

At a regular Meeting of the
Town Board of the Town
of Lysander, held in the
Town Office Building at
8220 Loop Rd. Baldwinsville
New York, on July 31, 2026.

PRESENT:

Kevin Rode, Supervisor
Jeff Kudarauskas, Councilor
Ed Schmidt, Councilor
Vince Mangan, Councilor

IN THE MATTER OF:

The creation of the Cold Springs Sewer District
#1 Under Article 12-A of the Town Law
Town of Lysander
County of Onondaga
State of New York

RESOLUTION/ORDER AFTER
PUBLIC HEARING CONCERNING THE
CREATION OF THE COLD SPRINGS
SEWER DISTRICT #1

WHEREAS, the Lysander Town Board has caused a General Plan/Map, boundary description and estimate of maximum cost related to the creation of the Cold Springs Sewer District #1 and construction of sanitary sewers and appurtenances for the Cold Springs Sewer District #1, made by CHA Consulting, Inc., pursuant to Town Law Article 12-A; and

WHEREAS, by Order dated July 16, 2026, the Town Board of the Town of Lysander called for, noticed, and conducted a public hearing in connection with the Cold Springs Sewer District #1 creation, which was held on the 31st day of July, 2026; and

WHEREAS, the Map, Plan and Report prepared by CHA Consulting, Inc., dated January 14, 2026 has been filed in the Office of the Lysander Town Clerk and indicates that this district creation is at a total cost of \$6,982,000. The construction cost portion of the project for new

sewer infrastructure is \$5,818,000. The developer will be financing a significant portion of the costs, resulting in a public portion of the cost of district formation and infrastructure to be \$3,170,000; and

WHEREAS, this project includes the construction of approximately 11,000 linear feet of 8 inch PVC Gravity Sewer Main, 40 manholes, 1 sewer lateral, 3,000 linear feet of 12 inch PVC SDR Gravity Sewer Main, 1 pump station, 3,700 linear feet of HDPE DR-11 Gravity Force Main, 1 air release valve structure, 1 cleanout station, 960 square yards of asphalt, and 3,633 square yards of mulch and seeding at a cost to the Town estimated not to exceed \$3,170,000. These facilities would serve approximately 556 EDU's with an average annual flow of 270/gal per day per one EDU; and

WHEREAS, the Town of Lysander has considered whether said sanitary sewer creation project is in the public interest and which is estimated to be at a maximum cost of 3,170,000.00 Dollars; and

WHEREAS, the maximum estimated project cost to taxpayers of \$3,170,000 and the existence of 556 EDU's in the proposed district, results in the following costs: Debt service of \$327.00 per year; \$475.00 fee per EDU for Onondaga County Water Environment Protection; and \$186.00 per EDU for annual CCTV of the dry sewer network, for total first year equivalent cost per EDU of \$988.00 dollars which is below the NYS OSC Estimated Cost Threshold of \$1,010.00; and

WHEREAS, the estimated cost to a typical property within the district creation, from a district levy/standpoint is \$5,000.00 to hook up to the proposed sewer facilities; and

WHEREAS, the New York State Comptroller's Office is now using \$1,010.00 per year as the average estimate cost to a "typical property" in determining whether new sewer districts need the Comptroller's approval. The estimated total cost per EDU of \$988.00 is below the Comptroller's threshold amount; and,

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), Environmental Conservation Law Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the "Regulations"), the Town is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the Town and the approval of this resolution constitutes such an action, and by resolution adopted on July 31, 2026, the Town Board (i) classified the Project as an Unlisted

Action, (ii) declared itself lead agency to undertake an uncoordinated review of the Project, (iii) concluded that the Project will not result in any significant adverse impacts to the environment, and (iv) issued a Negative Declaration under the Regulations with respect to the Project; and

NOW, THEREFORE, in accordance with Article 12-A of the New York State Town Law, upon the evidence presented at the public hearing and upon the advice and recommendation of the Town Engineers, this Town Board does hereby order and resolve as follows:

1. The notice of the public hearing described above was posted and published as required by law and in all respects satisfactory and the public hearing was duly held. All the property and the property owner(s) within the proposed district are benefited thereby. All the property and property owners benefited are included within the limits of the proposed district and the establishment of such district is in the public interest.

2. The establishment of the proposed District creation is hereby approved, as hereinafter described, and said District creation shall be designated and known as the Cold Springs Sewer District #1 in the Town of Lysander, and shall be bounded and described as follows:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

; and

3. The Board's Order calling a public hearing on this matter dated July 16, 2026 was duly adopted.

4. The Town Board accepts the District creation Map, Plan and Report, dated January 14, 2026. The construction of the proposed sewer creation and improvements hereinabove described are in the public interest and present no undue burden to the District or to the Town at a proposed maximum cost of \$3,170,000.00 dollars for the Town and residents of the existing district.

5. This Order is subject to a Permissive Referendum as described in Article 7 of the Town Law. A Petition is sufficient if it is initialed and signed and acknowledged in the same manner as a

Petition for improvements. A Petition must be filed within thirty (30) days of the adoption of this Order and its filing with the Town Clerk. It is the wish of the Town Board that if a signed petition is not filed within thirty (30) days, a Permissive Referendum may still be held and conducted as described in Article 7 of the Town Law.

6. The proposed sewer improvements includes the construction of approximately 11,000 linear feet of 8 inch PVC Gravity Sewer Main, 40 manholes, 1 sewer lateral, 3,000 linear feet of 12 inch PVC SDR Gravity Sewer Main, 1 pump station, 3,700 linear feet of HDPE DR-11 Gravity Force Main, 1 air release valve structure, 1 cleanout station, 960 square yards of asphalt, and 3,633 square yards of mulch and seeding at a cost to the Town estimated not to exceed \$3,170,000. These facilities would serve approximately 556 EDU's with an average annual flow of 270/gal per day per one EDU. The facilities are shown on the filed Map, Plan and Report at a proposed maximum cost of \$6,982,000, and after receipt of payment from the developer in the amount of \$3,812,000, the cost of the Project to the Town and the benefitted areas will be \$3,170,000, and an EDU cost of \$988.00 Dollars.

7. The Town Supervisor is authorized to execute, on behalf of the Town, any necessary agreement including and related to the ultimate dedication of the sewer improvements at no expense to the Town and consistent with this Order.

8. The Town Clerk shall record a certified copy of this Order in the Office of the County Clerk of the County of Onondaga and duplicate certified copies of this Order (along with a copy of the Notice of Public Hearing) in the Office of the State Comptroller, both which shall be filed within 10 days of the adoption of this Order.

9. The Town Clerk shall publish Notice of the Adoption of this Order subject to permissive referendum within 10 days of the date of this Order's adoption by the Town Board.

10. The Supervisor shall take whatever further action is necessary to effectuate the formation of the sewer district and construction of the improvements.

11. Upon this resolution taking effect, the Town Engineer is hereby directed to prepare more definite plans and specifications and with the assistance of the Town Attorney, prepare the contract for the execution of the work.

Dated: July 31, 2026

Kevin Rode, Supervisor
Jeff Kudarauskas, Councilor
Ed Schmidt, Councilor
Vince Mangan, Councilor

Members of the Town Board of the Town of Lysander