 | 1 |
| 118 Sand Rd | 219.-1-1.831 | Jonathan | Wells | 210 | 1 |
| 126 Sand Rd | 219.-1-1.833 | Russell | Donah | 270 | 1 |
| 132 Sand Rd | 219.-1-1.832 | Dianne | LaVarnway | 270 | 1 |
| 142 Sand Rd | 219.-1-1.82 | Rolland | Trombley | 270 | 1 |
| 148 Sand Rd | 218.-2-10 | Ricky | Desrocher | 210 | 1 |
| 151 Sand Rd | 218.-2-11 | Sheryl | Rabideau Life Use | 210 | 1 |
| 152 Sand Rd | 218.-2-9 | Linda | Collins Life Estate | 210 | 1 |
| 155 Sand Rd | 219.-1-1.3 | Thomas | Booker | 210 | 1 |
| 162 Sand Rd | 218.-2-8 | Harold | VanWoert | 210 | 1 |
| 163 Sand Rd | 219.-1-1.2 | Robert | Pelkey | 270 | 1 |
| 167 Sand Rd | 218.-2-55.1 | | Gorman Family Trust | 210 | 1 |
| 172 Sand Rd | 218.-2-6.1 | Michael | Trudo | 270 | 1 |
| 182 Sand Rd | 218.-2-5.1 | Linda | Ratigan | 210 | 1 |
| 183 Sand Rd | 218.-2-56 | Victor | McCasland | 210 | 1 |
| 186 Sand Rd | 218.-2-4 | | New England Waste Serv of NY | 322 | 0.5 |
| 188 Sand Rd | 218.-2-5.3 | Chris | Crowningshield | 270 | 1 |
| 191 Sand Road, Sand Pit | 218.-2-54.4 | | R Hogan Excavating LLC | 720 | 0.5 |
| 199/203 Sand Rd | 218.-2-54.2 | Michele | Agnew | 210 | 1 |
| 200 Sand Rd | 218.-2-3.1 | Myrtle | Frenyea | 210 | 1 |
| 208 Sand Rd | 218.-2-3.2 | Harold | Vanweort | 210 | 1 |
| 211 Sand Rd | 218.-2-57.1 | Tammy | Goddeau | 210 | 1 |
| 219 Sand Rd | 218.-2-58 | | R. Hogan Excavating LLC | 311 | 0.5 |
| 221 Sand Rd | 218.-2-59 | Real | Bonhomme | 210 | 1 |
| 223 Sand Rd | 218.-2-60 | Philip | Van Nortwick | 210 | 1 |
| 225 Sand Rd | 218.-2-61 | Thomas | Peryea | 210 | 1 |
| 226/230 Sand Rd | 218.-2-2 | Ora | Parent | 271 | 3 |
| 229 Sand Rd | 218.-2-62 | Ora | Parent | 210 | 1 |
| 233 Sand Rd | 218.-2-63 | Jill Ann | Parent | 270 | 1 |
| | | | | Total | 66 |

# Appendix C
# Opinion of Probable Cost

**Proposed Sand Raod Water District**

**Opinion of Probable Project Costs**

**B&L JOB NO.:** 244.137.002

**DATE:** 07/01/2025

**CALCULATED BY:** MBP

**CHECKED BY:** RAR

| Item | Description | Quantity | Units | Unit Cost | Total |
|---|---|---|---|---|---|
| 1 | Mobilization/Demolization | 1 | LS | $ 140,000 | $ 140,000 |
| 2 | Work Zone Traffic Control | 1 | LS | $ 80,000 | $ 80,000 |
| 3 | Temporary Erosion & Sediment Control | 1 | LS | $ 20,000 | $ 20,000 |
| 4 | Furnish and Install 8" D.I.P. CL 52 Pipe and Fittings | 7280 | LF | $ 200 | $ 1,456,000 |
| 5 | Furnish and Install 8" Gate Valve and Valve Boxes | 17 | EA | $ 3,000 | $ 51,000 |
| 6 | Furnish and Install Hydrant Assembly | 13 | EA | $ 8,000 | $ 104,000 |
| 7 | Furnish and Install Air Release Valves and Manhole | 1 | EA | $ 17,000 | $ 17,000 |
| 8 | Install New 3/4-inch Water Service with Meter (Near Side) - Open Trench | 24 | EA | $ 1,600 | $ 38,400 |
| 9 | Install New 3/4-inch Water Service with Meter (Far Side) - Open Trench | 18 | EA | $ 4,000 | $ 72,000 |
| 10 | Install 3/4-inch Type K Copper Tubing (Near Side) | 1800 | LF | $ 90 | $ 162,000 |
| 11 | Install 3/4-inch Type K Copper Tubing (Far Side) | 2250 | LF | $ 90 | $ 202,500 |
| 12 | Furnish & Install Connection to Existing Water Main | 2 | EA | $ 11,500 | $ 23,000 |
| 13 | General Restoration | 728 | LF | $ 20 | $ 15,000 |
| 14 | Asphalt Restoration | 52416 | SF | $ 5 | $ 263,000 |
| 15 | Furnish and Install Packaged Pump Station | 1 | EA | $ 750,000 | $ 750,000 |
| | | | | Construction Subtotal (2024) | $ 3,393,900 |
| | | | | Inflation (5%) | $ 169,695 |
| | | | | Construction Subtotal (2026) | $ 3,563,595 |
| | | | | Contingency (30%) | $ 1,069,079 |
| | | | | Subtotal | $ 4,632,674 |
| | | | | Estimated Engineering, Legal, Administration (15%) | $ 694,901 |
| | | | | Total 2026 Cost | $ 5,327,575 |

*The experience to*
**listen**
*The power to*
**solve**℠

Barton
&Loguidice

www.bartonandloguidice.com