

December, 2009
Revised November, 2010



Map, Plan & Report
Red Hook Sewer District
Village/Town of Red Hook
Dutchess County, New York

Prepared for:

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**Map, Plan & Report
Red Hook Sewer District**

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1.0 SUMMARY OF MP&R REVISIONS

This revised Map, Plan and Report reflects changes made to the proposed sewer project subsequent to the issuance of the original Map, Plan and Report in December of 2009. These changes are summarized below, and are discussed in more detail in the body of the report.

- Description of the Sewer District (2.0)
 - There has been a slight modification to the boundaries of the district to include two additional Village parcels, located at 7575 and 7579 Old Post Road.
 - The district has been reconfigured to include three separate Zones of Assessment, rather than the original two.
- Project Capital Costs (3.1)
 - The projected cost estimate has been revised to account for additional inflation through the planned beginning of construction (2012), additional information regarding engineering, environmental review and administrative costs, and to comply with requirements of the USDA Rural Development program.
- Operation and Maintenance Costs (3.2)
 - The projected costs for Operation & Maintenance have been revised to account for additional inflation through the planned start of operations (2013) and to reflect additional detail.
- Hook Up Costs (3.3)
 - The charge for the DCWWA final inspection of the hook-up to the sewer system has been reduced from \$300 to \$200.
- Project Financing (4.0)

- The discussion of Project Financing has been updated to reflect new funding commitments from the USDA Rural Development Program and New York State Environmental Facilities Corp.
- Estimated First Year Annual Cost for a Typical Property (4.1)
 - As a result of the cumulative changes to the district description, project costs and project financing, Estimated First Year Annual Cost for a Typical Property will remain at the original figure of \$765 per year.
- Establishment of a District (5.1)
 - It is proposed to the County Legislature that the resolution to establish the sewer district be subject to a mandatory (rather than permissive) referendum, thus eliminating the need for a petition to trigger a public referendum on the creation of the district.

2.0 INTRODUCTION

For the purpose of establishing a new sewer district that is partially in the Village and Town of Red Hook, both the Village and Town of Red Hook requested that Dutchess County Water and Wastewater Authority (DCWWA) prepare a Map, Plan and Report to present the boundaries, the general plan, method of financing, and operation of the proposed Red Hook Sewer District (District). With this Map, Plan and Report, Dutchess County proposes to form a Part-County Sewer District.

A Facility Plan was prepared in August 2008 and revised December 2010 to include the installation of the laterals and grinders. The Basis of Design Report was prepared in December 2008 by C.T. Male Associates, P.C. for the proposed project. These reports document the need for the project, the alternatives considered, the costs, and the recommended sewer and treatment options to serve the proposed district. This Map, Plan and Report documents the following District creation facts:

- Identifies the selected alternative
- Finalizes the properties in the District
- Presents the method for assessing District cost to the properties served
- Documents the estimated capital and operational cost

Based on the existing use of the 191 properties in the District area, 381 developed Benefit Units and 73 vacant Benefit Units were determined. Based on New York State Law, the costs (\$8.02 M capital and \$140,900 O&M) for the proposed improvements can only be assessed to the properties in the District.

2.1 Project Need

Forty years of adopted planning documents, including:

- Village of Red Hook Comprehensive Plan (1969);
- Town of Red Hook Master Plan (1993);
- Town of Red Hook Open Space Plan (2000); and
- Intermunicipal Task Force's Proposed Centers and Greenspaces Plan (2009);

have recommended establishing a sewer district for portions of the Village and the more densely developed portions of the Town of Red Hook. The proposed Sewer District will reinforce the Village Business Center, and provide higher intensity growth including residential, commercial, industrial and institutional development within priority growth areas in and adjacent to the Village of Red Hook. Below is a description of the benefits of providing a central sewer system:

- A public sewer system will enable residential and commercial development in priority growth areas. The South Broadway Traditional Neighborhood District (TND), currently being considered by the Town, will allow walkable residential neighborhoods to be located around an emerging commercial center.
- Through Incentive Zoning, productive farmland and Village gateway buffer areas will be protected. Current development in these areas can be relocated to the Traditional Neighborhood Districts where compact development requires public water and public sewer systems.
- A central sewer system will increase development potential within the Village of Red Hook's General Business District. Land currently being used to accommodate septic systems, could be used to expand existing commercial/residential buildings and enlarge/connect off-street parking areas.
- Properties within the Village could be redeveloped to provide a larger variety of business uses (i.e. hotels, restaurants, department stores, etc.) that currently cannot accommodate excess, or reserve, septic system capacity necessary for these uses. Newly developed sites could be designed to compliment the historic architectural context of the Village of Red Hook.
- A compact, walkable residential neighborhood, based on the architectural character of the existing Village Residential Districts, could be developed. The North Broadway TND, currently being considered by the Village, will locate all development potential of the site within the Village boundaries, thus preserving the north Village gateway. The TND would offer a variety of housing sizes and types that would appeal to residents of varying age and income levels. The new

TND, requiring public sewer and public water, will serve to reinforce the economic viability of the businesses while increasing the vitality of the Village.

- The porous nature of the Town and Village of Red Hook soils may not be adequately filtering our waste water as it enters our aquifer. A central sewer system confined to the dense and impervious area of the Village will treat all waste water for safe return to the environment, while keeping Village neighborhood lots on septic systems will provide for recharge to the aquifer. This would be an improvement to public health of the community.
- A future expansion of the public sewer system would allow the schools, located within the Village, to expand onto land currently used for their septic systems, offering a more cost-effective solution than purchasing additional land and constructing new facilities.

The sewer district is located primarily in the Village of Red Hook, with a portion along Route 9 in the Town of Red Hook. The District includes commercial, mixed-use and residential development. There are no public sewers in the Village or Town, and all properties within the District are serviced by individual septic systems with the exception of the senior housing units and commercial use at Red Hook Commons. Public water service is available to the majority of properties in the District, except for twelve properties in the Town of Red Hook, which have on-site private wells.

The District has village scale dense development. Some existing buildings have sub-standard septic systems which can pose a threat to the drinking water supply due to the fast/free draining soils in the District. Additionally, this area of the Town and Village of Red Hook is being considered for zoning revisions and amendments for infill development and other developments per the proposed Centers and Greenspaces Plan. This development plan, prepared by the Red Hook Intermunicipal Task Force, is supported by Dutchess County to preserve the County's prime farm land and to provide an area for future growth in the Town and Village of Red Hook.

The large developments identified in the Centers and Greenspaces Plan (South Broadway and North Broadway TNDs) are not included in this proposed sewer district. Similarly, the Red Hook Schools on Linden Avenue are not included in this proposed

sewer district. However, the proposed WWTP and sewer collection system will be designed to allow expansion in the future to allow the developments or the school to connect to the sewer system.

3.0 DESCRIPTION OF NEW SEWER DISTRICT

The proposed Red Hook Sewer District will serve residential and commercial properties in the Town and Village of Red Hook on Broadway (NYS Route 9) from Old Post Road to Rokeby Road and on Market Street (NYS Route 199) from Cherry Street to Linden Avenue. The District will be comprised of three separate Zones of Assessment as follows:

- Zone of Assessment C will include the thirty-five (35) parcels within the Town, outside of the Village.
- Zone of Assessment B will include those nine properties within the Village that are currently within the existing service area of the Red Hook Commons Sewer Transportation Corporation;
- Zone of Assessment A will include all remaining 147 parcels within the Village portion of the District.

Figure 1, Red Hook Sewer District, Part County Sewer District #6, shows the District's and Zone boundaries. Appendix A lists the properties in the District broken out by Zone of Assessment and Benefit Unit assessment roll.

3.1 Sewer Collection System

In general, the District will be served by a low pressure sewer system to be constructed by DCWWA. This type of sewer system requires every property to have a grinder pump to introduce and transport the wastewater to the main pressure pipe, which runs along the road right-of-way. The only exception is the Red Hook Commons Area which was developed with gravity sewers that lead to its own private wastewater treatment plant.

The low pressure sewer system consists of 3-inch, 4-inch and 6-inch sewer pipes as shown on Figure 2, Sewer Collection System. The sewer collection system is generally describes as follows:

- 5,600 feet of 3-inch sewer
- 4,700 feet of 4-inch sewer

- 100 feet of 6-inch sewer
- 175 grinder pumps and lateral connections

The DCWWA proposes to furnish and own the sewer lateral up to the grinder pumps and the grinder pumps for all the properties in the sewer system. The property owners will be responsible for providing electrical power to the grinder pump and connecting their building sewer to the grinder pump.

The grinder pump will be installed outdoors where possible in a non-traffic area. A five foot stub will be connected to the inlet of each pump and capped for future connection by the property owner. Each property owner will be consulted to locate the grinder pump; where possible the grinder pump will be located within five feet of the existing building sewer.

The DCWWA will provide a connection to the main line, lateral and shut off valve to each property. The grinder pump will be installed by DCWWA and will serve as the cut off between the District line and the private building sewer.

The approximate anticipated cost for a typical property owner to connect to the grinder pump is \$500. This cost will vary from property to property based on site specifics.

Additionally, the property owner will be responsible for a hook up fee of \$200. The Hook-up fee is used by DCWWA to pay for inspecting the final connection from the property owner to the grinder pump. There will be one hook-up fee per physical connection to the sewer system, regardless on the number of benefit units assigned to each parcel.

DCWWA will be responsible for maintaining the grinder pumps once they are placed in operation. When necessary, DCWWA will be responsible for replacing the grinder pumps.

The property owner will be responsible for connecting to, and paying for, the electricity for the grinder pump. The electrical usage for a grinder pump for a typical residential property is approximately equivalent to the electrical demand from a small electrical appliance such as a coffee maker.

3.2 Wastewater Treatment Plant

To provide wastewater treatment for the District, the privately owned 25,000 gallons per day (gpd) Red Hook Commons wastewater treatment plant (WWTP) would be obtained by the District and its capacity expanded to 85,000 gpd.

The District's new WWTP would have the following components:

- Influent pump station
- Fine screen
- Grit channel
- Flow meter
- Activated sludge aerotor package plant
- Effluent equalization
- Disc filter building
- Ultra-Violate disinfection
- Discharge to the tributary to the Saw Kill
- Sludge Holding Tank

The current owner of the Red Hook Commons WWTP has agreed in principal to transfer the ownership of the property, sewers, pump station and WWTP to the DCWWA at a nominal cost.

The 12.4 acre lot where the WWTP is located has been studied in the 2008 Facility Pan and Basis of Design Reports and it was found suitable for building the needed improvements to treat 85,000 gpd. Additionally, the site can be expanded to treat up to 285,000 gpd (200,000 future capacity) if needed.

The lot where the WWTP would be constructed has been previously surveyed for wetlands, endangered species, and archeological significance and has a New York State wastewater discharge permit. These factors make the site ideal for the District's WWTP.

DCWWA would operate and maintain the WWTP by providing part-time licensed wastewater treatment plant operators.

3.3 Properties and Benefit Units in District

DCWWA has an established method for assessing the cost to the District's property owners. The basis for the assessment is the assumption that a single-family residential property produces 250 gpd of wastewater. Thus, properties listed in the Dutchess County Real Property Tax Rolls as single family parcels are equal to 1.0 Benefit Unit (BU).

The following criteria was used to determine the BU count for each parcel.

- Properties classified as residential are assessed based on the number of dwellings up to three. Four or more dwellings are charged based on flow, however, no less than three units will be assessed.
- All other developed parcels are assessed benefit units upon a ratio of water use / 250 gpd.
- Where the flow ratio is not a whole number, the result will be rounded. If the ratio is less than 1.5, a benefit unit of 1 is assessed. If the ratio is equal to or greater than 1.5 and less than 2.5, 2 benefit units are assessed and so on.
- Vacant residential parcels, and any undeveloped portion of a developed residential parcel, will be assessed vacant benefit units based on the total number of potential dwelling units that could be developed on the parcel.
- Vacant non-residential parcels, and any undeveloped portion of developed non-residential parcels, will be assessed vacant benefit units on the basis of the projected average daily flow for the non-residential development allowed on the parcel based on current zoning. Vacant units are based on the maximum square footage of a building that can be placed on the parcel less existing structures. The maximum square footage of a building may be reduced by physical or regulated constraints such as designated wetlands, steep slopes and set backs. Based on the projected square footage of the building footprint, an estimated water demand is computed by multiplying the square footage by 0.125 gallons per day.

The number of BUs based upon the above criteria is 381 developed and 73 vacant units.

To account for the difference in benefit received between a developed versus a vacant parcel a vacant benefit unit will be charged at only 10% of the full rate per benefit unit. Once the district is formed and the sanitary sewer system is in use, the benefit unit(s) assessed for each parcel will be re-visited on an annual basis. Changes in parcel use, water use or new construction could affect the Benefit Unit count and will be adjusted accordingly.

No additional infrastructure is required in order to provide sewer service to the existing and future development within Zone of Assessment B, the existing service area for the Red Hook Commons Sewer Transportation Corporation, as the necessary infrastructure was previously constructed by the developer of the Red Hook Commons project. In addition, the donation of the parcel of land on which the existing WWTP is located, and the existing infrastructure that will be utilized to provide service to the additional properties in Zones of Assessment A and C, represent a significant capital value to the Sewer District. Accordingly, one hundred percent of the cost of the capital improvement for the Sewer District will be assessed against properties in Zones of Assessment A and C, while properties within Zone of Assessment B will not be assessed for the capital cost associated with construction of the new infrastructure. Benefit Units have been assigned to properties within Zone of Assessment B for the purpose of allocating annual operational (O&M) expenses only.

Appendix A lists each property in the District broken out by Zone of Assessment, and its currently assigned BU.

Twelve months of metered water use will be used as a basis for estimating wastewater flow. For properties not served by metered water service, DCWWA will estimate the wastewater flow.

Table 3-1 summarizes the District's BU count.

**Table 3-1
Benefit Units**

Description	Zone A	Zone B	Zone C
Develped Benefit Units	239	50	92
Vacant Benefit Units	18.5	6	48.5
Total Benefit Unit Equivalents	240.85	50.6	96.85

4.0 PROJECT COSTS

The project costs consist of two main components, capital cost and operation and maintenance cost. The capital cost is the projected cost to build the proposed sewer district. The operation and maintenance cost is the annual cost to keep the sewer district functional.

4.1 Capital Cost

The projected capital cost for the sewer district is \$8,018,700. Appendix B details the capital cost. Table 4-1 summarizes the capital costs

**Table 4-1
Capital Costs**

Collection System	\$836,550
Laterals and Grinder Pumps	\$1,378,650
Wastewater Treatment Plant	\$3,367,300
Contingency	\$608,900
Engineering, Legal, and Admin.	\$1,827,300
Total Capital Cost (2012 Dollars)	\$8,018,700

4.2 Operation and Maintenance Cost

The projected first year annual operating costs for the sewer district is \$140,900. Appendix C details the operation and maintenance (O&M) cost. Table 4-2 summarizes the O&M cost.

Table 4-2
O&M Costs

Electric	\$26,500
Labor	\$33,000
Sludge Disposal	\$19,400
Administration	\$12,000
Insurance	\$4,000
Equipment Repair & Maintenance	\$14,500
Short-lived Assets Replacement	\$17,500
Contingency	\$14,000
Total O&M Cost (2012 Dollars)	\$140,900

O&M cost will be allocated across all developed properties connecting to the sewer system, based on actual water usage (or estimated usage where actual usage is not available.) Total annual O&M costs of \$140,900 allocated across 381 developed Benefit Units results in an O&M cost per Benefit Unit of \$370.

4.3 Hook-up Cost

The public sewer will be extended to each property up to the grinder pump. The DCWWA will own the sewer lateral, shut off valve and the grinder pump. The property owner will connect its building plumbing to the grinder pump and will be responsible for providing electrical power to the grinder pump.

The grinder pump, pump basin and control panel will be provided and installed by DCWWA and DCWWA will own the pump and be responsible for maintenance. The property owner will be responsible for the electric cost to operate the pump.

The property owner will be responsible for signing an easement agreement that allows DCWWA to install and maintain the sewer lateral and grinder pump.

The estimated cost for connecting to the grinder pump is \$500 per property for an outdoor grinder pump. This cost will vary for each property depending on the amount of plumbing necessary to make the connection and wiring inside the building. This is a one-time cost.

At the time of connection each property owner will be charged a \$200 hook up fee (regardless of the size of the property or number of benefit units assigned) by the DCWWA to pay for inspecting the final connection from the property owner to the grinder pump. This is a one-time cost.

Each property in the district will be assessed the annual capital cost, regardless of whether the property physically connects to the sewer system.

5.0 PROJECT FINANCING

The projected capital cost for the project is \$8,018,700. This cost would be financed through the United States Department of Agriculture Rural Development (USDA-RD) sewer grant program and the New York State Environmental Facilities Corp. (NYSEFC) Clean Water State Revolving Loan Fund Program.

The Village portion of the proposed Sewer District (Zone of Assessment A) has been deemed eligible to receive a grant of \$1,585,000 from USDA-RD. See Appendix D for correspondence from USDA-RD.

A CDBG grant of \$65,000 was awarded to the Village for the sewer project. An additional \$13,100 was provided by Dutchess County through the DCWWA.

Additionally, the Clean Water State Revolving Fund (CWSRF) program has determined the project is eligible for \$2,000,000 as a Principal Forgiveness grant, and a zero interest loan for 30-years for the remaining project costs. CWSRF Principal Forgiveness funds will be applied to capital costs through out the full District (in both the Town and Village portions.) Flexibility in the use of the Principal Forgiveness grant will allow capital assessment rates in the Village and Town to be equalized. See Appendix D for correspondence from CWSRF.

Thus, the financing plan would be to accept the USDA grant, the CWSRF Principal Forgiveness grant, and finance the remaining balance of \$4,355,600 with a CWSRF loan at 0% for 30-years. The debt service on the CWSRF loan would be fixed at \$133,392 for the first five years, and would increase at a rate of approximately 0.75% per year thereafter.

Based on Zone A and Zone C total benefit units of 337.70 BU (331 developed +6.7 vacant), the annual debt service per BU is \$395.

Zone B would not be responsible for debt service as discussed above.

5.1 Estimated First Year Annual Cost for a Typical Property

The typical property in the District is a single family residential property or a small commercial property located in Zone of Assessment A or Zone of Assessment C,

assessed with one benefit unit. The estimated first year cost per property is based on debt service plus operating and maintenance cost.

Thus, the projected first year total cost for a property in either the Town or the Village is (\$395 + \$370) \$765 per BU.

The estimated first year cost for similar property located in Zone of Assessment B would be \$370 per BU, based on Operating & Maintenance expenses only.

All properties in the Sewer District will pay the annual capital cost, regardless of whether it is physically connected to the sewer system.

During the first year each property will also pay the one-time expense to connect to the sewer system, and a one-time hook-up charge of \$200.

6.0 PROJECT IMPLEMENTATION PLAN

6.1 Establishment of District

Pursuant to resolutions adopted by the Village of Red Hook dated February 2, 2009 (Resolution #3-2009) and the Town of Red Hook dated February 10, 2009 the Red Hook Sewer District is being formed as a Part-County Sewer District under Article 5-A of New York State County Law. Sewer services will be provided to all properties therein through facilities owned and operated by the DCWWA. The district creation procedure required by Article 5-A is as follows:

The Dutchess County Legislature shall cause to be prepared a Map, Plan and Report describing the area to be included sufficient to permit definite identification of all parcels of property included therein; a description of all improvements and facilities to be constructed and or acquired; and estimates of the cost of construction or acquisition of the facilities and the method of financing the same. (Sect. 253) In this instance, all improvements will be financed, constructed and or acquired by the DCWWA.

Upon receipt of the Map, Plan and Report the County Legislature shall call a public hearing on the proposal to establish a county district. The Clerk of the Legislature shall cause a notice of the public hearing to be published not less than ten or more than twenty days before the day set for the hearing. The notice of hearing shall contain a description of the area to be included within the proposed district, and if the report shall have recommended the establishment of zones of assessment, a description of the area or areas to be included within each zone of assessment; the improvements proposed; the maximum amount to be expended for the improvement and the allocation of that amount between any zones of assessment proposed to be created; the estimated cost of hook-up fees, if any, to the typical property; the cost of the district to the typical property and, if different, the typical one or two family home; and the proposed method of assessment of the cost. The notice shall also specify the time and place of the public hearing. (Sect. 254)

After the public hearing, the Legislature shall determine; whether the proposed facilities are satisfactory and sufficient; whether all properties within the proposed district are benefited thereby; whether all of the properties benefited are included

within the limits of the proposed district; whether it is in the public interest to establish the district; and if the establishment of zones of assessment is proposed, whether the costs of facilities allocated among said zones represent as nearly as may be the proportionate amount of benefit which the properties in such zones will derive therefrom. Upon making such determinations in the affirmative, the Legislature may act by resolution approving the establishment of the district.

Pursuant to Article 3, Section 101 of New York State County Law, the Legislature will be requested to adopt a resolution to subject the establishment of the district to a mandatory referendum. This action eliminates the need for a petition to trigger a public referendum. The referendum is to be held not less than sixty days after the adoption of the resolution. Qualified electors for the referendum are those individuals who are registered voters residing within the proposed district. (Sect. 257)

As stated above, sewer services will be provided to all properties within the proposed Red Hook Sewer District through facilities to be financed, constructed and or acquired, and operated by the DCWWA. The obligation of the DCWWA to provide such sewer services to all properties within the District is established by a Service Agreement between the Authority and Dutchess County on behalf of the Sewer District. As the costs of the district will not be financed by bonds, notes or other indebtedness of the County, approval of the New York State Department of Audit and Control is not required.

6.2 Regulatory Approvals

The proposed sewer district has completed its environmental review under New York State Environmental Quality Review Act (SEQR). The SEQR review included a determination of the project area for state or federally regulated wetlands, potential impacts to endangered species or habitats, and potential impacts to historic or archeologically significant sites. DCWWA, acting as lead agency through the coordinated review process, determined the project to be a Type I action and issued a negative declaration of environmental impact on April 15, 2009. As required, notification of the SEQR finding was published in the NYS Environmental Notice Bulletin. Subsequent to that action, a determination was made to include in the project the cost of installing lateral sewer lines and grinder pumps on individual properties. Although not clearly required by law, the DCWWA updated and revised the

Environmental Assessment Form to discuss the additional work involved. The DCWWA issued a new Negative Declaration on January, 20, 2010. Notification of this supplemental finding was also published in the NYS Environmental Notice Bulletin.

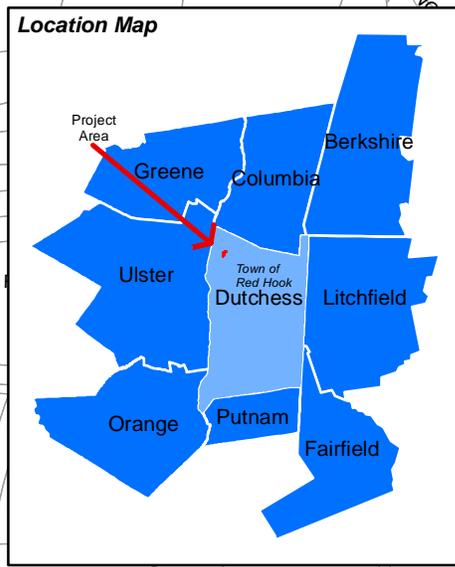
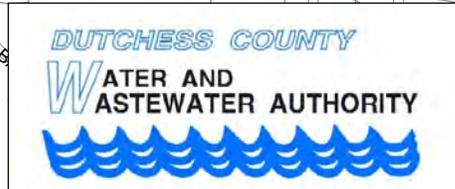
The plans for the proposed collection system and expanded wastewater treatment plant will need approval from New York State Department of Environmental Conservation (NYSDEC).

Generally, the proposed sewer pipes will be located in the New York State Department of Transportation right-of-way (NYSDOT). NYSDOT approval will be needed for installing the pipes. Sewer pipes located on private property will require easements from those property owners.

FIGURES

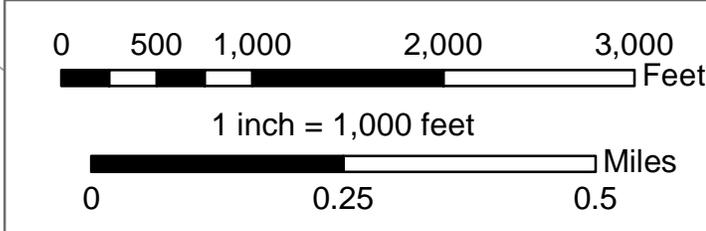
Red Hook Sewer District Part County Sewer District #6

Village of Red Hook
Town of Red Hook

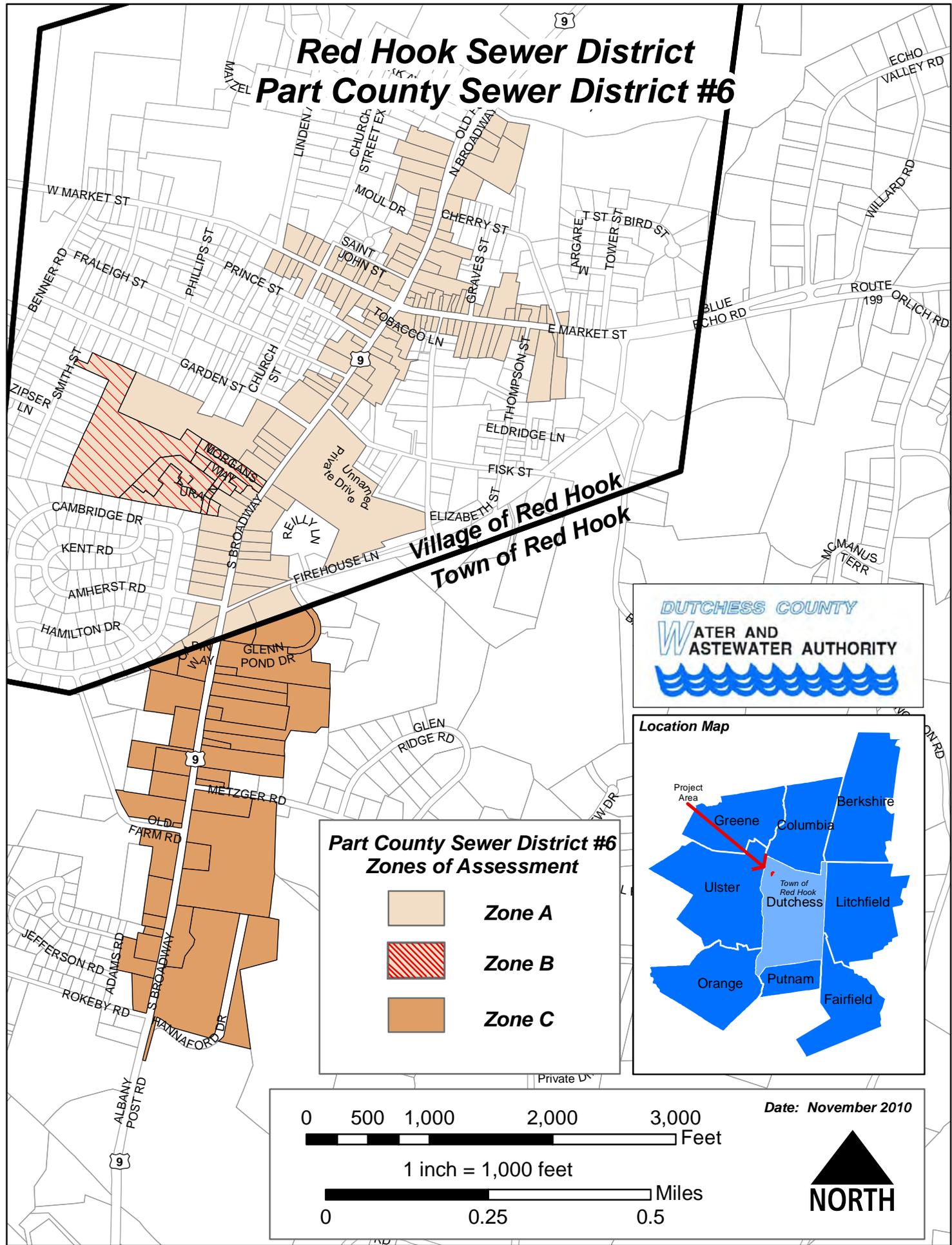


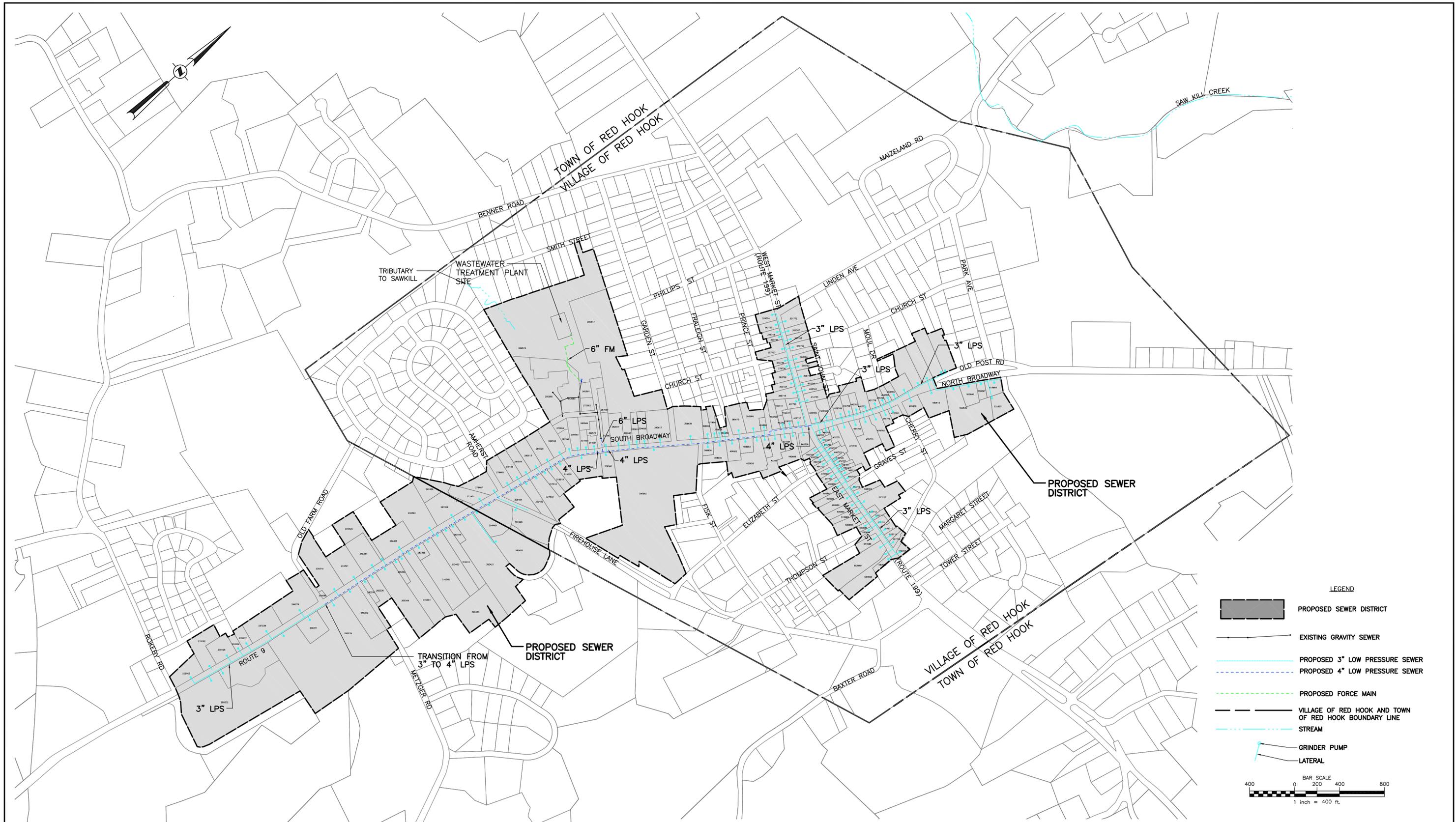
**Part County Sewer District #6
Zones of Assessment**

	Zone A
	Zone B
	Zone C



Date: November 2010





LEGEND

- PROPOSED SEWER DISTRICT
- EXISTING GRAVITY SEWER
- PROPOSED 3" LOW PRESSURE SEWER
- PROPOSED 4" LOW PRESSURE SEWER
- PROPOSED FORCE MAIN
- VILLAGE OF RED HOOK AND TOWN OF RED HOOK BOUNDARY LINE
- STREAM
- GRINDER PUMP
- LATERAL

BAR SCALE
0 200 400 800
1 inch = 400 ft.

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES, P.C. OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY."

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

SEWER COLLECTION SYSTEM

RED HOOK SEWER DISTRICT MP & R

VILLAGE/TOWN OF RED HOOK

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ARCHITECTURE & BUILDING SYSTEMS ENGINEERING * CIVIL ENGINEERING
ENVIRONMENTAL SERVICES * SURVEY & LAND INFORMATION SERVICES

DUTCHESS COUNTY, NY

FIG 2

SHEET 2 OF 2

DWG. NO:

APPENDIX

Appendix A

List of Property Owners and Benefit Unit Assessment

**PROPOSED RED HOOK SEWER DISTRICT
Benefit Assessment Roll - October 2010**

VILLAGE OF RED HOOK
TOWN OF RED HOOK, NEW YORK

Prepared By:
DCWWA &
C.T. Male Associates, P.C.

Customer Name	Service Located	Tax ID (block-lot)	Benefit Assessment Units			Zone
			Developed	Vacant	T / V	
North Broadway - Before Cherry St.						
Burkley, Brandon	7592 N. Broadway	07-514864	1		V	A
Rotger, Scott	7590 N. Broadway	07-531857	4		V	A
North Broadway Pizza	7588 N. Broadway	07-506847	1		V	A
Vito LaMorte	7582 N. Broadway	07-503840	2		V	A
Red Hook Business Park Inc	5758 N. Broadway	07-522832	1	0	V	A
Red Hook IGA	7568 N. Broadway	06-490816	2	0	V	A
Elmendorf Inn	7562 N. Broadway	06-479800	1		V	A
Butcher	7563 N. Broadway	06-459805	1		V	A
Staff	7567 N. Broadway	06-450818	2	0	V	A
Pagano	7571 Old Post Road	06-454830	1	0	V	A
Gordon	7575 Old Post Road	06-454841	1	0	V	A
Mora	7579 Old Post Road	06-461850	1	0	V	A
North Broadway - Between Cherry St. and St. John St.						
Stewart's Shops Corp.	7558 N. Broadway	06-473785	1		V	A
Cuthell, Erik	7557 N. Broadway	06-456795	1		V	A
Cole, Allen Richard	7555 N. Broadway	06-455789	1		V	A
Village Diner	7550 N. Broadway	06-471776	5		V	A
Bard, Richard	7549 N. Broadway	06-453784	2		V	A
Nicolas-Marcy, Michael	7545 N. Broadway	06-451778	1		V	A
Baright Realty	7540 N. Broadway	06-478765	3		V	A
Bischoff, Steve	7537-7539 N. Broadway	06-440772	3		V	A
Keil Equipmebt Co., INC.	7536 N. Broadway	06-470753	1		V	A
Golden, Paula; Papreka, P	7531 N. Broadway	06-443763	3		V	A
Scheer Cleaners	7528 N. Broadway	06-461750	1		V	A
Verrilli, Richard (Post Office)	7525 N. Broadway	06-440756	1		V	A
CVS Store # 5359	7518 N. Broadway	10-471735	1		V	A
Getty	3 St. John St.	10-436749	1		V	A
North Broadway - Between St. John St. and Market						
Baright Realty	7514 N. Broadway	10-452731	3		V	A
Rhtel LLC	7509 N. Broadway	10-429738	1		V	A
Baright Realty	7506-7508 N. Broadway	10-446726	1		V	A
West Market - Between Broadway and Church St.						
Baright Realty	15 W. Market St.	10-425729	8		V	A
Dillon, John	21 W. Market St.	10-413739	3		V	A
Keybank	28 W. Market St.	10-395718	1		V	A
Christian Lodge	31 W. Market St.	10-408743	1		V	A
Fell, David	37 W. Market St.	10-403746	1		V	A
Taste Budd's, LLC	40 W. Market St.	10-390724	3		V	A
Red Hook Holdings LLC	39-43 W. Market St.	10-396745	3		V	A
K. D. K. Realty	42-44 W. Market St.	10-383729	4		V	A
K. D. K. Realty	46 W. Market St.	10-378736	1		V	A
Borenstein, David	45-47 W. Market St.	06-390752	2		V	A
Trezza, Gloria	49 W. Market St.	06-383756	1		V	A
West Market - Between Church St. and Linden Ave.						
Methodist Church	Church Street	10-373736		1	V	A
Methodist Parsonage	52 W. Market St.	10-357737	2		V	A
Dominy, Michele	51 W. Market St.	06-374762	1		V	A

**PROPOSED RED HOOK SEWER DISTRICT
Benefit Assessment Roll - October 2010**

Customer Name	Service Located	Tax ID (block-lot)	Benefit Assessment Units			Zone
			Developed	Vacant	T / V	
Simmons, Herbert	53 W. Market St.	06-367763	1		V	A
Scheer, Jonathan M.	54 W. Market St.	10-353746	1		V	A
Agrest, Sara	56 W. Market St.	10-348747	1		V	A
Steerman, James	57 W. Market St.	06-361767	1		V	A
Cirincion, John and Cubba	58 W. Market St.	06-342750	1		V	A
Monahan-Tennant, James	59 W. Market St.	06-351772	2		V	A
Guido, Frank	60 W. Market St.	06-334754	1		V	A
East Market - Between Broadway and Elizabeth St.						
Bright Realty	1-7 E. Market St.	10-444720	4		V	A
Bright Realty	17 E. Market St.	10-455723	1		V	A
Bright Realty	17-21 E. Market St.	10-459722	2		V	A
Bright Realty	9 E. Market St.	10-450722	1		V	A
Bright Realty	16 E. Market St.	10-450702	1		V	A
Rifenbergh, Mrs. Vernon S.	20 E. Market St.	10-455704	1		V	A
Lown, Donna	22 E. Market St.	10-460703	1		V	A
Lyceum Theater	23 E. Market St.	10-466723	1		V	A
Gudenzi-Ruess, Raida	24 E. Market St.	10-464702	1		V	A
East Market - Between Elizabeth St. and Graves St.						
Haddad, Randolph	25 E. Market St.	10-470720	1		V	A
Chan-Mohammed, Chau	28 E. Market St.	10-472702	2		V	A
Henke Insurance Agency	29 E. Market St.	10-478721	1		V	A
Blue Lake House, LLC	30 E. Market St.	10-477701	1		V	A
Star Travel	31 E. Market St.	10-482721	1		V	A
Goldman, Robert and Claire	32 E. Market St.	10-482699	2		V	A
Hardman, Selma	33 E. Market St.	10-485722	1		V	A
Coon, Germaine	34 E. Market St.	10-485691	1		V	A
Klose, Woody	35 E. Market St.	10-490719	2		V	A
Meyer, Nancy J.	36 E. Market St.	10-491689	1		V	A
Econopoly, Gus	37 E. Market St.	10-499714	1		V	A
East Market - Between Graves St. and Thompson St.						
Laibach Associates	38 E. Market St.	10-498689	3		V	A
Lekstrom, Arvid	39 E. Market St.	11-508722	1		V	A
Borenstine, David	40 E. Market St.	11-506690	1		V	A
Rider, Caroline	42 E. Market St.	11-512689	1		V	A
Bright Realty	43 E. Market St.	11-523727	3		V	A
Dut. Co. Comm. Action Agency	44 E. Market St.	11-520689	3		V	A
Depietro, Jack	45-47 E. Market St.	11-526712	2		V	A
Alfio H. Cornacchini Arch	48 E. Market St.	11-530695	1		V	A
Coons, Leslie	49 E. Market St.	11-532711	1		V	A
Lowry, Stephen and Maureen	50 E. Market St.	11-535694	2		V	A
Perazzo, Albino	51 E. Market St.	11-538711	2		V	A
Kudla, Phillip	52 E. Market St.	11-544688	2		V	A
East Market - After Thompson St.						
Urbini, Lori	53 E. Market St.	11-546711	1		V	A
Fier, Jennifer	56 E. Market St.	11-553669	1	0	V	A
Borenstine, David	57 E. Market St.	11-553715	2		V	A
Borenstine, David	59-61 E. Market St.	11-557709	2		V	A
Rider, Eleanor	60 E. Market St.	11-567659	1		V	A
Hillster, Peter	62 E. Market St.	11-567686	1		V	A
Borenstine, David	63 E. Market St.	11-570707	3		V	A
South Broadway - Between Market and Prince St.						
RHVBR LLC	12 E. Market St.	10-440706	9		V	A
Extra-Mart D/B/A	2 W. Market St.	10-419715	2		V	A
Eckelman, Stephen and Marya	S Broadway Rear	10-410710		0.5	V	A

**PROPOSED RED HOOK SEWER DISTRICT
Benefit Assessment Roll - October 2010**

Customer Name	Service Located	Tax ID (block-lot)	Benefit Assessment Units			
			Developed	Vacant	T / V	Zone
Eckelman, Stephen and Marya	7485 S. Broadway	10-402710	3		V	A
Kittner and Fredricks	7481-7483 S. Broadway	10-416707	3		V	A
Matwey	S 7484 Broadway	10-442688	6		V	A
Cheng, Kankuen	7479 S. Broadway	10-413702	5		V	A
Powers Auto Supplies, INC.	7478 S. Broadway	10-431694	1		V	A
K. D. K. Realty	7472 S. Broadway	10-433677	2		V	A
South Broadway - Between Prince St. and Fraleigh St.						
Village Hall	7467 S. Broadway	10-404688	2		V	A
K. D. K. Realty	7466 S. Broadway	10-422678	2		V	A
Giek, Kenneth	7461 S. Broadway	10-392686	2		V	A
Ayoub, Nabil	7460 S. Broadway	10-421656	1		V	A
Griffin Insurance Agency	7452 S. Broadway	10-408663	1		V	A
Eccles, Thomas and Jennifer	7449 S. Broadway	10-385673	1	2	V	A
South Broadway - Between Fraleigh St. and Garden St.						
Red Hook Public Library	7444 S. Broadway	10-404652	1	0	V	A
Phillips, Velma	7441 S. Broadway	10-385658	1		V	A
Edgecrest LLC	7437 S. Broadway	10-378656	1		V	A
Seitz, Elizabeth	7436 S. Broadway	10-398640	1		V	A
Stokum, Jeff and Jenny	7435 S. Broadway	10-371656	1		V	A
Diamond, Douglas	7432 S. Broadway	10-388636	1		V	A
Odom, Ronald	7431 S. Broadway	10-368650	3		V	A
Christ Church	7423-7429 S. Broadway	10-358639	1	0	V	A
South Broadway - Between Garden St. and Firehouse Lane						
St. Pauls Lutheran Church	7412 S. Broadway	10-395562	1	0	V	A
St. Christopher Church	4 Garden St.	10-343617	1	0	V	A
St. Christopher Rectory	7411 S. Broadway	10-334606	1		V	A
Irons, Rockwell	7407 S. Broadway	10-330601	1		V	A
Wicks, Douglas F.	7405 S. Broadway	10-328593	1		V	A
Red Hook Central School/Universal Builders	7401 S. Broadway	10-317588	1	0	V	A
Universal Builders	7401 S. Broadway	10-282617	1		V	A
Wilms, Martin	7398 S. Broadway	10-338560	1	0	V	A
Larnic, Inc.	7939 S. Broadway	10-314564	1		V	A
Red Hook Soap Factory, LL	7392 S. Broadway	10-324546	2		V	A
Fell, David	7391 S. Broadway	10-307560	2		V	A
Fell, David	7387 S. Broadway	10-299560	1		V	A
Red Hook Group, LLC	7385 S. Broadway	10-292549	1		V	A
Cayea, Dr. James	7381 S. Broadway	10-289538	1		V	A
Heuer, Marilyn	7380 S. Broadway	10-319528	1		V	A
McGovern, John	7376 S. Broadway	10-318519	1		V	A
Northern Dutchess Archery	7375 S. Broadway	10-286526	1		V	A
Kuhn, John	7374 S. Broadway	10-317512	1		V	A
Gabryszewski, Joseph and Mo	7373 S. Broadway	10-285513	1		V	A
Cohen, David	7372 S. Broadway	10-324503	1		V	A
Coston, Gregory	7369 S. Broadway	10-281504	1		V	A
Webster, Henry	7366 S. Broadway	14-320493	1		V	A
Denter, Louise	7365 S. Broadway	14-279495	1		V	A
Gorsuch, Thomas	7362 S. Broadway	14-309484	2		V	A
Griffin, Lisa and Dennis	7361 S. Broadway	14-278485	2		V	A
Migliorelli, Kenneth A.	7357 S. Broadway	14-278467	1		V	A
Red Hook Commons Apartments	11-15 Laura Lane	10-250565	24.5		V	B
Red Hook Commons Apartments	Laura Lane	10-263580	24.5		V	B
Kearney Development	Laura Lane/Morgan Dr.	10-312583	1		V	B
South Broadway - Between Firehouse Lane and Old Farm Rd.						
Colburn, Shirley Ann	7351 S. Broadway	14-271451	10		V	A
Rhinebeck Savings Bank	7350 S. Broadway	14-302461	2		V	A
AB Olson Holdings LLC	12 Glen Pond rd	00-340455	1		T	C

**PROPOSED RED HOOK SEWER DISTRICT
Benefit Assessment Roll - October 2010**

Customer Name	Service Located	Tax ID (block-lot)	Benefit Assessment Units			Zone
			Developed	Vacant	T / V	
Rhinebeck Savings Bank	7346 S. Broadway	00-304449	1		T	C
Colburn, Arnold	7345 S. Broadway	00-242426		0.5	T	C
Colburn, Arnold	7345 S. Broadway	00-267429	8	0	T	C
Town of Red Hook	7340-7342 S. Broadway	00-350421	1		T	C
Donna's Hairstyling Center	7336 S. Broadway	00-293419	1		T	C
Howland, Richard	7332 S. Broadway	00-310400	3		T	C
Castellanos, Felipe	7329 S. Broadway	00-242939	9	2	T	C
Red Hook Mobile Home Park	7328 S. Broadway	00-310385	15		T	C
Pottenburgh, Michael	7324 S. Broadway	00-283385	3		T	C
Wilms, Martin	7320 S. Broadway	00-346380	5		T	C
Triebels Garage	7317 S. Broadway	00-256365	1		T	C
Sipperley, Arthur	7318 S. Broadway	00-310361	1		T	C
Sipperley, Arthur	7316 S. Broadway	00-285362	1		T	C
Ruge, Lewis	7311 S. Broadway	00-249341	1		T	C
Zengen, Ms. Rosemary	7310 S. Broadway	00-305346	2		T	C
JNY Quest Realty, LLC	7307/ 7309 S. Broadway	00-244321	1		T	C
Coon, Glen Sr. and Lynda	7306 S. Broadway	00-282336	1		T	C
Dalton, Jack	7302 S. Broadway	00-280330	1		T	C

In Town, not on Village Water

TGS Associates	7270 S. Broadway	00-295276	7	28	T	C
Ruge, Lewis	7293 S. Broadway	00-230310	1	0	T	C
First National Bank	7280 S. Broadway	00-269271	2	0	T	C
Red Hook Land Corp.	7277 S. Broadway	00-244274	2	2	T	C
Town of Red Hook	7260 S. Broadway	00-257211	2	0	T	C
Hannaford	Hannaford Drive	00-298202	10	0	T	C
Red Hook Terminal Inc.	7269 S. Broadway	00-237238	2	0	T	C
Red Hook Terminal Inc.	7259 S. Broadway	17-235217	1	0	T	C
Schultz, Robert	7255 S. Broadway	17-233209	1	0	T	C
Weiss, David	7249 S. Broadway	17-230195	4	0	T	C
Stewart's Shops Corp.	7243 S. Broadway	17-219182	2	0	T	C
Conway, John	7235 S. Broadway	17-225162	1	0	T	C
Ulster Savings Bank	7296 S. Broadway	00-288312	1	0	T	C

Vacant Land

Key Bank	W. Market St.	10-407720		1	V	A
Key Bank	7475 S. Broadway	10-403700		1	V	A
Haddad, Christian G	E. Market St	10-474721		1	V	A
Kearney Development (Proposed WWTP Owned by DCWWA)	Laura Lane/Morgan Dr	09-205603		0	V	A
Kearney Development	Laura Lane/Morgan Dr	10-273554		1	V	B
Kearney Development	Laura Lane/Morgan Dr	10-302574		1	V	B
Kearney Development	Laura Lane/Morgan Dr	10-287598		1	V	B
Kearney Development	Laura Lane/Morgan Dr	10-285569		1	V	B
Kearney Development	Laura Lane/Morgan Dr	10-262591		1	V	B
Kearney Development	Laura Lane/Morgan Dr	10-273583		1	V	B
AB Olson Holdings LLC	Fire House LN	14-329473		11	V	A
Colburn, Arnold	South Broadway Rear	13-246435		0.5	V	A
Colburn, Arnold	7345 S. Broadway	14-271441		0.5	V	A
Howland, Richard	7332 S. Broadway	00-312410		0.5	T	C
Ruge, Lewis	7313 S. Broadway	00-222345		15	T	C
Hoffman, Roger	Old Farm Road	00-234295		0.5	T	C

Benefit Assessment Summary

	Dev	Vac	EDU
A Village	239	18.5	240.85
B Commons	50	6	50.6
C Town	92	48.5	96.85
Total	381	73	388.3

Appendix B
Capital Cost Opinions

DCWWA
 RED HOOK SEWER PROJECT
 2011 Updated Project Cost Estimate

TOTAL PROJECT COST SUMMARY

1.0 Construction Cost	Cost
1.1 Construction - Treatment Plant #	\$ 3,367,307.64
1.2 Construction - Collection System #	\$ 2,215,212.58
1.3 Subtotal	\$ 5,582,520.21
1.4 Construction Contingency @10%	\$ 558,252.02
1.5 Total Construction Cost	\$ 6,140,772.24
2.0 Professional Services	
2.1 Preliminary Engineering	\$ 78,100.00
2.2 Engineering, Survey, Envr. Services & Cultural Resources @11%	\$ 622,385.00
2.3 Subsurface Investigation	\$ 72,500.00
2.4 Construction Administration @ 9%	\$ 506,613.71
2.5 Legal - Access Agreements	\$ 35,000.00
2.6 Contingency on Construction Engineering	\$ 50,661.37
2.7 Total Professional Services Costs	\$ 1,365,260.08
3.0 Owner's Costs	
3.1 Administration @ 1% of Construction & Professional Services Cost	\$ -
3.2 Project Management @ 2.5% of Construction & Professional Services	\$ 187,650.81
3.3 Legal - Bonds, Contracts, District Formation, Easements, General	\$ 175,000.00
3.4 Easement Payments	\$ 50,000.00
3.5 Land Acquisition Payments	\$ 100,000.00
3.6 Total Owner's Costs	\$ 512,650.81
4.0 Project Cost	
4.3 Total Project Cost	\$ 8,018,683.13

Appendix C

Operation and Maintenance Cost Opinions

Project Name: Red Hook Sewer District
 Project# : 9.9081
 Date: 11/12/2010
 Prepared By: R. Flores

C.T. MALE ASSOCIATES, P.C.



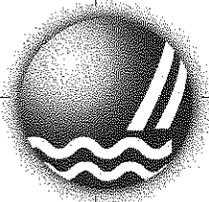
Conceptual Cost Opinion Aerotor WWTP O&M							
ID	Description	Quantity	Units	Unit Cost		Total Unit Cost	Subtotals
1	Electric						
a	Influent Pumps	8212.5	kwh	\$0.14		\$1,149.75	
b	Fine Screen	13140	kwh	\$0.14		\$1,839.60	
c	Aerotors	54750	kwh	\$0.14		\$7,665.00	
d	EQ & DO Tank	32850	kwh	\$0.14		\$4,599.00	
e	Filters	12000	kwh	\$0.14		\$1,680.00	
f	UV Tanks	18250	kwh	\$0.14		\$2,555.00	
g	Sludge Holding Tank	32850	kwh	\$0.14		\$4,599.00	
h	Buildings	17300	kwh	\$0.14		\$2,422.00	
							\$26,509.35
2	Labor						
a	Contract Operator	1030	hr	\$32.00		\$32,960.00	
							\$32,960.00
3	Sludge Removal						
a	Sludge Disposal	90000	gal	\$0.09		\$8,010.00	
b	Sludge Hauling	12000	mile	\$0.95		\$11,400.00	
							\$19,410.00
4	Other						
a	Administration	1	LS	\$12,000.00		\$12,000.00	
b	Insurance	1	LS	\$4,000.00		\$4,000.00	
c	Equipment Repair & Maintenance	1	LS	\$14,500.00		\$14,500.00	
f	Short-lived Assets Replacement	1	LS	\$17,500.00		\$17,500.00	
							\$48,000.00
	Cost Summary						

Sub-Total

Contingency

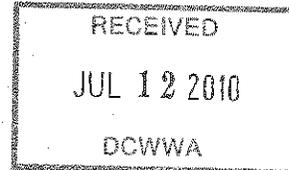
2012 Dollars

Appendix D
Funding Correspondence



New York State
ENVIRONMENTAL FACILITIES CORPORATION

MATTHEW J. DRISCOLL, *President and CEO*



July 7, 2010

Ms. Bridget Barclay
Executive Director
Dutchess County Water & Wastewater Authority
27 High Street
Poughkeepsie, New York 12601

Re: CWSRF Project No. C3-5330-01-00
Dutchess County Water & Wastewater Authority
Village of Red Hook

Dear Ms. Barclay:

Recently, Congress enacted legislation appropriating funds for the Clean Water State Revolving Fund (CWSRF) with new provisions authorizing additional financial support to eligible CWSRF projects. The Environmental Facilities Corporation (EFC) will provide this additional support in the form of principal forgiveness.

On behalf of Governor David Paterson, Department of Environmental Conservation Commissioner Pete Grannis and the staff of EFC, I am pleased to inform you that your community's project(s), as referenced above, qualifies to receive this additional benefit. The terms and conditions of your receipt of this principal forgiveness are generally described below and will be more fully set forth in a project financing agreement.

EFC based your community's qualification on information provided in your submissions to us, including among other factors, a total estimated CWSRF financing amount for your referenced project(s) of \$6,900,000 and a median household income of \$39,456 based on the 2000 Census.

We estimate the additional financial support for your project(s) will be no greater than \$2,000,000. We will determine the actual amount of additional support when the project is determined to be complete and ready to convert to long-term financing, at which time EFC will forgive a portion of existing project indebtedness. You can obtain additional information about EFC's principal forgiveness policy from our 2010 Intended Use Plan (IUP), Amendment No.1, available on our website (www.nysefc.org).

We are subject to deadlines regarding our award of these funds, therefore, we need to confirm your ability to move forward or we may need to bypass your project for another community's project. Accordingly, please undertake the following important steps regarding your project:

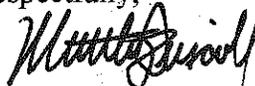
- Confirm your community's intent to proceed by **August 6, 2010**, by signing the enclosed form where indicated and providing the additional requested information.
- Applications for financing need to be submitted to EFC by May 1, 2011, with all missing application items to be submitted no later than June 15, 2011. (See www.nysefc.org for application materials and guidance.) Some of the major critical items for a successful financing application are listed on the last page, where we ask you to indicate their status. Please include other relevant known milestones as well. If your project has already achieved a milestone, please indicate the date.
- Participate in an energy efficiency analysis of your project. We have a partnership with the New York State Energy Research and Development Authority (NYSERDA) to undertake this analysis at little or no cost to your community. Your project has already been recommended to NYSERDA for their consideration, and they may have already contacted you or your staff. If you decide to proceed with your project without the benefit of the energy efficiency analysis, your additional financial support will be reduced by 20%. You can obtain additional information about the energy efficiency analysis from our 2010 Intended Use Plan (IUP), Amendment No.1, available on our website www.nysefc.org).
- Close on your short-term financing with us prior to September 30, 2011.
- Complete your project in accordance with the requirements of the Project Financing Agreement.

Members of our EFC team will be in contact with you shortly to answer any of your questions and to guide you through the program requirements and the application process. In the interim, please contact the team members listed below with any questions at 1-800-882-9721:

Gary Kerzic - Engineering
 Brian McClintock - Finance
 Lance Crossett - Legal
 Fred Testa - Community Assistance
 Elaine Martin - M/WBE

Thank you again for your interest in the CWSRF. We look forward to working with you to ensure that your community has a safe, affordable, and sustainable wastewater system for generations to come.

Respectfully,



Matthew J. Driscoll
 President and CEO

Enclosure

c: VanDeWater & VanDeWater - Mr. Comatos
 Orrick, Herrington & Sutcliffe, LLP - Mr. Myers
 CT Male Associates, P.C. - Mr. Flores
 Environmental Capital, LLC - Mr. McCarthy

Confirm your community's intent to proceed by acknowledging this letter and providing the milestone information below. Please return to the attention of Timothy P. Burns, P.E., at 625 Broadway, Albany, New York 12207, fax # 518-402-7456, or email burns@nysefc.org before Friday, August 6, 2010.

ACKNOWLEDGED:

The **(Town/Village/City/County (Circle One))** intends to proceed with this project, based on the schedule below. We understand that proceeding on schedule is an important condition to receiving the additional financial support described above.

 _____ (Signature of Authorized Representative)
 _____ (Please Print Name)
 _____ (Title) _____ (Date)

Key Interim Milestones:

	Enter Date	Circle One A= Actual (Submitted) T= Tentative
Completion of Environmental Review, including SEQR and SHPO		A / T
Submission of Complete Financial Application to EFC		A / T
DEC Approval of your Project's Engineering Report (if applicable)		A / T
Formation or Expansion of any District Required (if applicable)		A / T
Adoption of a Bond Resolution Establishing Legal Authority to Issue Sufficient Debt for the Project (without regard to principal forgiveness)		A / T

Other Project Milestones:

	Enter Date	Circle One A= Actual (Submitted) T= Tentative
Submit Project Plans & Specifications for Review & Approval		A / T
Advertisement		A / T
Award Bids		A / T
Issue Notice to Proceed		A / T
Construction Start		A / T
Construction Completion		A / T



United States Department of Agriculture
Rural Development
Middletown, NY

September 16, 2010

Bridget Barclay, Executive Director
Dutchess County Water & Wastewater Authority
27 High Street, 2nd Floor
Poughkeepsie, NY 12601

Re: Village of Red Hook Sewer District

Dear Ms. Barclay:

We received your application for Federal funding for the subject project on August 4, 2010. Based upon our review of your application as well as the understanding that was reached during our recent meeting in Albany concerning our funding limitations going forward, we have determined that we can proceed under the following scenario:

Total project cost (Village portion only): \$6,290,745

EDUs : 238.85

O & M costs /yr. : \$ 89,569

Funding sources:

EFC Capital forgiveness : \$1,217,997
Prior grants : \$ 55,568
USDA Grant : \$1,585,000
EFC 0% 30 year loan : \$3,432,180

Debt service per EDU : \$479

O & M per EDU : \$375

Total annual cost per EDU : \$854

225 Dolson Ave., Suite 104, Middletown, NY 10940
Telephone: (845) 343-1872 Ext. #4 • Fax: (845) 343-2630 • TDD: (315) 477-6447
Web:<http://www.rurdev.usda.gov/ny> • Email: joan.young@ny.usda.gov

Committed to the future of rural communities.

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Our State Engineer, Titus Falkenburg, would like to set up a meeting as soon as possible with you and your Project Engineer to review both the proposed Engineering fees as well as the proposed O & M costs. A reduction in one or both of these costs would help reduce the total annual cost per EDU. Titus Falkenburg can be reached at (315) 477-6465 or at titus.falkenburg@ny.usda.gov. I would like to participate in this meeting so please include me in your communications scheduling this meeting.

THIS IS PRESENTED AS AN ESTIMATED FUNDING PROPOSAL ONLY TO ASSIST THE APPLICANT BY PRESENTING A POSSIBLE FUNDING SCENARIO. THIS PROJECT FUNDING ESTIMATE IS NOT TO BE CONSTRUED OR UNDERSTOOD TO BE A COMMITMENT OF FUNDING. A FUNDING COMMITMENT CAN ONLY BE MADE WHEN A FULL APPLICATION HAS BEEN RECEIVED, REVIEWED AND FOUND TO BE ACCEPTABLE. A FUNDING COMMITMENT WILL BE BASED UPON FUNDING AVAILABILITY.

A review of the application package received on August 4, 2010 indicates that the following items still need to be submitted:

Please Note: Provide two (2) of the below mentioned items, unless otherwise noted.

1. Form SF 424D of the Application for Federal Assistance (enclosed).
2. The Public Notice of Intent to file an application with our agency, plus an “Affidavit of Publication” from the newspaper. **Please Note: Within 60 days of filing an application with our Agency, the applicant must publish a Notice of Intent to apply for a RUS loan and/or grant. The Notice of Intent must be published in a newspaper of general circulation in the proposed area to be served – You stated in your cover letter that this would be completed within 60 days of the date of your submittal.**
3. Legal Service Agreement completed on the enclosed form RD 1780-7. This agreement will need to have a “not to exceed” dollar amount entered for this project. The amount listed on the Legal Services Agreement should match the amount being reported on the Form E. The attorney will also need to sign the enclosed form AD-1048 and submit with the agreement.
4. The agreement with Bond Counsel. This agreement will need to have a “not to exceed” dollar amount entered for this project. The amount listed on the Bond Counsel Agreement should match the amount being reported on the Form E. Bond Counsel will also need to sign the enclosed form AD-1048 and submit with the agreement.
5. The Bond Resolution.
6. The Referendum Results. **If the Bond Resolution was adopted subject to a Permissive Referendum, we will need a certification stating that the Resolution was adopted subject to a permissive referendum and that the period of time has elapsed for the submission and filing of a petition for such referendum without a valid petition having been submitted and filed.**

7. The Estoppel Notice plus an “Affidavit of Publication” from the newspaper.
8. The Part County District Formation documents. The formation documents should include the following:
 - a) The Resolution Planning to establish the District (Notice of Hearing, Statement of Cost).
 - b) The “notice of consent” from the Office of the Comptroller **OR** an “acknowledgement letter” from the Office of the Comptroller advising if full review is needed **OR** a final Order Establishing the District.
9. The Resolution that gives the Executive Director authorization to execute documents for the Rural Development grant.
- 10. An original and three (3) copies (4 total) of the Agreement for Engineering Services (all with original signatures on each), completed on the Standard Form of Agreement between Owner and Engineer for Professional Services funding agency edition number EJCDC No. E-510, including Exhibits A through J (2002 edition). The EJCDC documents are available from the National Society of Professional Engineers at <http://www.nspe.org> or 1-800-417-0348. This agreement will need to have a “not to exceed” dollar amount entered for this project. The engineer will also need to sign the enclosed form AD-1048 and submit with the agreement.**
11. A copy of the Preliminary Environmental Notice that was published sometime after 12/28/2009 (the date that the notice was sent to you by our Environmental Protection Specialist). We also need the final signoff from NYSHPO.

If you have any questions concerning the above or need any assistance in completing the package, please feel free to contact our office.

Sincerely,

GEORGE R. POPP
Area Specialist

Cc; David Cohen, Mayor of the Village of Red Hook
Brent Kovalchik, Village of Red Hook – via email
Robert Flores, P.E., C.T. Male Associates, P.C. – via email
Ronda Falkena, Area Director - via email
David Miller, RUS Program Director - via email
Brenda Smith, CP Specialist – via email
Fred Testa, NYSEFC – via email