

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 16, 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

**ORDER CALL FOR AND NOTICING
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 (collectively "the Project"), made by CHA Consulting, Inc., pursuant to Town Law Article 12-A; 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, the Map plan and Report includes the Project Cost and Proposed Financing Plan; and

WHEREAS, the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Cold Springs Sewer District #1, which the Town Board shall

determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in in the Map, Plan and Report, and further that the Town has determined to seek and obtain public sources of funding and financing through the New York State Environmental Facilities Corporation ("NYSEFC"), as well as other sources, for the construction and administrative costs associated with the creation and construction of the district; and

WHEREAS, the boundary description for the proposed Cold Springs Sewer District #1 is as appears on the attached Schedule A to this Order; and

WHEREAS, this project includes the formation of the aforesaid district and 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 Board will address the requirements of SEQRA and give due consideration to the impact that the creation of this district may have on the environment and on the basis of such consideration, the Town Board will determine the designation of and environmental impact, if any, to be caused by the district formation and construction; and

WHEREAS, the Town wishes to consider whether the formation of the sewer district is in the public interest and which is estimated as follows: 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;

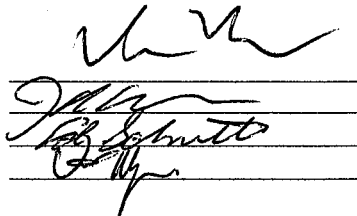
NOW, THEREFORE, BE IT ORDERED that a public hearing before the Town Board shall be held at 4:00 PM on July 31, 2026 in the Auditorium at the Town of Lysander Town Hall, 8220 Loop Road, Baldwinsville, NY, in the Town of Lysander, State of New York . In accordance with Article 12-A of the New York State Town Law, the Town Board does hereby consider, subject to a permissive referendum, whether the formation of the Cold Springs Sewer District #1, at a proposed maximum estimated cost of \$3,170,000.00 is in the public interest, and to hear all persons interested in the subject thereof considering the same, and for such other action on the part of the Lysander Town Board with relation to said sewer district formation and construction; and it is further

ORDERED that the Town of Lysander Town Clerk (with the assistance of the Town Attorney) shall publish and shall post this Order as notice of said public hearing in accordance with Town Law Article 12-A, not more than twenty (20) nor less than (10) days before the designated hearing date, and it is further

ORDERED that the Town Clerk shall cause a certified copy of the order of the Town Board herein adopted to be filed with the state comptroller on or about the date of the first publication of a copy of this Order.

Dated: July 16, 2026

Kevin Rode, Supervisor
Jeff Kudarauskas, Councilor
Ed Schmitt, Councilor
Vince Mangano, Councilor



Members of the Town Board of the Town of Lysander