



MAP, PLAN AND REPORT

FOR

LEVINSON/OLD POST ROAD AREA WATER DISTRICT
EXTENSION

TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

PREPARED FOR:

Town of Newburgh
1496 Route 300
Newburgh, NY 12550

PREPARED BY:

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JOB #: 24-105

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I. INTRODUCTION

The Town of Newburgh proposes to extend its Consolidated Water District (District) to 32 residential properties (Benefit Area) adjacent to the existing District in the northeastern portion of the Town. These residents are currently using private wells but can connect to the District’s infrastructure once the project is completed. Connection of these properties to the District may be necessary for providing potable water subsequent to the shutdown of New York City Department of Environmental Protection’s (NYCDEP) Delaware Aqueduct, scheduled for late 2024. Well monitoring by NYCDEP has shown that the water supply coming from these wells is augmented by the leakage from the Delaware Aqueduct Tunnel and the residents’ wells may be adversely impacted when the leakage is eliminated. It is therefore expected that the private wells will suffer from decreased yields during and after shutdown.

II. BENEFIT AREA

The Benefit Area includes the 32 parcels that are proposed to be added to the District. The Area contains properties north and west of the hamlet of Roseton and to the east of State Route 9W, in a part of the Town that includes Old Post Road and River Road. The parcels are north of River Road along Old Post Road, Christopher Way, McDonald Drive, and Curtin Lane.

The following 32 tax parcels are within the Benefit Area (see Appendix #1 for a map of the parcels and Appendix #2 for a description of this Area):

8-1-39.21	8-1-43.41	8-1-63	8-1-100
8-1-39.22	8-1-43.43	8-1-64	8-1-101
8-1-40.1	8-1-43.452	8-1-65	
8-1-40.21	8-1-43.451	8-1-66.21	
8-1-40.22	8-1-43.44	8-1-66.22	
8-1-40.23	8-1-43.42	8-1-88	
8-1-42.31	8-1-43.3	8-1-89	
8-1-42.32	8-1-43.2	8-1-90	
8-1-42.33	8-1-60.1	8-1-98	
8-1-43.1	8-1-61.1	8-1-99	

III. PROPOSED IMPROVEMENTS IN BENEFIT AREA

A primary improvement will be a new segment of 8” water main under Old Post Road from it’s existing terminus on Old Post Road NE to Curtain Lane. This main will be 2,420+/- linear feet and will provide potable water to residences on Old Post Road as well as residents on the following three roads: Christopher Way, McDonald Drive, and Curtis Lane. The lateral connections to the three roads off of Old Post Road will be 8” main, totaling 1,835+/- linear feet.

In total, improvements include 4,254+/- linear feet of 8” main, 14 gate valves, 8 hydrants, and 32 water service connections.

IV. ANNUAL COST

Residences that are being added to the District will assume the same annual debt as the existing users and will be responsible for paying the same annual operation and maintenance fees as the existing users.

As per Appendix 3, the cost of improvements within the extension is \$4,546,100. The assessed value of parcels already in the District plus that of the additional 32 parcels is \$977,306,189. Therefore the cost ratio of the extension is 0.47%.

Below is an analysis of the annual user cost for an average single-family home to be added to the District. These homes will incur Water 1 debt.

Yearly debt service for Water 1 (based on average assessed value of the homes in this District of \$103,192)	\$158.92
Operation and Maintenance per year based on the Town’s annual water costs for the average single-family home using 72,000 gallons/yr	\$313.76
Total yearly cost per household	\$472.68

V. CONCLUSION

On the basis of the above and attached, we find that this project is both economically and technically feasible and therefore recommend that the Town proceed with this extension project.

Respectfully submitted,

Shawn E. Arnott, P.E.
Associate
MHE Engineering, D.P.C.

APPENDIX 1

PROJECT AREA MAP

APPENDIX 2

DESCRIPTION OF BENEFIT AREA

Description of Proposed District

Beginning at the southern corner of parcel 8-1-39.21 on Old Post Road, the Proposed District Boundary follows said parcel to its western corner. The Boundary then extends to the northern corner of adjacent parcel 8-1-39.22, then southeast to its eastern corner on Old Post Road before connecting back to the southern corner of parcel 8-1-39.21. The District then skips over parcel 8-1-31.12 (a Central Hudson utility ROW) and begins again at the southern corner of parcel 8-1-40.1, on Old Post Road. The Boundary extends NW along the parcel line, then proceeds in a NNE direction until turning west along the southern boundary of parcel 8-1-101. The Boundary follows this parcel to its western boundary then turns NNE until the NW corner of parcel 8-1-42.33, where the Boundary follows parcels lines of parcel 8-1-43.452 west, then NE to the northern corner of parcel 8-1-43.451. From this corner, the Boundary follows the northern parcels lines of four parcels until meeting Old Post Road at the eastern corner of lot 8-1-43.2.

The Boundary then crosses Old Post Road to the northern corner of parcel 8-1-61.1 and follows that parcel's property line SE then SW to its southern corner. From here, the Boundary follows the parcel line of parcel 8-1-60.1 SE to its eastern corner, then turns SW at the parcel's southern corner, then NW back to Old Post Road. The Boundary then skips over parcel 8-1-66.1 and resumes at the northern corner of parcel 8-1-66.22. The Boundary follows the parcel line to its eastern corner then proceeds to follow the eastern property lines of the four (4) parcels to its SW, making a turn to the west along parcel 8-1-65's southwestern boundary that ends at Old Post Rd. From this corner, the Boundary skips over Old Post Road in a SW direction until it meets with the southern corner of parcel 8-1-89. The Boundary then aligns with Old Post Rd until the southern corner of parcel 8-1-40.1, where this segment of the Boundary began.

APPENDIX 3

COST ESTIMATE



TOWN OF NEWBURGH
 LEVINSON/OLD POST ROAD AREA
 WATER MAIN EXTENSION
 COST ESTIMATE

Last Revised:
 3-Apr-24
 Revised By:
 CML

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
<u>WATER MAIN IMPROVEMENTS:</u>						
1	8" Water Main Extension	4,254	LF	\$ 300.00	\$ 1,276,200	
2	8" Gate Valves	14	EA	\$ 4,000.00	\$ 56,000	
3	Hydrant Assemblies	8	EA	\$ 10,000	\$ 80,000	
4	Rock Excavation	2,836	CY	\$ 150	\$ 425,400	
5	Service Laterals	32	EA	\$ 20,000	\$ 640,000	
6	Well Decommissioning	32	EA	\$ 10,000	\$ 320,000	
Subtotal						\$ 2,797,600
<i>Construction Contingencies (30%)</i>						<i>\$ 839,280</i>
Estimated Total Construction Cost						\$ 3,636,880
<i>Administration Including Legal, Engineering and Design Services (25%)</i>						<i>\$ 909,220</i>
Total Design and Construction Cost						\$ 4,546,100

* Note(s): 1) This is an "Estimate of Probable Construction Cost," for estimating purposes only.