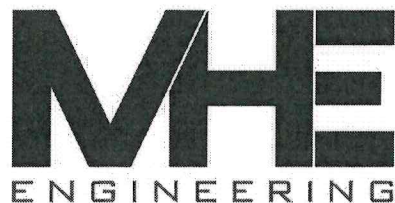


AI-1



**MAP, PLAN AND REPORT**

**FOR**

**EXTENSION NO. 2**

**OF THE**

**CONSOLIDATED HARRIS SEWER DISTRICT**

**TOWN OF THOMPSON**

**SULLIVAN COUNTY, NEW YORK**

**Client:**

**Town of Thompson**  
**4052 Route 42**  
**Monticello, NY 12701**

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**Job No.: 95-55.1, 24-101**  
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Attachment 2	District Extension Map
Attachment 3	Description of District Extension
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Attachment 5	Local Law No. 4 of 2024

A. **INTRODUCTION**

The owners of Brookview Cottages, located at 447 Old Route 17, have petitioned the Town of Thompson Town Board for the consideration of an extension to the Consolidated Harris Sewer District. At the time of formation and construction of the existing Harris Sewer District collection system, the subject property granted the Town an easement for gravity sewer main installation. As a condition of that recorded easement, the property owner could request annexation into the district at a future date. The Town Board, therefore, authorized MHE Engineering D.P.C. at the October 15, 2024 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The Resolution and Authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited includes the following parcels:

- Tax Map Parcel 7.-1-44.2. Old Route 17 borders the parcel on the north side and Interstate 86 boards the parcel on the south side. The parcel is approximately 16.36 acres in size. The property classification is 417 – Cottages.
- Tax Map Parcel 7.-1-41. Old Route 17 borders the parcel to the north. Parcel 7.-1-44.2 boards the parcels other 3 sides. The parcel is approximately 0.4 acres in size. The property classification is 311 – residential vacant.
- Tax Map Parcel 7.-1-44.3. Old Route 17 borders the parcel to the north. Parcel 7.-1-44.2 boards the parcels other 3 sides. The parcel is approximately 0.9 acres in size. The property classification is 311 – residential vacant.
- Tax Map Parcel 7.-1-44.4. Old Route 17 borders the parcel to the north. Parcel 7.-1-44.2 boards the parcels other 3 sides. The parcel is approximately 0.9 acres in size. The property classification is 311 – residential vacant.

The district extension is more formerly shown on the map provided as Attachment No. 2 and described in Attachment No. 3.

C. **PROJECT DESCRIPTION**

The parcels identified above are currently developed with a group of seasonal cottages. Information provided by the property owner indicates that there are currently 21 three-bedroom units on the parcels for a total of 63 bedrooms. At a flow rate of 110 gallons per day per bedroom, it is anticipated that the development will generate approximately 6,930 gallons per day of wastewater (gpd).

The property owner has indicated that future plans may include an additional 15 units each with 4 bedrooms. With a flow of 110 of 110 gpd/bedroom the additional future flows are estimated to be 6,600 gpd bringing the potential future site wastewater flows to 13,530 gpd.

This report will identify any improvements necessary for the connection of the subject properties to the Consolidated Harris Sewer District and costs associated to provide service to the property.

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Village of Monticello WWTP Capacity:

The Town has an Intermunicipal Agreement with the Village of Monticello for the sewage flows generated by the Consolidated Harris Sewer District to be discharged to the Village sewer system. This Agreement and amendments are provided in Attachment 1. Under the Agreement, the Town may discharge up to 400,000 gpd to the Village system. Flow is metered and the Village bills the Harris District based upon recorded flows. The Village of Monticello Wastewater Treatment Plant has a permitted capacity of 3,100,000 gallons per day. The plant operates under SPDES Permit NY-0022454. Proposed District Extension Number 2 has an initial estimated sewage flow of 6,930 gpd with a future build out flow of 13,530 gpd. The existing WWTP has capacity to accept flows from the proposed extension without further improvements. In accordance with the Intermunicipal Agreement, the Monticello Village Board must authorize the extension of the district to accept these flows by resolution. This authorization must be obtained prior to formalizing the district extension.

2. Collection System Mains:

The existing Sewer District Collection System includes an 8" diameter gravity main which conveys flows in a south-easterly direction on Old Route 17 to the North-western corner of the project site. The gravity main then turns south and runs through the project property and under Route 17/86 to the Ben Mosche pump station. The main is located within an easement on Tax Map Parcel 7.-1-44.2.

The 8" diameter gravity sewer main has sufficient capacity to receive an additional 13,530 gpd from the project parcels without additional improvements to the collection system.

3. Ben Mosche Pump Station:

Flows from the existing district and the proposed parcels to be added are tributary to the Ben Mosche pump station located adjacent to Ben Mosche Road and Kinne Brook. This pump station is currently in the process of being upgraded as part of an overall district wide project. The new pump station will have sufficient capacity to accommodate flows from the proposed district extension without additional improvements.

4. Onsite Collection System:

As noted, the existing 8" gravity sewer main runs through the project parcel. Therefore, a sewer main extension is not required. However, an onsite series of laterals will need to be installed to collect sewage flows from the bungalows on site and connect to the existing gravity sewer main. Some units may require sewage ejector pumps due to elevations on the site. The property owner will be responsible to obtain any necessary survey and engineering services to design and construct the onsite sewer laterals to each dwelling.

The existing onsite disposal system, including septic tanks and absorption areas, will need to be located and properly abandoned or removed.

E. **PROJECT APPROVALS**

The proposed project includes sewer flows in excess of 2,500 gpd, which meets the definition of a sewer extension under 6 NYCRR Part 750 1.2(83). Therefore, the construction of onsite sewer laterals and abandonment of the existing on lot disposal systems will require approval from NYS Department of Environmental Conservation (DEC). A permit for connection to the existing 8" gravity sewer main will also be required from the Town Sewer Department, which will include inspection and testing of all service connections.

F. **PROJECT COSTS**

The property owners will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection and conveyance of wastewater on the property to the connection point at the existing 8" gravity sewer main. There will be no cost to the current district for these improvements.

G. **ANNUAL COSTS**

The Consolidated Harris Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification, and which is defined in the Town Code, Chapter 194, Part 2 Sewer Rents. Part 2 and the current Schedule of Points for the district is provided in Attachment 4.

The primary use of the parcels included in the district extension is primarily classified as Property Use 417 – Camps/Cottage/Bungalows. The sewer rents for this property use are 5 Rent Points (O&M) and 10 Debt points per unit.

The Town of Thompson Town Board has adopted Local Law No. 04 of 2024, provided as Attachment 5, which establishes the following rates for the Consolidated Harris Sewer District Assessment:

Capital Debt Service = \$2.90/Point  
Annual O&M Cost = \$31.26/Point

The Annual Sewer Fee for a parcel in the district extension will be calculated by multiplying the sewer points for the property classification by the rates noted above.

For this parcel with a cottage property classification of 417, the annual cost would be calculated per unit as follows:

O&M (Rent) 5 Points (\$31.26/Point) = \$156.30

Capital Debt 10 Points (\$2.90/Point) = \$29.00

Total Annual Cost = \$185.30 per unit

For the existing property use of 21 cottage units, the annual cost would then be:

21 units (\$185.30 per unit) = \$3,891.30 per year.

The property owner has indicated that they may expand in the future with an additional 15 units. If that project is undertaken the annual cost would then be:

36 units (\$185.30 per unit) = \$6,670.80 per year.

The above costs are based upon the current rates established by the Town Board. The properties will be assessed the actual rates established by the Board in the future.

A typical single-family dwelling, Property Class 210, is assessed 10 Rent Points and 10 Debt Points. The typical, 1–4 bedroom dwelling, sewer cost is calculated as follows:

O&M (Rent) 10 Points (\$31.26/Point) = \$312.60

Capital Debt 10 Points (\$2.90/Point) = \$29.00

Total Annual Cost = \$341.60

As the required improvements are being constructed at Brookview Cottage's expense, there will be no additional cost to the district. Therefore, the cost to the typical single family dwelling will not change as a result of the district extension.