

# **Map, Plan, and Report**

## **Cold Springs Sewer District #1**

**Town of Lysander**  
**Onondaga County, New York**

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CHA Consulting, Inc.

January 2026



# Map, Plan, and Report

## Cold Springs Sewer District #1

*Prepared for:*

Town of Lysander  
8220 Loop Road  
Baldwinsville, NY 13207

*Prepared by:*

CHA Consulting, Inc.

*CHA Project No.:* 86716

*Date:* January 14, 2026

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# 1 Introduction

## 1.1 Background

In 2024, CHA was tasked with performing a sewer study for the area referred to as the Cold Springs Peninsula, within the Town of Lysander, New York. The Town identified a need to evaluate the potential for a complete sewer system for the residents in the Peninsula, knowing the economic limitations that typically accompany septic-dependent communities. The region is currently served by septic systems, with some newer developments having dry sewer infrastructure installed as part of the Town's future initiatives. Residents near the Seneca River have reported water quality issues in the past, which could be indicative of aging or failing septic systems. In addition, the Town anticipates greater population growth in conjunction with the new Micron semiconductor facility in nearby Clay, NY. With the expected creation of up to 50,000 jobs, it is likely that the Town will experience a significant population increase amid a current housing shortage in the greater Syracuse area.

The 2024 Sewer Study assessed the feasibility and cost of a comprehensive sewer system in the Peninsula to best prepare the area for an influx of housing. The study considered potential pump station locations, the implementation of gravity sewers where topography was favorable, and using low-pressure sewer sub-systems in flatter areas (i.e. close to the Seneca River).

Due to the projected high costs needed to provide public sewer service to the entire peninsula, the 2024 Sewer Study recommended that the project be completed in phases, starting with the pump station located closest to the Melvin Farms parcels, and the gravity sewers that would be directly tributary to that pump station. This area is poised for development in the immediate future (i.e. Melvin Farms) and has the highest need for public sewers. This stage of sewer expansion within the Peninsula is also beneficial because it would connect existing dry sewers to the system and provide public sewer to Palmer Elementary School, whose existing septic system is nearing the end of its anticipated service life.

This extension of public sewer will be referred to as the **Cold Springs Sewer District #1** and is described in this Map, Plan, and Report (MPR). A location map is provided as Figure 1.



Figure 1 – Cold Springs Peninsula Study Area

## 1.2 Purpose & Scope

The Town of Lysander has retained CHA to prepare this MPR for the extension of public sewers into the proposed Cold Springs Sewer District #1. This document includes the following:

- Summary of existing sewer infrastructure;
- Description of the proposed sewer district boundaries;
- Estimates of wastewater flow for the district;
- General plan for the required sewer infrastructure;
- Estimated construction, operational, and maintenance costs; and
- Implementation Plan.

## 2 Existing Sewer Infrastructure

Currently, the area is not serviced by public sewers. All current residents and business within the study area are served by privately owned septic systems.

Some neighborhoods of more recent construction have installed "dry sewers", at the requirement of the Town as a condition of development. These dry sewers are not yet connected to any municipal treatment system. The locations of the dry sewers are shown in Figure 2. It was the intention of the Lysander Planning Board that these dry gravity sewers would be utilized upon the construction of a collector sewer system.



*Figure 2 – Streets with Existing Dry Sewers*

The Onondaga County Department of Water Environment Protection (WEP) is responsible for wastewater treatment and transmission to the area within the Consolidated Sanitary District (CSD). All of the parcels contained within the proposed Cold Springs Sewer District #1 are already part of the Onondaga County CSD.

There is existing public sewer infrastructure operated by WEP just beyond the Cold Springs Peninsula, including the Baldwinsville-Seneca Knolls (BSK) wastewater treatment plant (WWTP) to the west, the Timber Banks pump station to the north, and the Sawmill pump station to the south (across the Seneca River). The Wetzel Road WWTP is also located to the east of the peninsula on the other side of the Seneca River. The BSK WWTP is the closest treatment facility and would be best suited to receive wastewater from the Cold Springs Sewer District #1.

## 3 Proposed Sewer District

### 3.1 District Boundary

The Town intends to implement public sewers in the Peninsula using a phased approach, to service the greatest number of parcels at an affordable user cost. The first phase for sewer expansion within the Peninsula leverages the planned Melvin Farms development on Hayes Road (south of Cold Springs Road), and also would provide sewer service to the parcels with frontage along Hicks Road and Hayes Road (from Patchett Road to Perryville Road), and the parcels currently serviced by dry sewers on Rania Rd, Nuha St, Brickwalk Way, and Gloria Drive. The homes on Camerondale Road (just north of Gloria Drive) would also be included by way of a new sewer branch. This phase of sewer infrastructure would allow Palmer Elementary School to upgrade from their current septic system, which is in need of replacement.

A boundary map of the proposed Cold Springs Sewer District #1 is included as Appendix A. This map shows the area to be served by the sewer district and each of the parcels proposed to be serviced by public sewer. All properties that are included in the proposed district would be required to connect to the sewer system per Onondaga County Plumbing Code requirements, once constructed and commissioned.

A list of all properties which would be included in the District, based on available tax roll information, is included as Appendix B. Appendix C contains a legal description of the proposed district boundary.

### 3.2 Wastewater Flow Calculation

Wastewater flow estimates for the proposed district were based on equivalent dwelling units (EDUs). Within the Town, an EDU is defined as the wastewater generated for a single-family residence, with a water use of 73,000 gallons per year (200 gallons per day). Each parcel included in the sewer district was assessed a quantity of EDUs. All parcels designated as single family residences were assigned 1 EDU. Parcels within the district that were vacant (no house/structure), but potentially developable, were assigned 0.5 EDUs. The Melvin Farms parcels, where development plans are approved, were assigned EDUs based on the number of units planned, for a total of 537 EDUs across several lots. Commercial parcels, such as Palmer Elementary School, were assigned EDUs for each 73,000 gallons consumed (or part thereof) based on water billing records. The school's EDU assessment was scaled to account for full occupancy.

This evaluation resulted in a total of 681 EDUs within the new sewer district. A full list of properties included in the proposed district, as well as their assigned EDU value, is included as Appendix B. Based on the 73,000 gal/yr rate, each EDU will contribute 200 gallons per day. In total, this results in an average sewer district flow of 136,200 gallons per day, or 95 gallons per minute (gpm). Based on guidance in *Recommended Standards for Wastewater Facilities (Great Lakes - Upper Mississippi River Board Of State And Provincial Public Health And Environmental Managers)*, a peaking factor (i.e. the ratio of average day flow to peak hourly flow) of 3.7 is appropriate, based on the population size of the district. Therefore, the design flow rate for the Cold Springs Sewer District #1 will be approximately 352 gpm.

It should be noted that the creation of this sewer district is the first in what the Town hopes will be continued phasing of the entire Cold Springs Peninsula. As more of the peninsula is connected to the sewer network, it is anticipated that flow will be received from other regions of the Peninsula. In the 2024 Sewer Study for the Cold

Springs Peninsula, it was estimated that the flow could reach peak values of up to 1,408 gpm peak flow at full buildout. Therefore, the sewer infrastructure will be sized to accept additional flows in the future. The flow calculations are included as Appendix D, and summarized below.

|                                        |                          |
|----------------------------------------|--------------------------|
| Total EDUs                             | 681                      |
| Annual Flow per EDU (200 gpd)          | 73,000 gal/yr            |
| District #1 Flow, Average Day          | 136,200 gal/day (95 gpm) |
| Approximate Population (2 people/unit) | 1,362                    |
| Peak Factor                            | 3.7                      |
| District #1 Peak Flow                  | 352 gpm                  |

### 3.3 Required Sewer Infrastructure

Wastewater from the parcels within the proposed district would be conveyed via gravity sewers. The primary sewer alignment would be along Hicks Road, starting just south of Patchett Road, flowing south, across Cold Springs Road, and along Hayes Road, discharging into a new pump station, hereafter referred to as the Melvin Farms Pump Station. The Melvin Farms PS would convey flow through a pressurized force main to the BSK WWTP for treatment. This pump station would be designed with multiple pumps to allow for staged growth of the sewer district as noted above.

The dry sewers on Brickwalk Way, Rania Rd/Nuha Street, and Gloria Drive would all be connected to the collection system through branch gravity sewer connections. It is not expected that the dry sewers will need rehabilitation or replacement prior to connecting to the new system, as they have never been used for wastewater conveyance. A new gravity sewer would be constructed along Camerondale Road, connecting at Hicks Road. An overview figure showing the location of the proposed infrastructure is included as Appendix E. The preliminary quantities of the required infrastructure is included as part of the opinion of probable cost, in Appendix F.

## 4 District Formation Costs

### 4.1 Capital Costs

The capital cost for the formation of the sewer district and associated new sewer infrastructure is approximately \$6,982,000, including all construction, legal, fiscal, engineering, and administration costs. The construction cost portion associated with the new sewer infrastructure is \$5,818,000. The Melvin Farms developer is anticipated to finance certain components of the infrastructure, namely the construction of the pump station, force main, and gravity sewers transiting their parcels, as a condition of development. When considering these allocations, the public share of capital cost that the Town is responsible for is anticipated to be approximately \$3,170,000. A breakdown of the opinion of probable cost is included as Appendix F.

## 4.2 Operating & Maintenance Costs

Operation and maintenance (O&M) costs are based on the day-to-day work involved in providing continued sewer service within the proposed district. It is expected that the Town will take ownership of the sewers, manholes, pump station, and force main within this District, but they will be operated and maintained by WEP as part of a lease agreement. WEP assesses a sewer unit charge for service, which finances the system. The unit charge is only applied to properties in the district with a sewer connection; vacant parcels would not be assessed a WEP unit charge. The 2025 sewer charge was \$453.00 per unit.

## 5 Implementation Plan

### 5.1 Cost Apportionment & User Cost Summary

Cost apportionment for the debt service is based on the EDU system. The proposed district includes 681 EDUs, as discussed in Section 3.2. If the developer pays for the items outlined in Appendix F, the annual debt service charge to the Town is approximately \$267 per EDU, assuming a 30-year loan period with a 4% annual rate. The O&M cost per user would be \$453 per year, for a total annual sewer charge of \$720 per EDU.

The New York Office of the State Comptroller (OSC) publishes Special District Average Estimated Cost Thresholds; for 2025, the corresponding sewer charge is \$663. Towns and counties proposing to issue debt to finance the construction of Special Districts are required to apply for the permission of the OSC if the cost to the typical property is above the OSC-calculated average estimated cost threshold. Grant opportunities may also present options for funding to offset project costs and lower the per-user debt service. Financing options are discussed in Section 5.2.

### 5.2 Construction Financing

The total estimated capital cost that the Town is expected to be responsible for Cold Springs Sewer District #1 is approximately \$3.17 million. Based on the anticipated number of EDUs in the district, grant opportunities would help to make this option more affordable for the residents. Potential funding sources include:

- Clean Water State Revolving Fund (CWSRF, administered by EFC); and
- New York State Regional Economic Development Programs (capital improvements for Pro-Housing Communities)

Other wastewater grant programs administered by the DEC and EFC are not typically applicable to sewer extension projects. It is recommended that the Town further evaluates these funding options. The Town is in the process of being designated as a Pro-Housing community, which gives eligibility to receive funding via the Regional Economic Development program.

### 5.3 Implementation Schedule

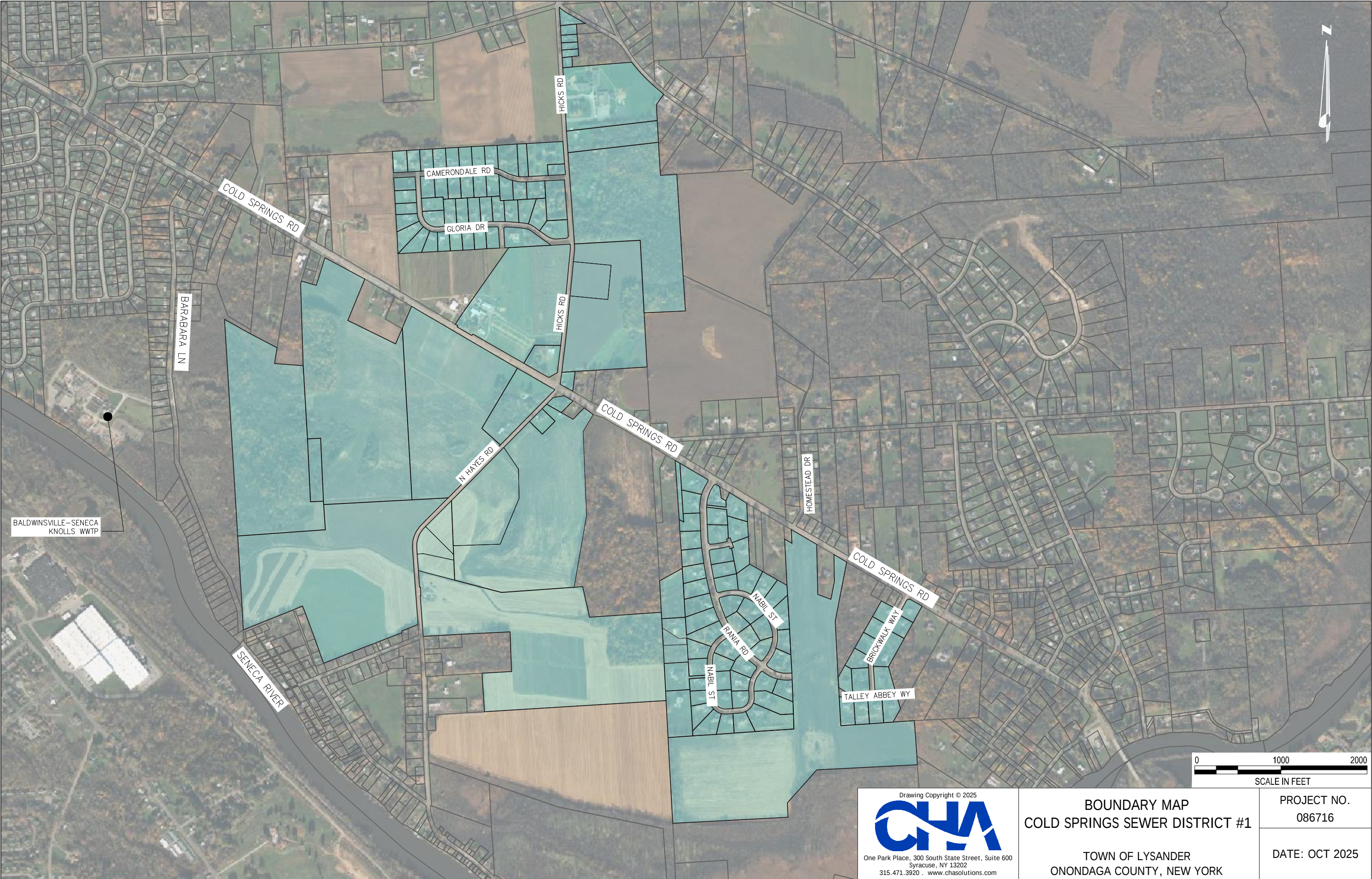
The anticipated project schedule for the Cold Springs Sewer District #1 is as follows:

- Sewer District Map, Plan, and Report: October 2025
- County and NYSDEC review of MPR November-December 2025
- Town Board Special District December 2025
- Detailed Design December 2025 – May 2026
- Regulatory Review of Design May 2026-June 2026
- Project Construction Summer 2026 – Summer 2027

# APPENDIX A

## BOUNDARY MAP

File: V:\PROJECTS\ANY\K61086716\_000\09\_DESIGN\EXHIBITS\GIS EXPORTS\LYSANDER COLD SPRINGS SEWER DISTRICT #1.PARCELS.DWG Saved: 10/8/2025 3:20:39 PM Plotted: 10/8/2025 3:23:10 PM Current User: Piskun, Julia LastSavedBy: 8667



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**BOUNDARY MAP**  
**COLD SPRINGS SEWER DISTRICT #1**

**TOWN OF LYSANDER**  
**ONONDAGA COUNTY, NEW YORK**

**PROJECT NO.**  
**086716**

**DATE: OCT 2025**

# **APPENDIX B**

## **PARCEL IDENTIFICATION**

| Parcel ID     | Address               | Owner                        | EDUs  |
|---------------|-----------------------|------------------------------|-------|
| 060.-01-14.1  | 3238 Cold Springs Rd  | Landmark Challenger LLc      | 242.0 |
| 060.-01-16.1  | 3354 Cold Springs Rd  | Cold Springs Development LLC | 0.5   |
| 060.-01-16.2  | 3354 Cold Springs Rd  | Landmark Challenger LLc      | 242.0 |
| 060.-01-17.1  | 7550 N Hayes Rd       | 370 JPB LLC                  | 0.5   |
| 060.-01-18.0  | Barbara Ln            | Landmark Challenger LLc      | 0.0   |
| 060.-01-21.0  | 3262 Cold Springs Rd  | Landmark Challenger LLc      | 0.0   |
| 060.-02-06.0  | 3333 Cold Springs Rd  | Oakes Family Revocable Trust | 1.0   |
| 060.-02-07.1  | 3293 Cold Springs Rd  | Abbott Windsor J             | 1.0   |
| 064.-03-01.1  | 3366 Cold Springs Rd  | Pavlus Family Trust          | 1.0   |
| 064.-03-02.1  | 3400 Cold Springs Rd  | Landmark Challenger LLC      | 0.0   |
| 064.-03-02.2  | 7666 N Hayes Rd       | Lee James                    | 1.0   |
| 064.-03-02.4  | Cold Springs Rd       | Landmark Challenger LLC      | 53.0  |
| 064.-03-03.2  | Cold Springs Rd       | Anthony Joseph               | 0.5   |
| 064.-03-04.0  | 3470 Cold Springs Rd  | Padron Mishel Rd             | 0.0   |
| 064.1-04-01.0 | 7604 Rania Rd         | McManus Jeffrey D            | 1.0   |
| 064.1-04-02.0 | 7600 Rania Rd         | Padron Mishel R D            | 1.0   |
| 064.1-04-03.0 | 7596 Rania Rd         | Jabaji Nadim Nabil F         | 1.0   |
| 064.1-04-04.0 | 7592 Rania Rd         | Masella Rodney R             | 1.0   |
| 064.1-04-05.0 | 7588 Rania Rd         | Rayo Susan L                 | 1.0   |
| 064.1-04-06.0 | 7584 Rania Rd         | Anthony Joseph G             | 1.0   |
| 064.1-04-07.0 | 7580 Rania Rd         | McIntyre Kenneth R           | 1.0   |
| 064.1-04-08.0 | 7576 Rania Rd         | Jones Jason A                | 1.0   |
| 064.1-04-09.0 | 7572 Rania Rd         | Morelli Abraham N Jr         | 1.0   |
| 064.1-04-11.0 | 2994 Nuha St          | Heywood Stephen              | 1.0   |
| 064.1-04-12.0 | 2990 Nuha St          | Peters William J             | 1.0   |
| 064.1-04-13.1 | 3430 Mary Jayne Mnr   | Williams Michael             | 1.0   |
| 064.1-04-14.0 | 2986 Nuha St          | Pawelek Christopher T        | 1.0   |
| 064.1-04-15.0 | 2980 Nuha St          | Rutherford Kayla             | 1.0   |
| 064.1-04-16.0 | 2978 Nuha St          | Sherman Robert               | 1.0   |
| 064.1-04-17.0 | 2974 Nuha St          | Cunningham David M           | 1.0   |
| 064.1-04-18.0 | 2970 Nuha St          | Kenny Bryan P                | 1.0   |
| 064.1-04-20.0 | 3424 Mary Jayne Manor | Breen Stephen A              | 1.0   |

| Parcel ID     | Address       | Owner                                    | EDUs |
|---------------|---------------|------------------------------------------|------|
| 064.1-05-01.0 | 3464 Fadi Dr  | Burns & Anthony Rev. Trust               | 1.0  |
| 064.1-05-02.0 | 3465 Fadi Dr  | Spinosa Jon G                            | 1.0  |
| 064.1-05-03.0 | 7601 Rania Rd | Wojnowicz William W                      | 1.0  |
| 064.1-05-04.0 | 7605 Rania Rd | Ward Jason R                             | 1.0  |
| 064.1-05-05.0 | 7597 Rania Rd | Gildemeyer Michele A                     | 1.0  |
| 064.1-05-06.0 | 3461 Fadi Dr  | VanPatten Peter                          | 1.0  |
| 064.1-05-07.0 | 3460 Fadi Dr  | 3460 Fadi Drive LLC                      | 1.0  |
| 064.1-05-08.0 | 7585 Rania Rd | Ciotti John M                            | 1.0  |
| 064.1-05-09.0 | 2997 Nabil St | Curtiss Christopher M                    | 1.0  |
| 064.1-05-10.0 | 2993 Nabil St | Cavallaro Rick                           | 1.0  |
| 064.1-05-11.0 | 2989 Nabil St | Emerson Matthew J                        | 1.0  |
| 064.1-05-12.0 | 2985 Nabil St | Ajemian Richard                          | 1.0  |
| 064.1-05-13.0 | 2981 Nabil St | Ciotti Richard J                         | 1.0  |
| 064.1-05-15.0 | 2977 Nabil St | Moore Raymond J                          | 1.0  |
| 064.1-05-16.0 | 2973 Nabil St | Christiano Peter                         | 1.0  |
| 064.1-06-01.0 | 2996 Nabil St | Ludwig Walter M                          | 1.0  |
| 064.1-06-02.0 | 2992 Nabil St | Nocevski Michael T                       | 1.0  |
| 064.1-06-03.0 | 2988 Nabil St | Morra Joseph G                           | 1.0  |
| 064.1-06-04.0 | 7565 Rania Rd | Jaquin Richard C                         | 1.0  |
| 064.1-06-05.0 | 7569 Rania Rd | Ciotti James A                           | 1.0  |
| 064.1-06-06.0 | 7573 Rania Rd | Alharbi Abdulhamed M                     | 1.0  |
| 064.1-07-01.1 | 7564 Rania Rd | Arnone Irrevocable Trust Philip & Gloria | 1.0  |
| 064.1-07-02.1 | 2991 Nuha St  | Cacciola Scott A                         | 1.0  |
| 064.1-07-03.0 | 7560 Rania Rd | May Robert P                             | 1.0  |
| 064.1-07-04.0 | 2955 Nuha St  | Stanley Mark S                           | 1.0  |
| 064.1-07-05.0 | 2961 Nuha St  | Lester C. Richard                        | 1.0  |
| 064.1-07-06.0 | 2977 Nuha St  | Owens Bernard J                          | 1.0  |
| 064.1-07-07.0 | 2987 Nuha St  | Abu-Manneh Fayez M                       | 1.0  |
| 064.1-08-02.0 | 2966 Nuha St  | Cuthbert Barbara E                       | 1.0  |
| 064.1-08-03.0 | 2962 Nuha St  | Corp Revocable Trust                     | 1.0  |
| 064.1-08-04.0 | 2958 Nuha St  | Taylor Douglas C                         | 1.0  |
| 064.1-08-05.0 | 7556 Rania Rd | Sienel Beth E                            | 1.0  |

| Parcel ID     | Address               | Owner                          | EDUs |
|---------------|-----------------------|--------------------------------|------|
| 064.1-08-06.0 | 7552 Rania Rd         | Woods Paul W                   | 1.0  |
| 064.1-08-11.2 | 3514 Cold Springs Rd  | The Wetland Trust, Inc.        | 0.0  |
| 064.1-09-01.0 | 3039 Brick Walk Way   | Davies Richard J               | 1.0  |
| 064.1-09-02.0 | 3035 Brick Walk Way   | Montanaro Brian                | 1.0  |
| 064.1-09-03.0 | 3031 Brick Walk Way   | Henty Andrew J                 | 1.0  |
| 064.1-09-04.0 | 3027 Brick Walk Way   | Devine James L III             | 1.0  |
| 064.1-09-05.0 | 3023 Brick Walk Way   | Turakhia Jitendra G            | 1.0  |
| 064.1-09-06.0 | 7535 Talley Abbey Way | Bausch Donald S                | 1.0  |
| 064.1-10-01.0 | 3042 Brick Walk Way   | Procopio Living Trust          | 1.0  |
| 064.1-10-02.0 | 3038 Brick Walk Way   | McManus Brian A                | 1.0  |
| 064.1-10-04.1 | 3030 Brick Walk Way   | Fabrizio Nicola A              | 1.0  |
| 064.1-10-05.0 | 3024 Brick Walk Way   | Sisto Daniel R                 | 1.0  |
| 064.1-12-01.0 | 7536 Talley Abbey Way | Steinfest Clay G               | 1.0  |
| 064.1-12-02.0 | 7532 Talley Abbey Way | Brisson Anne                   | 1.0  |
| 064.1-12-03.0 | 7528 Talley Abbey Way | Pietricola Steven J            | 1.0  |
| 064.1-12-04.0 | 7524 Talley Abbey Way | McManus William J              | 1.0  |
| 070.-02-01.0  | 7821 Hicks Rd         | Cold Sprngs Chrstn Rfrm Church | 1.0  |
| 070.-02-02.0  | 7823 Hicks Rd         | Christian Reformed             | 1.0  |
| 070.-02-03.2  | 3014 Camerondale Rd   | Dodd Douglas P                 | 1.0  |
| 070.-02-04.1  | 3016 Camerondale Rd   | Thomas Gerard                  | 1.0  |
| 070.-02-05.0  | 3018 Camerondale Rd   | Graham Daniel P                | 1.0  |
| 070.-02-06.0  | 3020 Camerondale Rd   | DeCarr Wayne F                 | 1.0  |
| 070.-02-07.0  | 3022 Camerondale Rd   | Reddinger Family Trust         | 1.0  |
| 070.-02-08.0  | 3024 Camerondale Rd   | Mazzye Irrevocable Trust       | 1.0  |
| 070.-02-09.0  | 3026 Camerondale Rd   | Pirro David                    | 1.0  |
| 070.-02-10.0  | 3028 Camerondale Rd   | Chambers William               | 1.0  |
| 070.-02-11.0  | 3030 Camerondale Rd   | Ripa Michael II                | 1.0  |
| 070.-02-12.0  | 3032 Camerondale Rd   | Ososkalo Nikolai Jr            | 1.0  |
| 070.-03-03.0  | 7797 Gloria Dr        | Mead Berton E                  | 1.0  |
| 070.-03-04.0  | 3029 Camerondale Rd   | Rudka Vladimir                 | 1.0  |
| 070.-03-05.0  | 3027 Camerondale Rd   | Sanders Keiko                  | 1.0  |
| 070.-03-06.0  | 3025 Camerondale Rd   | Johnson Gregory C              | 1.0  |

| Parcel ID    | Address             | Owner                        | EDUs |
|--------------|---------------------|------------------------------|------|
| 070.-03-07.0 | 3023 Camerondale Rd | Eckel Vincent L              | 1.0  |
| 070.-03-08.0 | 3021 Camerondale Rd | Iozzo Stephen J              | 1.0  |
| 070.-03-09.0 | 3019 Camerondale Rd | Tyo Jeffrey D                | 1.0  |
| 070.-03-10.0 | 3017 Camerondale Rd | Wright Charles L             | 1.0  |
| 070.-03-11.0 | 3015 Camerondale Rd | Capucilli Jo Anne E          | 1.0  |
| 070.-03-12.0 | 3011 Camerondale Rd | Burgess John W               | 1.0  |
| 070.-03-13.2 | 7805 Hicks Rd       | Regan Daniel                 | 1.0  |
| 070.-03-14.0 | 7767 Gloria Dr      | Vance Christopher R          | 1.0  |
| 070.-03-15.0 | 7769 Gloria Dr      | Niver Kristen L              | 1.0  |
| 070.-03-16.0 | 7771 Gloria Dr      | Harper John R Jr             | 1.0  |
| 070.-03-17.0 | 7773 Gloria Dr      | Bryant Robert C              | 1.0  |
| 070.-03-18.0 | 7775 Gloria Dr      | Kudarauskas Michael A        | 1.0  |
| 070.-03-19.0 | 7777 Gloria Dr      | Melonson David G             | 1.0  |
| 070.-03-20.0 | 7779 Gloria Dr      | Salisbury Daniel E           | 1.0  |
| 070.-03-21.0 | 7781 Gloria Dr      | Simmons Joseph A             | 1.0  |
| 070.-03-22.0 | 7783 Gloria Dr      | Myllymaki Revocable Trust    | 1.0  |
| 070.-03-23.0 | 7791 Gloria Dr      | Slack Irrevocable Trust      | 1.0  |
| 070.-04-01.0 | 7800 Gloria Dr      | Sousou Irrevocable Trust     | 1.0  |
| 070.-04-02.0 | 7798 Gloria Dr      | Martin Charles E             | 1.0  |
| 070.-04-03.0 | 7796 Gloria Dr      | Fashho Salim K               | 1.0  |
| 070.-04-04.0 | 7794 Gloria Dr      | McOmber Gerald S             | 1.0  |
| 070.-04-05.0 | 7792 Gloria Dr      | Pompo Joseph S Jr            | 1.0  |
| 070.-04-06.0 | 7790 Gloria Dr      | Mazza Philip A               | 1.0  |
| 070.-04-07.0 | 7788 Gloria Dr      | Lape Douglas R               | 1.0  |
| 070.-04-08.0 | 7786 Gloria Dr      | Dufour Daniel N              | 1.0  |
| 070.-04-09.0 | 7784 Gloria Dr      | Walcott Daniel               | 1.0  |
| 070.-04-10.0 | 7782 Gloria Dr      | Sabourin Jean-Pierre Y       | 1.0  |
| 070.-04-11.0 | 7780 Gloria Dr      | Stevens Philip Gregory       | 1.0  |
| 070.-04-12.0 | 7778 Gloria Dr      | Meanor James A               | 1.0  |
| 070.-05-01.0 | 7770 Gloria Dr      | Ioannidis Nikolaos           | 1.0  |
| 071.-02-01.0 | 7916 Hicks Rd       | Lawrence Family Irrev. Trust | 1.0  |
| 071.-02-02.1 | 7912 Hicks Rd       | Kowalski Jacqueline G        | 1.0  |

| Parcel ID     | Address              | Owner                            | EDUs |
|---------------|----------------------|----------------------------------|------|
| 071.-02-04.0  | 7864 Hicks Rd        | Baldwinsville Central            | 14.0 |
| 071.-02-52.0  | 3363 Cold Springs Rd | Humphrey Kenneth L               | 1.0  |
| 071.-02-54.0  | 7800 Hicks Rd        | Petta Nicholas A III             | 1.0  |
| 071.-02-55.0  | 7804 Hicks Rd        | Giegengack-Jureller Mary         | 1.0  |
| 071.-02-56.0  | 7890 Hicks Rd        | Candee Alexander J               | 1.0  |
| 071.-02-57.0  | 7896 Hicks Rd        | Spencer Charles E                | 1.0  |
| 071.-02-58.0  | 7900 Hicks Rd        | Bedard Antoine                   | 1.0  |
| 071.-02-59.0  | 7906 Hicks Rd        | St Denny John                    | 1.0  |
| 064.1-04-10.1 | 2998 Nuha St         | Funiciello John P                | 1.0  |
| 064.1-04-19.1 | 2999 Nuha St         | Funiciello John P                | 0.5  |
| 071.-02-53.1  | 7780 Hicks Rd        | Abbott Revocable Trust Windsor J | 0.5  |
| 071.-02-53.3  | Hicks Rd             | Abbott Revocable Trust Windsor J | 0.5  |
| 064.-03-29.1  | 7484 N Hayes Rd      | Abbott Revocable Trust Windsor J | 0.5  |
| 064.-03-29.3  | 7572 N Hayes Rd      | Abbott Revocable Trust Windsor J | 0.5  |
| 064.-03-29.4  | 7556 N Hayes Rd      | Abbott Revocable Trust Windsor J | 0.5  |
| 064.-03-29.2  | 7584 N Hayes Rd      | Abbott Revocable Trust Windsor J | 0.5  |

# APPENDIX C

## BOUNDARY DESCRIPTION

LEGAL DESCRIPTION

COLD SPRINGS SEWER DISTRICT No. 1

PART OF LOT Nos. 89, 90, 93, 94, 95, 97 & 100

TOWN OF LYSANDER

All that tract or parcel of land situate in the Town of Lysander, County of Onondaga and State of New York, being part of Lot Nos. 89, 90, 93, 94, 95, 97 & 100 in said Town, bounded and described as follows:

Beginning at a point in the centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671) at its intersection with the centerline of Brick Walk Way; running thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 220 feet more or less to its intersection with the northwesterly boundary of lands conveyed to Bailey Family Revocable Trust by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2024-17600; thence southwesterly and southeasterly along said northwesterly boundary of lands conveyed to Bailey Family Revocable Trust and along the southwesterly boundary of said lands conveyed to Bailey Family Revocable Trust, a distance of 1344.55 feet more or less to the northwesterly boundary of lands conveyed to Robert G. Owens Jr. and Mary Clare Ehde by deed recorded in the Onondaga County Clerk's Office in Book 5308 of Deeds at page 689; thence southwesterly along said northwesterly boundary of lands conveyed to Robert G Owens Jr. and Mary Clare Ehde, a distance of 180.0 feet more or less to the northerly boundary of New Lot B Jones Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office May 31, 2019 as Map No. 12756; thence easterly along said northerly boundary of New Lot B Jones Subdivision, a distance of 252 feet more or less to the westerly boundary of Lot No. 4 Peta Property according to a map of said tract filed in the Onondaga County Clerk's Office December 7, 1999 as Map No. 8919; thence southerly along said westerly boundary of Lot No. 4 Peta Property, a distance of 497.0 feet more or less to the northerly boundary of New Lot A of said Jones Subdivision; thence westerly, southwesterly, southerly and westerly along said northerly boundary of New Lot No. A Jones Subdivision, a distance of 3,184.22 feet more or less to the easterly boundary of Lot No. 2 Wagner Property Amended according to a map of said tract filed in the Onondaga County Clerk's Office May 2, 2002 as Map No. 9392; thence northerly along said easterly boundary of Lot No. 2 Wagner Property, a distance of 1434.75 feet more or less to the northerly boundary thereof; thence westerly along said northerly boundary of Lot No. 2 Wagner Property Amended, a distance of 2126.40 feet more or less to the easterly boundary of Lot No. 1 of said Wagner Property Amended; thence northerly along said easterly boundary of Lot No. 1 Wagner Property Amended, a distance of 449.16 feet more or less to the southerly boundary of Lot No. 2 Nicole Lane Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office August 25, 1989 as Map No. 7138; thence easterly along said southerly boundary of Lot No. 2 Nicole Lane Subdivision, a distance of 343.94 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Nicole Lane Subdivision, a distance of 460.64 feet more or less to the northeasterly corner thereof; thence westerly along the northerly boundary of said Lot No. 2 and along lands conveyed to Laurie J. Kline and Kathrina

G. Myers by deed recorded in the Onondaga County Clerk's Office in Book 5381 of Deeds at page 581, a distance of 1034.2 feet more or less to the centerline of North Hayes Road; thence northerly along said centerline of North Hayes Road, a distance of 148.5 feet more or less to its intersection with the northwesterly boundary of lands conveyed to Louis W. Youker, III and Kristen Youker by deed recorded in the Onondaga County Clerk's Office in Book 5206 of Deeds at page 441; thence southwesterly along said northwesterly boundary of lands conveyed to Louis W. Youker, III and Kristen Youker, a distance of 228.8 feet more or less to the northwesterly corner thereof; thence southerly along the westerly boundary of said lands conveyed to Youker, a distance of 20.9 feet more or less to the northwesterly boundary of lands conveyed to Paul E. and Gina L. Stacey by deed recorded in the Onondaga County Clerk's Office in Book 5066 of Deeds at page 917; thence southwesterly along said northwesterly boundary of lands conveyed to Paul E. and Gena L. Stacey and along the northwesterly boundaries of lands conveyed to Diana and Terry Cramer by deed recorded in Book 5240 of Deeds at Page 352, lands conveyed to Allen L. Reinhard by deed recorded in Book 5066 of Deeds at page 839, lands conveyed to Darla and Billy Ward by deed recorded in Book 5066, page 839, lands conveyed to Suzanne Spencer by deed recorded in Book 4095 of Deeds at page 240 and lands conveyed to Charles Richardson Jr. and Arlene M. Richardson by deed recorded in Book 3397 of Deeds at page 40 in the Onondaga County Clerk's Office, a distance of 975.6 feet more or less to the northeasterly boundary of lands conveyed to Samuel Spoto, Jr. and Barbara A. Spoto by deed recorded in the Onondaga County Clerk's Office in Book 5159 of Deeds at page 671; thence northwesterly along said northeasterly boundary of lands conveyed to Samuel Spoto, Jr. and Barbara A. Spoto and along the northeasterly boundaries of lands conveyed to Joseph M Rinaldo, III and Keri Roth by deed recorded as Instrument No. 2023-6916, lands conveyed to Glenford V. Page by deed recorded in Book 5375 of Deeds at page 348 and lands conveyed to Emily Katherine Fusco by deed recorded as Instrument No. 2024-37130 in the Onondaga County Clerk's Office, a distance of 708.7 feet more or less to the northerly most corner thereof; thence southwesterly along the northwesterly boundary of said lands conveyed to Emily Katherine Fusco and along the northwesterly boundary of lands conveyed to Gary Hardenburgh by deed recorded in the Onondaga County Clerks Office in Book 5112 of Deeds at page 195, a distance of 741.2 feet more or less to the easterly boundary of lands conveyed to John Eric Mahoney by deed recorded in the Onondaga County Clerk's Office in Book 5023 of Deeds at page 968; thence northerly along said easterly boundary of lands conveyed to John Eric Mahoney, along the easterly boundaries of lands conveyed to Stephanie Mitchell by deed recorded in Book 4926 of Deeds at page 523 and lands conveyed to Landmark Challenger, LLC by deed recorded in Book 4971 of Deeds at page 494 in the Onondaga County Clerk's Office, a distance of 3613.9 feet more or less to an angle point therein; thence southeasterly continuing along said easterly boundary of lands conveyed to Landmark Challenger, LLC and along the southerly boundary of lands conveyed to Jedidiah Smith by deed recorded in the Onondaga County Clerk's Office in Book 5411 of Deeds at page 516, a distance of 689.29 feet more or less to the westerly boundary of lands conveyed to John A. Needle by deed recorded in the Onondaga County Clerk's Office in Book 3301 of Deeds at page 34; thence southerly, easterly and northerly along said westerly boundary of lands conveyed to John A. Needle and along the southerly and easterly boundaries of said lands conveyed to needle the following courses and distances: 1) southerly, 253.49 feet more or less; 2) easterly, 330.39 feet more or less; 3) northerly, 1020.19 feet more or less to the southerly boundary of lands conveyed to Karen M. and Matthew

Palmer by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2018-33019; thence easterly along said southerly boundary of lands conveyed to Karen M. and Matthew Palmer and along the southerly boundary of Melvin Lane, a distance of 175.00 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Melvin Lane, a distance of 329.2 feet more or less to the center of said N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 521.2 feet more or less to the northwesterly boundary of Lot No. 1 Melvin Subdivision Amended according to a map of said tract filed in the Onondaga County Clerk's Office March 30, 2000 as Map No. 8982; thence southwesterly along said northwesterly boundary of Lot No. 1 Melvin Subdivision Amended, a distance of 550.0 feet more or less to the westerly boundary thereof; thence southeasterly along the southwesterly boundary of said Lot No. 1 Melvin Subdivision Amended, a distance of 617.81 feet more or less to the southerly corner thereof; thence northeasterly along the southeasterly boundary of said Lot No. 1 Melvin Subdivision Amended and along the southeasterly boundary of lands conveyed to Thomas Family Trust by deed recorded in the Onondaga County Clerk's Office in Book 4795 of Deeds at page 415, a distance of 507.6 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 540 feet more or less to the northwesterly boundary of lands conveyed to Windsor J. and Nancy H. Abbott by deed recorded in the Onondaga County Clerk's Office in Book 5156 of Deeds at page 210; thence northeasterly along said northwesterly boundary of lands conveyed to Windsor J. and Nancy H. Abbott, a distance of 1100 feet more or less to the southerly boundary of Orchard Estates according to a map of said tract filed in the Onondaga County Clerk's Office February 13, 2003 as Map No. 9579; thence westerly along said southerly boundary of Orchard Estates, a distance of 1290 feet more or less to the southwesterly corner thereof; thence northerly along the westerly boundary of said Orchard Estates and along the westerly boundary of Camerondale Farms Section No. 3 according to a map of said tract filed in the Onondaga County Clerk's Office March 23, 1979 as Map No. 5757, a distance of 1190.54 feet more or less to the southerly boundary of lands conveyed to Catherine S. Thompson by deed recorded in the Onondaga County Clerk's Office in Book 4589 of Deeds at page 180; thence easterly along said southerly boundary of lands conveyed to Catherine S. Thompson, a distance of 2011 feet more or less to the centerline of Hicks Road; thence northerly along said centerline of Hicks Road, a distance of 1610 feet more or less to its intersection with the centerline of River Road; thence southeasterly along said centerline of River Road, a distance of 420 feet more or less to the northerly boundary of lands conveyed to Jacqueline G. Kowalski by deed recorded in the Onondaga County Clerk's Office in Book 4174 of Deeds at page 208; thence westerly along said northerly boundary of lands conveyed to Jacqueline G. Kowalski, a distance of 135 feet more or less to the northwesterly corner thereof; thence southerly, westerly and southerly along the westerly boundary of said lands conveyed to Kowalski and along the westerly boundary of lands conveyed to Jeffrey A. and Kelly A. Candee by deed recorded in the Onondaga County Clerk's Office in Book 4309 of Deeds at page 178, a distance of 548 feet more or less to the southwesterly corner thereof; thence easterly along the southerly boundary of said lands conveyed to Jeffrey A. and Kelly A. Candee, a distance of 739.79 feet to said centerline of River Road; thence southeasterly along said centerline of River Road, a distance of 560 feet more or less to the northwesterly boundary of lands conveyed to

TK Properties of CNY LLC by deed recorded in the Onondaga County Clerk's Office in Book 5012 of Deeds at page 720; thence southwesterly along said northwesterly boundary of lands conveyed to TK Properties of CNY, LLC, a distance of 195.4 feet more or less to the westerly boundary thereof; thence southerly along said westerly boundary of lands conveyed to TK Properties of CNY, LLC and along the westerly boundaries of lands conveyed to Robert S. and Linda Giffin by deed recorded in Book 4190 of Deeds at page 122 and lands conveyed to Peggy Ann Hull by deed recorded as Instrument No. 2025-17277 in the Onondaga County Clerk's Office, a distance of 798 feet more or less to the southerly boundary thereof; thence easterly along said southerly boundary of lands conveyed to Peggy Ann Hull, a distance of 199.3 feet more or less to the westerly boundary of New Lot 1C Abbotts Properties Conservation Easement according to a map of said tract filed in the Onondaga County Clerk's Office March 17, 2011 as Map No. 11338; thence southerly, westerly and southerly along said westerly boundary of New Lot 1C Abbotts Properties Conservation Easement and along the westerly boundary of New Lot 1B of said Abbotts Properties Conservation Easement, a distance of 2701 feet more or less to the northerly boundary of lands conveyed to Paula G. Hansen, Mark W. Hansen, Christine A. Hansen and Rebecca A. Hansen by deed recorded in the Onondaga County Clerk's Office in Book 4822 of Deeds at page 386; thence westerly along said northerly boundary of lands conveyed to Hansen and along the northerly boundary of lands conveyed to Susan G. Dorn by deed recorded in the Onondaga County Clerk's Office in Book 4811 of Deeds at page 788, a distance of 839 feet more or less to the northwesterly corner thereof; thence southerly along the westerly boundary of said lands conveyed to Susan G. Dorn, a distance of 285.1 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 42 feet more or less to the northwesterly boundary of lands conveyed to Dana P. Simpson and Daryl M. Pentecost by deed recorded in the Onondaga County Clerk's Office in Book 5057 of Deeds at page 473; thence southwesterly, southeasterly and northeasterly around said lands conveyed to Dana P. Simpson and Daryl M. Pentecost, a distance of 579 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 181 feet to the westerly boundary of Lot No. 2 Landmark Challenger, LLC according to a map of said tract filed in the Onondaga County Clerk's Office March 1, 2024 as Map No. 13619; thence southerly along said westerly boundary of Lot No. 2 Landmark Challenger, LLC, a distance of 2533 feet more or less to the southwesterly corner thereof; thence easterly along the southerly boundary of said Lot No. 2 Landmark Challenger, LLC, a distance of 838.7 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Landmark Challenger, LLC, a distance of 370 feet more or less to the southerly boundary of Lot No. 2 Mimas Subdivision according to a map of said tract filed in the Onondaga County Clerk's Office July 6, 1994 as Map No. 7980; thence easterly along said southerly boundary of Lot No. 2 Mimas Subdivision, a distance of 327.4 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said Lot No. 2 Mimas Subdivision, a distance of 1273.9 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 543 feet more or less to the westerly boundary of lands conveyed to Clear Summit LLC by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2023-3879; thence southerly, easterly and

northerly around said lands conveyed to Clear Summit, LLC, a distance of 360 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 228 feet more or less to the westerly boundary of lands conveyed to Antonina, Sean and Kayla Faye O’Brien by deed recorded in the Onondaga County Clerk’s Office as Instrument No. 2023-31672; thence southerly along said westerly boundary of lands conveyed to Antonina, Sean and Kayla Faye O’Brien, a distance of 750 feet more or less to the southwesterly corner thereof; thence southeasterly along the southwesterly boundary of said lands conveyed to Antonina, Sean and Kayla Faye O’Brien and along the southwesterly boundaries of lands conveyed to Sarah Conger by deed recorded in Book 5415 of Deeds at page 353 and lands conveyed to Aristeidis Papadopoulos by deed recorded as Instrument No. 2021-54238 in the Onondaga County Clerk’s Office, a distance of 500 feet more or less to the southeasterly corner thereof; thence northerly along the easterly boundary of said lands conveyed to Aristeidis Papadopoulos, a distance of 535 feet more or less to the southwesterly corner of other lands conveyed to Aristeidis Papadopoulos by deed recorded in the Onondaga County Clerk’s Office as Instrument No. 2021-54236; thence southeasterly and northerly along the southwesterly and easterly boundaries of said other lands conveyed to Aristeidis Papadopoulos, a distance of 350 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 324.4 feet more or less to the westerly boundary of lands conveyed to Russel J. Meeker, II and Mary Ann Meeker by deed recorded in the Onondaga County Clerk’s Office in Book 5002 of Deeds at page 598; thence southerly, southeasterly and northerly around said lands conveyed to Russel J. Meeker, II and Mary Ann Meeker, a distance of 1318.8 feet more or less to said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671); thence southeasterly along said centerline of N.Y.S Route 370 (Baldwinsville – Cold Spring S.H. No. 671), a distance of 176.6 feet more or less to the westerly boundary of lands conveyed to Charles W. and Ruth M. Cripe by deed recorded in the Onondaga County Clerk’s Office; thence southerly and northeasterly along said westerly and the southeasterly boundaries of said lands conveyed to Charls W. and Ruth M. Cripe, a distance of 2395 feet more or less to the southwesterly boundary of lands conveyed to William F. and Mary D. Calnan by deed recorded in the Onondaga County Clerk’s Office; thence southeasterly along said southwesterly boundary of lands conveyed to William F. and Mary D. Calnan and along the southerly boundaries of lands conveyed to Scott and Mary Thayer and the southwesterly boundary of lands conveyed to Prime Brickwalk, LLC by deed recorded in Book 4975 of Deeds at page 617 in the Onondaga County Clerk’s Office, a distance of 223.5 feet more or less to the aforementioned centerline of Brick Walk Way; thence northeasterly along said centerline of Brick Walk Way, a distance of 225 feet more or less to the point of beginning.

Subject to any easements and restrictions of record.



## APPENDIX D

### WASTEWATER FLOW CALCULATIONS

|                                              |                                |                                                                                    |               |        |
|----------------------------------------------|--------------------------------|------------------------------------------------------------------------------------|---------------|--------|
| <b>Completed By:</b>                         | JMP                            |  | <b>Job No</b> | 86716  |
| <b>Checked By</b>                            | ETH                            |                                                                                    | <b>Page</b>   | 1 of 1 |
| <b>Project Name:</b>                         | Cold Springs Sewer District #1 |                                                                                    | <b>Date:</b>  | Oct-25 |
| <b>Subject:</b> Wastewater Flow Calculations |                                |                                                                                    |               |        |

**Objective:** Determine the average daily flows and maximum flows for the proposed sewer district

**Known:**

|                                             |        |        |                     |
|---------------------------------------------|--------|--------|---------------------|
| Equivalent Dwelling Unit Annual Usage =     | 73,000 | gal/yr | Town of Lysander    |
| Number of EDUs in proposed sewer district = | 681    | EDUs   | Refer to Appendix B |

**Assumptions:**

|                     |       |                        |
|---------------------|-------|------------------------|
| District Population | 1,362 | Assuming 2 people/Unit |
|---------------------|-------|------------------------|

**Calculations:**

**Average Daily Usage**

|                      |                 |  |       |         |
|----------------------|-----------------|--|-------|---------|
| Daily Flow per EDU = | 73,000 gal/year |  | = 200 | gal/day |
|                      | 365 days/year   |  |       |         |

|                      |         |         |  |
|----------------------|---------|---------|--|
| District Flow =      | 136,200 | gal/day |  |
| District Flow, gpm = | 95      | gal/min |  |

**Peak Hourly Flow**

|                  |     |                    |
|------------------|-----|--------------------|
| Peaking Factor = | 3.7 | Refer to 10 States |
|------------------|-----|--------------------|

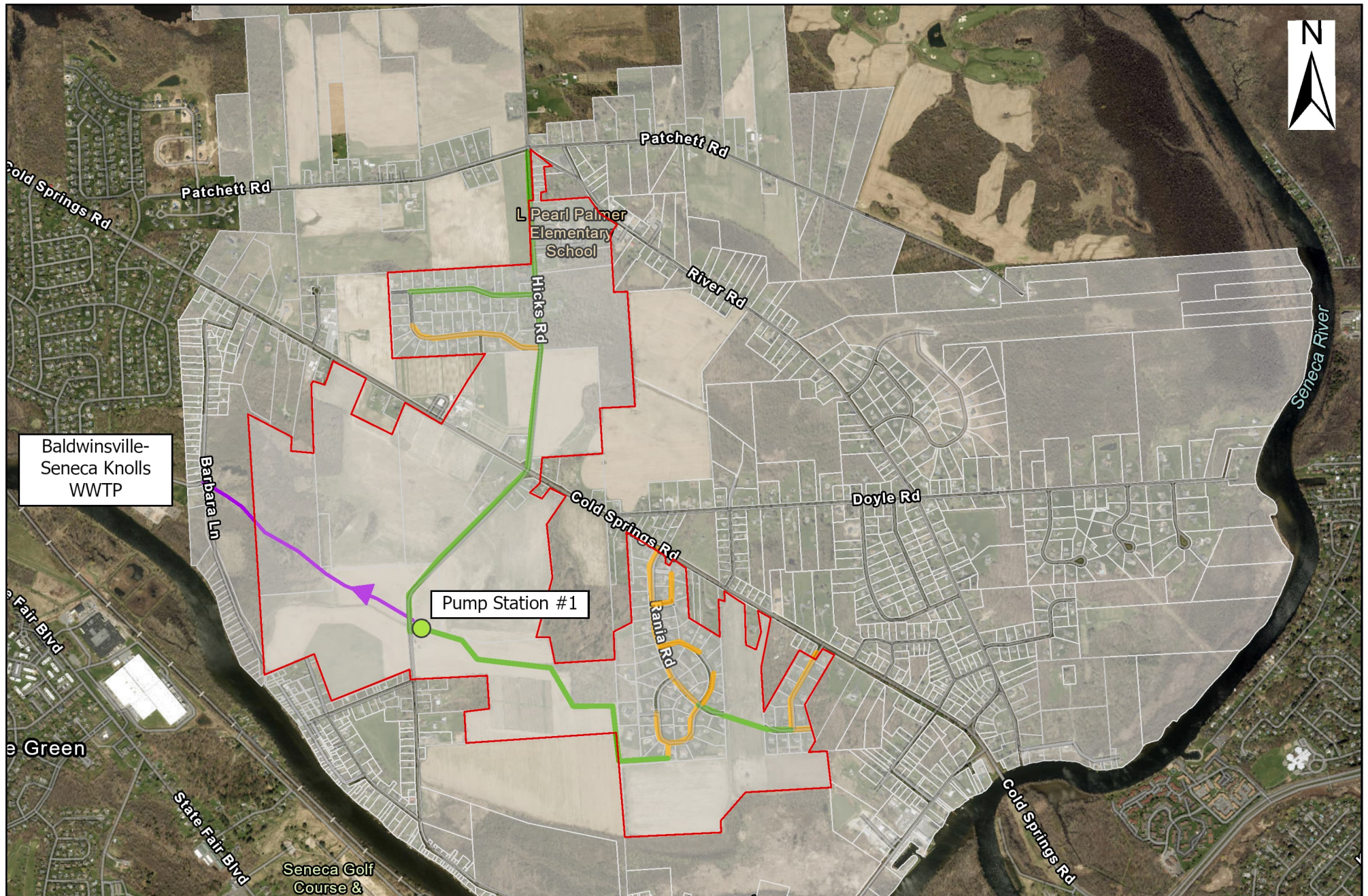
|                  |     |  |
|------------------|-----|--|
| Peak Flow, gpm = | 350 |  |
|------------------|-----|--|

**Flows to PS #1 - Future Buildout**

|                                     |       |                                |
|-------------------------------------|-------|--------------------------------|
| Peak hourly flows to PS #1, gal/min | 1,408 | Refer to July 2024 Sewer Study |
|-------------------------------------|-------|--------------------------------|

# APPENDIX E

## CONCEPTUAL SEWER INFRASTRUCTURE LAYOUT



# Conceptual Sewer Infrastructure Plan

## Cold Springs Sewer District #1

### Town of Lysander

- Parcels within Cold Spring Peninsula Sewer Study Area
- Existing Dry Sewers
- Parcels included in Sewer District #1
- Proposed Gravity Sewers
- Force Main
- Melvin Farms Pump Station

0 0.25 0.5 Miles



## **APPENDIX F**

### **ENGINEER'S OPINION OF PROBABLE COST**

Town of Lysander  
Cold Springs Peninsula Sewer District #1  
Preliminary Cost Estimate

Map, Plan, and Report - Sewer Expansion Project

OPINION OF PROBABLE CAPITAL COST

| Item                                                              | Quantity | Unit | Unit Price   | Total Item Cost    |
|-------------------------------------------------------------------|----------|------|--------------|--------------------|
| 8-inch PVC SDR-26 Gravity Sewer Main                              | 3,890    | LF   | \$ 140       | \$544,600          |
| 8-inch PVC SDR-26 Gravity Sewer Main (Hicks Rd Deep Installation) | 1,750    | LF   | \$ 400       | \$700,000          |
| 8-inch PVC SDR-26 Gravity Sewer Main (Melia Park Connection)      | 5,360    | LF   | \$ 110       | \$589,600          |
| Precast Concrete Manholes, 5-ft dia., avg depth 8-ft              | 25       | EA   | \$ 5,500     | \$137,500          |
| Sewer laterals to property line                                   | 1        | LS   | \$ 100,000   | \$100,000          |
| 12-inch PVC SDR-26 Gravity Sewer Main                             | 3,000    | LF   | \$ 175       | \$525,000          |
| Precast Concrete Manholes, 5-ft dia., avg depth 8-ft              | 15       | EA   | \$ 5,500     | \$82,500           |
| Pump Station 1                                                    | 1        | EA   | \$ 1,200,000 | \$1,200,000        |
| 12-inch HDPE DR-11 Force Main                                     | 3,700    | LF   | \$ 200       | \$740,000          |
| Air Release Valves and Structures                                 | 1        | EA   | \$ 15,000    | \$15,000           |
| Cleanout Structures                                               | 1        | EA   | \$ 15,000    | \$15,000           |
| Restoration, Asphalt Pavement                                     | 333      | SY   | \$ 150       | \$50,000           |
| Mulch & Seeding                                                   | 1,233    | SY   | \$ 15        | \$18,500           |
| Restoration, Asphalt Pavement                                     | 627      | SY   | \$ 150       | \$94,000           |
| Mulch & Seeding                                                   | 2,400    | SY   | \$ 15        | \$36,000           |
| <b>Construction Subtotal</b>                                      |          |      |              | <b>\$4,848,000</b> |
| Construction Contingency (20%)                                    |          |      |              | \$970,000          |
| Construction Total                                                |          |      |              | \$5,818,000        |
| Engineering Costs (15%)                                           |          |      |              | \$873,000          |
| Legal, Fiscal, Administrative Costs (5%)                          |          |      |              | \$291,000          |
| Capital Cost Total                                                |          |      |              | \$6,982,000        |
| Construction Cost Total (Excluding Developer Paid Items)          |          |      |              | \$2,642,000        |
| Capital Cost Total (Excluding Developer Paid Items)               |          |      |              | \$3,170,000        |

Notes:

- Opinion of Probable Cost in 2025 Dollars.
- Cost for General Conditions and Maintenance and Protection of Traffic included in pipe price
- Items in red are expected to be paid for by the developer of the Melvin Farms parcels, as agreed upon with the Town.
- Costs are presented for comparison purposes only. Other required costs may exist that are not listed.