

Village of Millerton Wastewater Map, Plan and Report

Village of Millerton, NY

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Tighe&Bond

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Section 1

Introduction

The purpose of this Map & Plan (M&P) is to establish the Village of Millerton sewer system and service area. This M&P presents the service area delineation, system capacity requirements, a description of the proposed system components, project costs, financing methods, and anticipated user costs.

A wastewater feasibility evaluation for the proposed project was prepared in March 2020 and revised in April 2022 by Tighe & Bond. This report is referred to as the preliminary engineering report (PER). The PER serves as the basis for development of this M&P. This M&P builds upon the PER and documents the following:

- Finalizes the service area delineation
- Describes the water resource recovery system approach and components
- Documents the anticipated capital and operational costs
- Presents the anticipated user costs

The Town of North East is concurrently developing a separate Map, Plan & Report (MP&R) for a proposed Sewer District in the Town. The proposed Town of North East Sewer District will be connected to the proposed Village of Millerton Service Area and the flow from each community will be treated by a common treatment system pursuant to an intermunicipal agreement.

1.1 Project Need

The Village is currently served by individual lot subsurface wastewater disposal systems including septic tanks with leachfields, and outdated systems such as seepage pits, cesspools, and tight tanks. The PER documents the need for a community sewer system for the Village of Millerton, including:

- There are documented issues with existing septic systems
- Failing septic systems present environmental and health concerns
- Site constraints limit the performance of traditional septic systems
- Many businesses experience constraints because of their septic systems limitations
- There is public support for a sewer system
- A sewer system will accomplish comprehensive plan goals
- A sewer system will provide opportunities for economic growth

The need for community sewer collection and treatment is constantly evolving. Historically, initial efforts were focused on collection and disposal and were driven by the need to reduce human disease. That era was followed by a focus on the elimination of water pollution effects, allowing native marine organisms to return to normal growth patterns and allowing full human recreational use. Currently, community sewer systems have begun to redefine wastewater as a valuable resource. As such, this M&P uses the term “water resource recovery and return systems”. This modern terminology embraces the concept that water is the most valuable resource in the world.

Section 2

Description of Water Resource Recovery System, Service Area & Facilities

2.1 Water Resource Recovery System Boundary

The entire Village is encompassed in the proposed water resource recovery system boundary as presented in Appendix A. While there are no public sewers in the Village, the PER evaluated the feasibility of providing municipal sewer service to all parcels in the Village and identified the following:

- Well-functioning on-site wastewater systems can be sited at many parcels within the Village as they are of sufficient size, soil type, depth to confining boundaries and distance from drinking water sources.
- Providing service to every parcel would be prohibitively expensive and thus infeasible.

Thus the Village-wide water resource recovery system is comprised of two methodologies:

- Continued use of on-site wastewater disposal systems where appropriate
- Municipal collection and treatment of wastewater where sufficient parcel sizes does not exist.

As the proposed system does not provide municipal service to every parcel within the system boundary, the collection and water resource recovery system will be designed for future expansion if needed.

2.1 Water Resource Recovery Service Area Delineation

The service area is focused on the Village General Business District and commercial areas along Route 22. A map of the Village of Millerton Service Area is attached in Appendix A.

The service area includes the Eddie Collins Memorial Park and parcels along the east side of Route 22 starting from the park to the intersection of Route 22 and Main Street, parcels between South Elm Avenue and South Center Street, parcels on each side of Main Street, parcels on John Street, and parcels on portions of Fish Street, South Center Street, Park Avenue, Central Avenue, Century Boulevard, North Maple Avenue, and South Maple Avenue.

The service area serves residential, commercial, and mixed-use properties. Many of the developed parcels in the service area have multiple buildings, apartments, and uses. For parcels in the service area, connection to the system will be mandatory to conform to the 2020 NYS Plumbing Code Chapter 7, Section 701.2.

2.2 Water Resource Recovery System Capacity Requirements

Table 2.1 summarizes the average day design flow for the Village of Millerton service area. These flows have been based upon historic water meter data and estimates using NYSDEC guidelines where water usage data was not available. A Village future flow contribution of 25% of the base flow has been added to the average day design flow to account for potential future flow contributions in the Village. The future flow contributions are approximate based on the vacant land and potential build-out/expansion in the Village on commercial parcels.

The anticipated flow contribution from the Town of North East is also shown in Table 2.1 and is anticipated to be 12,400 gpd. Therefore, the average day design flow for the water resource recovery system is 70,000 gpd.

Since the sewer service area does not provide service to all parcels in the Village, the proposed water resource recovery system will be designed to allow for future expansion. Based upon parcel size and treatment system expandability, the maximum flow that could be treated is 250,000 gpd. The flow from the entire Village is estimated at 150,000 gpd, so there is sufficient space on the site to expand the system in future phases if needed.

Table 2.1

Village of Millerton Service Area Design Flow Summary

Contribution	Total Flow (gpd)
Village Base Flow	46,100
Village Future Flow ¹	11,500
Village Average Day Design Flow:	57,600
Town Flow Allocation	12,400
Total Average Day Design Flow:	70,000

¹Future flow for Village calculated at 25% base flow

2.3 Sewer Collection System

The service area will be served by a septic tank effluent pump (STEP) collection system which is a type of low-pressure sewer. Low pressure sewers consist of smaller diameter forcemains through which liquid septic tank effluent flow is pumped. Septic tank effluent pumps force wastewater through the main regardless of pipe slope. Low pressure sewers can be installed by conventional open trench methods, but they can also be installed by directional drilling. Directional drilling utilizes exit and entry pits, and access for service connections, but does not disturb the ground surface over the entire pipe length, significantly reducing restoration costs. The small diameter high density polyethylene (HDPE) forcemains will be installed along the back or side yards or within highway rights-of-ways. Installation of forcemains within state owned highways will generally be avoided.

The minimum diameter for low pressure sewer piping is 2-inches and there are no minimum slope requirements. Individual effluent service lateral lines may be as small as 1.25" in diameter. It is anticipated that the Village of Millerton system will contain 2-inch through 6-inch HDPE piping, regular clean out structures every 500 to 1,000 feet, and air release valves at high points. The Village of Millerton STEP system will be designed in accordance with current design standards.

With STEP collection systems, each parcel or building will utilize a septic tank which contains an effluent filter and effluent pump which will pump the liquid sewage to the low-pressure effluent sewer system. Solids will remain in the septic tanks and will need to be removed approximately every 3-7 years depending on usage.

The Village proposes to pump out the existing septic tanks at each parcel and furnish and install a new septic tank, pump, and lateral for each of the developed parcels in the service area. Each parcel owner will be consulted to locate the new septic tank/effluent pump, but generally, the new tank and pump will be located near the existing septic system. The new septic tank will be located at least 10 feet from existing buildings to comply with codes. Existing septic tanks and leachfields will be abandoned or removed. If existing septic tanks are new and in good condition, they can potentially be re-used in which case the Village will retrofit the existing septic tank with a new septic effluent pump/filter.

The STEP tanks, pumps, filters, and electrical control panels will be owned and maintained by the Village. The Village will be responsible for maintenance of the tanks, pumps, and appurtenances including septic tank pumping once they are placed in operation. When necessary, the Village will be responsible for replacing the effluent pumps and maintaining the service lateral between the tank and the force main.

Any parcel that utilizes grease traps, generally restaurants, will be responsible for installation, pumping and maintenance of grease traps. Village Sewer Use Law will be developed that identifies the types of businesses that require grease traps, maintenance responsibilities, and consequences if grease is discharged to the Village's collection system.

An easement at each parcel will be required for the Village to access and maintain the equipment on each parcel. The cost for preparing and recording the easement will be covered by the Village. The Village will seek the cooperation of the parcel owner, but may use eminent domain if required.

It is anticipated that, in most cases, the Village will utilize the existing pipe from the building so that no plumbing work will be necessary inside the buildings. Besides initial installation, the parcel owner will be responsible for maintaining the sewer lateral between the face of the building and the septic tank.

A hook-up fee will be required to connect to the system, but will be waived for parcels that connect during the initial construction period established by the Village and would apply to any connections made at a later date. The parcel owner will be responsible for paying for electrical power for the pump, which is estimated to be approximately \$15 per year for a typical single family residential household.

One of the concerns with STEP collection systems is that the pumps at each parcel will not work if there is a power outage. Frequently, if a home has municipal water service (as is the case for the service area), the water service often remains unaffected by the power outage and therefore the homeowner can continue to use water, but the wastewater pump cannot turn on and thus the septic tank begins to fill and will eventually cause a back-up if the power outage is prolonged. This is not an issue if the facility has a back-up generator, but if it does not, water usage will need to be reduced during the power outage. Septic tanks for STEP systems are typically sized to have 24 hours of additional storage for these scenarios. However, if a sustained power outage lasted for several days, the Village will need to utilize a portable generator to pump each septic tank into the collection system.

Table 2.2 provides a summary of responsibilities associated with the collection system.

Table 2.2

STEP Collection System Summary of Tasks & Responsible Party

Task	Parcel Owner	Village
Pump Out Existing Septic Tanks		✓
Remove or Abandon Existing Septic Tanks & Leachfield		✓
Connect New Septic Tank to Existing Lateral		✓
Install New Septic Tank, Pump, Filter, & Controls		✓
Install New Grease Trap (where required)	✓	
Install New Service Lateral Between Septic Tank & Forcemain		✓
Install & Maintain Collection System Force mains		✓
Prepare and Record Access Easement		✓
Maintain & Pump Out Septic Tanks		✓
Maintain & Pump Out Grease Traps (where required)	✓	
Maintain/Replace Effluent Filter, Pumps, & Controls		✓
Maintain Service Lateral Between Building & Septic Tank	✓	
Maintain Service Lateral Between Septic Tank & Forcemain		✓
Electrical Cost for Running Effluent Pump	✓	
Pumping Septic Tank into Collection System During Power Outage		✓
Hook-up Fees for Initial Parcels within the Sewer Service Area	✓*	✓

* Parcels not connected during the designated construction phase will be charged hook-up fees

2.4 Water Resource Recovery System

A water resource recovery system will be constructed at a Village owned parcel on Mill Street to provide treatment of the wastewater. The Mill Street Site is a series of three parcels located on the southern side of the Village near the corner of South Center Street and Mill Street. The parcels are already owned by the Village of Millerton and the site is isolated from neighboring parcels, making it an ideal location for a water resource recovery system.

The water resource recovery system will be designed to treat an average day flow of 70,000 gpd which includes flow contribution from the Village of Millerton Service Area and the Town of North East Sewer District. The treatment system will be designed to meet the anticipated New York State Department of Environmental Conservation (NYS DEC) issued State Pollutant Discharge Elimination System (SPDES) permit limits discussed in the PER.

The new water resource recovery facility will have the following components:

- Flow Equalization/Pre-Anoxic Tank
- Stage 1 Packed Bed Media Filter Treatment Units
- Stage 2 Packed Bed Media Filter Treatment Units
- Post-Anoxic Tank
- Pump Basins

- Ultraviolet Disinfection System
- Control Building
- Back-up Generator
- Site Improvements
- Treated water return to Webatuck Creek

The septic tanks at each parcel negate the need for primary treatment (solids removal) at the water resource recovery facility site. Therefore, solids removal will be addressed by the septic tanks. Periodic cleaning of the treatment tanks will be required. Each of the treatment units and tanks will be completely buried and out of site or mostly buried with only the top of the tank exposed for access purposes. The system will have security fencing and landscape screening. The water resource recovery system is expected to have minimal visual impacts.

The Mill Street Site has undergone an initial evaluation and was found to be suitable for the proposed system. The site is currently undergoing an endangered species and archeological significance study. A right-of-way to the site from South Maple Avenue is anticipated to maintain access to the site during a flood and to provide an access road with reasonable slopes. A conceptual site plan of the water resource recovery facility is included in Appendix B.

2.5 Return System

The treated wastewater from the water resource recovery system will be returned to Webatuck Creek. The anticipated return location to Webatuck Creek is downstream of the Mill Street Bridge. The anticipated location is shown on the conceptual site plan attached in Appendix B.

The surface water return will consist of a multiport fully submerged cross-channel diffuser to achieve even distribution across the stream channel.

2.7 Water Resource Recovery System Operations

The Village will own, operate, and maintain the water resource recovery system by hiring contracted licensed wastewater operators. The operators will manage the collection system and water resource recovery facility, including the Town portion of the system, to ensure continuous service and compliance with NYS DEC regulations.

Section 3

Project Costs

The project costs are comprised of two components, the capital cost and the operation and maintenance cost. The capital costs are the anticipated costs to construct the proposed sewer system. The operation and maintenance (O&M) costs are the annual costs for labor, materials, and accounting associated with a functional sewer system.

3.1 Capital Costs

The anticipated total capital cost for construction of the water resource recovery system serving the Village of Millerton alone, including three years of escalation at 3% per year is \$7,693,000 as presented in Table 3.1 below. The costs have been divided into two categories: collection costs and treatment costs. Refer to Appendix D for a detailed breakdown of the capital costs.

Table 3.1

Water Resource Recovery System Construction Costs – Village Only

Component	Construction Cost
Collection System	\$3,827,000
Treatment System	\$3,169,000
Construction Subtotal	\$6,996,000
Escalated Total Construction Cost	\$7,645,000

Table 3.2 provides the total system capital costs including engineering, legal fees, and New York State Revolving Fund (SRF) financing costs.

Table 3.2

Water Resource Recovery System Capital Costs – Village Only

Escalated Construction Costs	\$7,645,000
Engineering Design (8%)	\$594,000
Engineering Construction (12%)	\$917,000
Local Counsel	\$65,000
Bond Counsel	\$35,000
Project Contingency (20%)	\$1,529,000
Total Project Costs	\$10,785,000
Financing Costs (2.94%)	\$317,000
Total Project Costs Including Financing	\$11,102,000

As shown in Table 3.2, the capital costs for the Village of Millerton water resource recovery system are anticipated to be \$11,102,000.

However, at this time it is anticipated the Town of Northeast will be forming a sewer district and this has cost impact to the Village.

In Table 3.3, the collection system costs have been broken down to show the cost impact of accommodating the Town's flows, as a portion of the forcemain must be upsized to

account for the potential connection. The majority of the Village's collection system cost is unimpacted by the Town, except for this portion of forcemain.

Table 3.3

Water Resource Recovery System Construction Costs
Collection System Costs

Component	Capital Cost
Collection System – No Town Cost Impact	\$3,781,000
Collection System – Cost Impact of Increased Pipe Diameter	\$46,000
Total Collection System Construction Cost	\$3,781,000

In Table 3.4, the treatment costs have been broken down into two categories; flow proportional and static. The flow proportional costs increase with flow, so should the Town of Northeast proceed with the formation of the sewer district, they will carry the additional cost for the system be sized to accommodate the increased flow (from 57,600 gpd to 70,000 gpd). However, there are certain portions of the treatment system that will be constructed the same size, regardless of whether the Town of North East forms a sewer district. Examples of this are the electrical service and access road. These costs would be reduced if the Town forms as sewer district as North East would be responsible for a portion of these costs.

Table 3.4

Water Resource Recovery System Construction Costs
Flow Proportional and Static Treatment Costs

Component	Capital Cost
Treatment System – Flow Proportional	\$2,619,000
Treatment System - Static	\$550,000
Total Treatment Construction Cost	\$3,169,000

As noted, at this time it is anticipated that the Town of North East will form a sewer district and discharge to the Village of Millerton Water Resource Recovery System. While their Map, Plan and Report document details the costs of their collection system and flow proportional treatment cost, they will contribute to the static costs based upon their anticipated flow contribution. This capacity will be reserved for the Town and this division is based upon this reserved capacity. It is recommended this capacity split is documented in an intermunicipal agreement should district formation proceed.

Town of Northeast Flow Percentage = $12,400 \text{ gpd} / 70,000 \text{ gpd} = 18\%$ of Total Flow

Using this percentage, the Treatment System Static Costs for each community is presented in Table 3.5.

Table 3.5

Water Resource Recovery System Capital Cost Breakdown by Municipality

Municipality	Flow Contribution (gpd)	Percentage of Total Flow¹	Portion of Static Treatment Capital Costs
Village of Millerton	57,600	82%	\$451,000
Town of North East	12,400	18%	\$99,000
Total Static Treatment Capital Costs			\$550,000

Additionally, the Town would be responsible for the cost of the increased pipe size as presented in Table 3.3 (\$46,000)

Table 3.6 and 3.7 presents the resulting Village of Millerton costs should the Town of North East concurrently form their sewer district including escalation values previously described. These are the costs applicable to the Village of Millerton only, not the total project costs.

Table 3.6

Water Resource Recovery System Construction Costs w/ North East – Village Only

Component	Construction Cost
Collection System	\$3,781,100
Treatment System – Flow Proportional	\$2,619,000
Treatment System - Static	\$451,000
Construction Subtotal	\$6,851,100
Escalated Total Construction Cost	\$7,486,000

Table 3.7

Water Resource Recovery System Capital Costs w/ North East – Village Only

Escalated Construction Costs	\$7,486,000
Engineering Design (8%)	\$582,000
Engineering Construction (12%)	\$898,000
Local Counsel	\$65,000
Bond Counsel	\$35,000
Project Contingency (20%)	\$1,498,000
Total Project Costs	\$10,564,000
Financing Costs (2.94%)	\$311,000
Total Project Costs Including Financing	\$10,875,000

As shown in Table 3.7 the capital costs for the Village of Millerton's portion of the sewer system are anticipated to be \$10,875,000 if this system is constructed in conjunction with Northeast. Table 3.8 presents the total project cost including the costs to be borne by both communities.

Table 3.8

Water Resource Recovery System Total Project Capital Costs

Escalated Construction Costs – Village of Millerton	\$7,486,000
Escalated Construction Costs – Town of North East	\$1,990,000
Engineering Design (8%)	\$736,000
Engineering Construction (12%)	\$1,137,000
Local Counsel	\$119,000
Bond Counsel	\$70,000
Project Contingency (20%)	\$1,896,000
Total Project Costs	\$13,434,000
Financing Costs (2.94%)	\$396,000
Total Project Costs Including Financing	\$13,830,000

3.2 Operation & Maintenance Costs

The anticipated annual O&M cost for the water resource recovery system is \$134,000. The O&M costs include maintenance of the collection system, septic tank pumping and maintenance, operator labor, electricity for the water resource recovery system, laboratory services, a contingency, and administrative costs. Refer to Appendix D for a detailed breakdown of the O&M costs. Should the Town of Northeast form a sewer district total annual O&M costs increase to \$144,000. Table 3.9 provides a breakdown of the O&M costs for the Village system, including the impact of the Town of North East district formation.

Table 3.9

Operation & Maintenance Costs

Municipality	Flow Contribution (gpd)	Percentage of Total Flow ¹	O&M Costs
Total O&M Costs - Village Only System			\$134,000
Village of Millerton	57,600	82%	\$118,100
Town of North East	12,400	18%	\$25,900
Total O&M Costs – Town & Village System			\$144,000

As presented in Table 3.9, the estimated annual amount to be expended by the Village of Millerton on system operation and maintenance is \$134,000.

3.3 Initial Hook-up Costs

As previously described, a hook-up fee will be required to connect to the system but will be waived for parcels that connect during the initial construction period established by the Village and would apply to any connections made at a later date. This is described in Section 3.4 - Future Hook-up Costs & Changes in Use.

3.4 Future Hook-up Costs & Changes In Use

Initial connections to the system that occur after the initial construction period as established by the Village, and any other future individual connections to the sewer system will be allowed if sufficient capacity is available at the water resource recovery system,

the collection system forcemains are within a reasonable distance of the parcel, and it is approved by the Village. The parcel owner will be responsible for paying all hook-up capital costs and a hook-up fee in accordance with the Village's proposed sewer use law.

The hook-up construction costs will be paid directly by the parcel who wishes to connect. The parcel owner will be responsible for:

- Easement recording and filing fees
- New septic tank, filter, effluent pump and lateral construction costs
- Effluent pump and control panel electrical costs
- Connection of the lateral to the force main
- All other work necessary to connect to the Village system

These costs are anticipated to be approximately \$20,000 - \$35,000 depending on the size of the septic tank and the distance from the force main.

Additionally, the Village will charge a hook-up fee for the design review and installation inspection to ensure compliance with Town and Village standards. This fee will be established by sewer use law.

If existing developed parcels change use to a restaurant, which require grease traps, a hook-up fee will be applied in accordance with the Village's proposed sewer use law. The fee will cover the cost of proposed system review and inspection to ensure compliance with Village standards. It will be the cost of the parcel owner to re-route the building's sewer to a grease trap and the cost to install the grease trap and piping.

Approval to connect to the sewer system will be on a case-by-case basis. Large individual users (over 1,000 gpd) or significant developments or businesses may require expansion of the water resource recovery system depending on the remaining capacity of the system and the projected flows from the new facility. Expansion of the collection system forcemains may also be required depending on the location of the proposed facility relative to the existing collection system piping. The cost for expanding the system will be borne by the user, business owner, or developer.

Section 4

Project Financing

There are several financial grant or low-interest loan programs available which may assist with funding this project. The project has received a grant through the Dutchess County Municipal Investment Grant program. Additional grant funding to be pursued includes:

- Infrastructure Investment and Jobs Act of 2021 (P.L. 117-58 - the Bipartisan Infrastructure Law (BIL))
- NYSEFC Clean Water State Revolving Fund, Water Infrastructure Improvement Act
- NYSDEC Water Quality Improvement Program
- USDA Rural Development Community Facilities Grant
- Empire State Development

The Millerton Project is currently listed on the FY 2023 EFC – CWSRF Intended Use Plan which provides CWSRF loan coverage for the balance of the project. However, the project has not scored high enough for hardship financing, and thus a market rate interest of 4% has been assumed for a loan period of 30 years. Potential grants in addition to the MIG grants have not been considered in the user rate calculations presented below; however, award of grants will lower the user costs and this M&P will be updated accordingly if grants are received for this project. Table 4.1 presents the Village's anticipated costs for the sewer system costs on an annual and monthly basis. These costs assume the Town does not form a sewer district as this is the most conservative approach.

Table 4.1

Water Resource Recovery System Capital Costs – Village Only

Total Project Costs	\$10,785,000
Less Other Sources of Funding	
- Dutchess County Grant ¹	\$200,000
Project Cost to be Financed	\$10,585,000
Financing Costs (2.94%)	\$311,000
Total Project Costs Including Financing	\$10,896,000
Annual Debt Service – 30 years @ 4%	\$370,754
Monthly Debt Service	\$30,896
Annual O&M Cost	\$134,000
Monthly O&M Cost	\$11,167
Total Annual Cost	\$504,754
Total Monthly Cost	\$42,063

As indicated in Table 4.1, there are two components to the annual cost; the debt service on loans taken to finance the capital costs, and the operation and maintenance costs. The financing of the debt service costs are based on the number of Benefit Units (BU) per parcel. The assessments to pay the debt service costs are based on a reasonably estimated

benefit associated with the availability of the sewer system based on the type of use. The Benefit Unit Schedule is presented in Table 4.2.

Table 4.2
Benefit Unit Schedule

Type of Usage	Benefit Units
Auto Dealer/Repair	1 per business plus 1 per 1,000 sq ft of building area ¹
Bank	1 per business plus 1 per 1,000 sq ft of building area ¹
Commercial uses not included elsewhere in this schedule	1 per business plus 1 per 1,000 sq ft of building area ¹
Dentist	1 per business plus 1 per chair
Doctor/Therapist/Vet	1 per business plus 1 per practitioner
Fitness Studio, Gym	1 per business plus 1 per 1,000 square feet of building area ¹ plus 1 per two shower stalls
Gas station, convenience store/mini mart - No food preparation	1 per business plus 1 per 1,000 sq ft of building area ¹
+ Additional food preparation, up to 12 seats	2 per business
Hairdresser, salon, spa, nails, barbershop	1 per business plus 1 per station with sink plus 1 per 4 chairs without sink
Hotel, motel, inn	1 per establishment plus 1 per two rooms
Kennel/Groomers	1 per business plus 1 per two runs/cages/stations
Library, Museum, Cultural Building, Religious	1 per business plus 1 per 1,000 sq ft of building area ¹ , add for separate assembly hall
Office	1 per business plus 1 per 1,000 sq ft of building area ¹
Park	1 per parcel
+ Additional for Park facilities	1 per 1,000 square feet of building ¹ , 1 per each restroom facility, 1 per each two shower units, 5 per swimming pool
Residence (1 to 3 bedrooms)	1 per residence
2-family residence (1 to 3 bedrooms per unit)	2 per residence
3-family residence (1 to 3 bedrooms per unit)	3 per residence
Apartments (1 to 3 bedrooms)	1 per apartment
+ Additional bedrooms over allowance	0.5 per bedroom
+ Grease trap cleanout charge	3 per cleanout
Retail	1 per business plus 1 per 1,000 sq ft of building area ¹
Supermarkets	1 per business plus 1 per 1,000 sq ft of building area ¹
Theater, Assembly Hall	1 per business plus 1 per 35 seats
Vacant land, parking lot, storage lot	1 per parcel
<p>Note 1: Building area of first BU includes all buildings up to 1,000 sq ft. Additional area is rounded. Ex: An office of 600 sq ft will have 2 BUs. An office of 1,499 sqft will have 2 Bus. An office of 1,501 sq ft will have 3 BUs.</p> <p>Note 2: If more than one use is associated with an individual parcel, the Benefit Units will be aggregated.</p>	

There are a total of 378 benefit units, 88 residential and 290 commercial. The estimated cost per benefit unit was established by dividing the total annual debt service (\$370,754) by the total benefit units (378). This results in an estimated cost per benefit unit of \$981. The benefit unit assignments and resulting estimated annual costs per parcel are presented in the Village of Millerton Parcel Summary Table in Appendix C.

Operation and maintenance costs are recovered based upon flow, with the assumption that water used becomes discharged as wastewater. In cases where parcels are not located on the Village water system, meters will be provided. There are residential and commercial rates for O&M fees. Residential fees are based upon average daily flow, as residential flows are typical more consistently spread over the 24-hour period and represent average to low strength wastewater. The residential O&M Fee is \$225/year (\$18.75 per month) for up to a flow of 225 gpd which is consistent with typical single family water usage within the Village. Average flows are allotted in increments of 225 gpd, for instance a 2-family home is allotted 450 gpd, and 3-family home 675 gpd. The allotment is provided in Appendix C. Flow beyond this volume will be charged at \$6.40 per 1,000 gallons based upon the annual O&M cost of \$134,000 divided by the total annual gallons (57,600 gpd x 365 days/1000 gallons). This overage charge will drop slightly to \$5.70 per 1,000 gallons should the Town of North East form a sewer district. (\$144,000/70,000 x 365 days/1000 gallons). Billing and fees for flows over average usage will assessed on a quarterly basis. For example, a 90-day billing period would result in a flow allocation of 20,250 gallons for a single family parcel (90 days x 225 gallons per day = 20,225 gallons). A single family parcel using 25,000 gallons during this period would be charged the standard fee for three months at \$18.75 per month (\$56.25) plus the overage (25,000 – 20,225 = 4,750 gallons/1000 gallons = 4.75 x \$6.40 = \$30.40) for a total quarterly operation and maintenance fee of \$86.65.

Commercial operation and maintenance fees are based upon a demand charge system where costs are based upon peak usage as this peak is what drives the cost of maintaining the treatment and collection system infrastructure. Unlike residential users, commercial users have a higher demand on the treatment system capacity including higher peak flows, higher strength wastewater concentrations and greater anticipated use of the system's capacity reserves. The peaking factor is established through the 10 States Standards (10 SS) peak hour peaking factor computational methodology. A population of 600 has been assumed for the wastewater service area resulting in a peak hour peaking factor of 4.0.

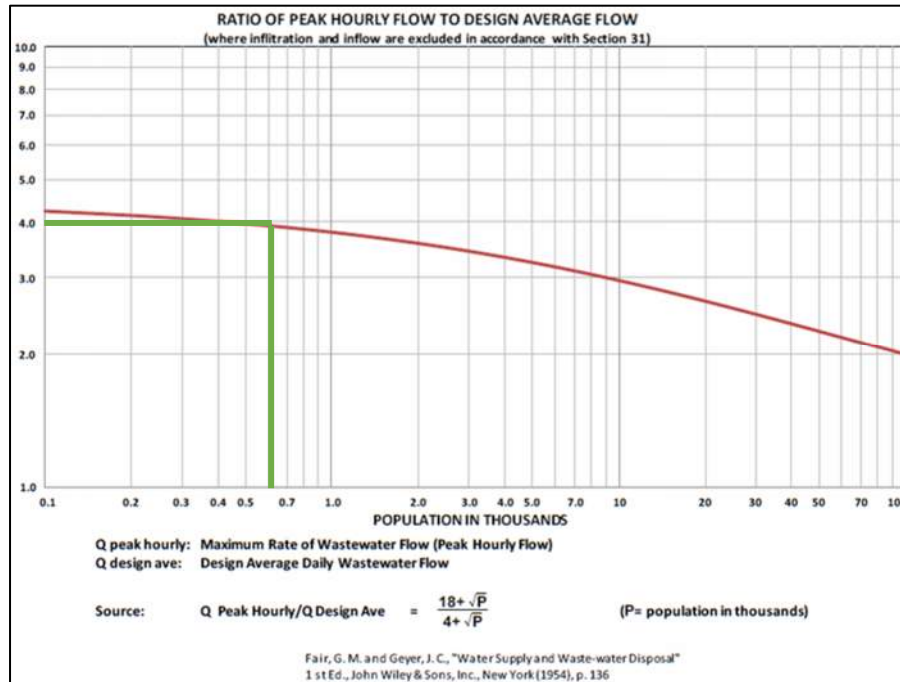


Figure 4.1

Ten States Standards Peak Hour Factor Calculation

The peak hourly usage per commercial user is anticipated to be 900 gpd (flow at peak hour), approximately four times the assumed residential rate of 225 gpd, resulting in a commercial O&M Fee is \$900/year (\$75 per month) for average flows up to a flow of 225 gpd. Average flows are allotted in increments of 225 gpd based upon historical usage records. The allotment is provided in Appendix C. For actual billing purposes flows will be divided by 225 gpd and billed at the commercial rate. Flow beyond this volume will be charged at \$6.40 per 1,000 gallons as described earlier. Billing and fees for flows over average usage will assessed on a quarterly basis. For example, a business using 45,000 gallons over a 90-day billing period would result in an average daily flow of 500 gpd. (45,000 gallons/90 days = 500 gpd). This results in two increments of 225 gpd (225 gpd x 2 = 450 gpd), or \$1,800 per year (\$150 per month). The commercial parcel would be charged the standard commercial fee for three months at \$150 per month (\$450) plus the overage (45,000 – 40,500 = 4,500 gallons/1000 gallons = 4.5 x \$6.40 = \$28.80) for a total quarterly operation and maintenance fee of \$478.80.

4.2 Estimated First Year Annual Cost for a Typical Parcel

The typical residential parcel in the Village is a single-family residence (1 BU). As previously noted, for the purposes of this Map, Plan & Report we have used the typical flow per single family residential parcel (225 gpd) to provide anticipated operation & maintenance costs, however, users will be charged on actual water usage for the operation and maintenance portion of this user charge for flows in excess of 225 gpd increments. The estimated first year cost for the typical residential parcel is based on the debt service payment in benefit units (BU) plus the operation and maintenance costs as shown in Table 4.3. The anticipated first year cost for the typical residential parcel is \$1,206, or \$100.50 per month.

The typical non-residential parcel in the Village System is a small commercial user (2 BU). Thus, the anticipated first year cost for the typical non-residential parcel is \$2,862, or \$238.50 per month.

Table 4.3

Anticipated Example User Fees - Village Only

User	Annual Capital Cost (BU)	Annual O&M Cost @ 225 gpd	Total Annual Cost	Total Monthly Cost
Single Family Residential (1 BU)	\$981	\$225	\$1,206	\$100.50
Small Commercial (2 BU)	\$1962	\$900	\$2,862	\$238.50

4.2 Financial Impact Town of North East

Table 4.4 presents the Village's anticipated costs for the sewer system on an annual and monthly basis assuming the Town of North East forms a sewer district.

Table 4.4

Water Resource Recovery System Capital Costs w/ Town- Village Costs Only

Total Project Costs	\$10,564,000
Less Other Sources of Funding	
- Dutchess County Grant ¹	\$165,000
Project Cost to be Financed	\$10,399,000
Financing Costs (2.94%)	\$306,000
Total Project Costs Including Financing	\$10,705,000
Annual Debt Service - 30 years @ 4%	\$364,255
Monthly Debt Service	\$30,355
Annual O&M Cost¹	\$118,100
Monthly O&M Cost	\$9,842
Total Annual Cost	\$482,355
Total Monthly Cost	\$40,169

Note 1: 82% of the total estimated O&M costs of \$144,000

Utilizing the same two-part rate structure previously described the estimated costs for single family residential and small commercial is summarized in Table 4.5. The anticipated annual cost for each parcel is shown on the Village of Millerton System Parcel Summary Table in Appendix C.

Table 4.5

Anticipated Example User Fees w/ Town of North East - Village Only

User	Annual Capital Cost (BU)	Annual O&M Cost @ 225 gpd	Total Annual Cost	Total Monthly Cost
Single Family Residential (1 BU)	\$964	\$197	\$1,161	\$96.72
Small Commercial (2 BU)	\$1,928	\$788	\$2,715	\$226.27

Flow over the allotted quantity of 225 gpd increments will be charged additionally at a rate of \$5.60 per 1,000 gallons which is the equivalent O&M cost and presented previously.

4.3 Affordability

The United States Environmental Protection Agency (USEPA) published guidance documents which outlined methods to determine what would be affordable for a wastewater project within a particular community. These guidance documents identified screening mechanisms to determine a projects' affordability. The Residential Indicator (RI), compares the average annual per household cost within a special district to the median household income. When the RI is determined to be 2% or greater of the median household income, the project is anticipated to cause an economic hardship on the community, and deemed not affordable.

The median household income data for the Village of Millerton was documented to be \$67,760 for 2020. The resulting $RI = \$67,760 \times 2\% = \$1,355$. The proposed annual residential cost of \$1,206 is below this value. However, there is substantial concern in the Village that this affordability is inflated by the MHI for the entire Village, versus just those in the proposed service area.

The RI method for affordability was not used to evaluate the affordability for commercial properties located inside the service area since the RI method is not appropriate for commercial affordability analysis

Based upon the current usage, commercial properties currently using tight tank wastewater systems with weekly or biweekly pumping will not experience a significant change to their annual expenditure; dry-use properties used primarily for retail space will experience an increase in annual expenses. However, the increased annual expenses associated with sewer service do not outweigh the potential financial benefits that property owners can realize due to possible change of use and the ability to expand their existing rentable square footage.

In order to provide a system that is affordable to residents, additional grant funding for this project is desired. Table 4.6 and 4.7 present costs with 50% grant funding.

Table 4.6

Water Resource Recovery System Capital Costs w/ Town– Village Costs Only
50% Grant Funding

Total Project Costs	\$10,564,000
Less Other Sources of Funding	
- Dutchess County Grant ¹	\$165,000
- Additional Grant Funding	\$5,282,000
Project Cost to be Financed	\$15,117,000
Financing Costs (2.94%)	\$150,000
Total Project Costs Including Financing	\$5,267,000
Annual Debt Service – 30 years @ 4%	\$179,218
Monthly Debt Service	\$14,935
Annual O&M Cost	\$118,100
Monthly O&M Cost	\$9,842
Total Annual Cost	\$297,318
Total Monthly Cost	\$24,776

Table 4.7

Anticipated Example User Fees w/ Town of North East - Village Only
50% Grant Funding

User	Annual Capital Cost (BU)	Annual O&M Cost @ 225 gpd	Total Annual Cost	Total Monthly Cost
Single Family Residential (1 BU)	\$474	\$197	\$671	\$55.93
Small Commercial (2 BU)	\$948	\$788	\$1,736	\$144.69

Section 5

Legal Considerations

The Village must follow the legal procedures outlined by New York State (NYS) Village Law in order to establish the Village of Millerton Sewer System. The formation of this entity is contingent upon the Village Board accepting this Map & Plan according to Article 14, Section 14-1400 of NYS Law. This section of NYS Law requires the Village Board to determine by resolution that all property and property owners within the service area are benefitted; the establishment of the sewer system is in the best interest of the public; and to identify the apportionment of costs of facilities. This M&P must also be approved by the state commissioner of health.

Appendix C provides a listing of the Village Parcel IDs for properties proposed to be within the sewer service area.

The following items identify the regulatory requirements that must be the subject of a public hearing process during the creation of a Village sewer system.

- State Environmental Quality Review Act (SEQRA) compliance
- State Historic Preservation Office (SHPO) Compliance
- State Pollutant Discharge Elimination System (SPDES) Permitting
- Other construction-related permitting

5.1 State Environmental Quality Review Act

SEQRA is required by the NYSDEC to consider environmental factors early in the planning stages for projects undertaken by local, regional and state agencies. The SEQRA process is intended to identify potential impacts to the environment that would result from proceeding with the project as planned. The Village would be designated as the lead agency.

5.2 State Historic Preservation Office

Submission of the plan to the State Historic Preservation Office is a significant part of the initial SEQRA process to identify areas where sites of historical significance could potentially be affected by the implementation of the proposed plan. Should the SEQRA review not result in a negative determination, the project plan and associated environmental review process will need to be re-evaluated and additional environmental impact studies and reporting may be required.

5.3 State Pollutant Discharge Elimination System

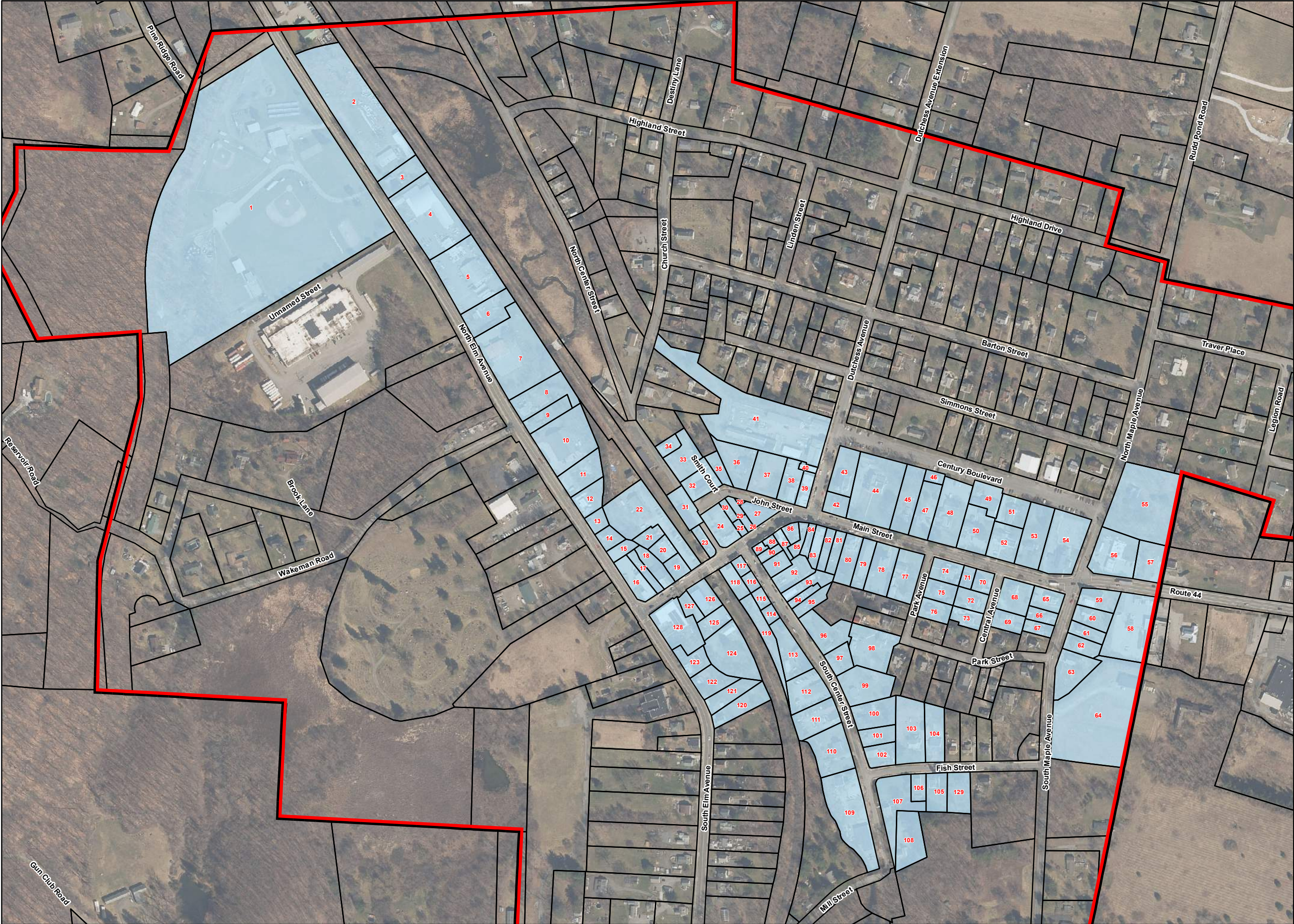
A State Pollutant Discharge Elimination System (SPDES) permit is required to regulate all point source storm water and wastewater discharges to both groundwater and surface waters under New York State law. The SPDES permit is to be filed with the New York State Department of Environmental Conservation as part of the Engineering Design Report.

5.4. Other Construction Related Permits

Based on the locations where the proposed sanitary infrastructure will be constructed, it is anticipated that highway ROW work permits may be required from New York State DOT. Permitting from the New York State Department of Environmental Conservation (NYSDEC) may also be necessary in areas where infrastructure may encroach on classified wet lands and or require significant dewatering. Storm Water Pollution Prevention Plans (SWPPP) may also be required.





Additional permitting requirements may become necessary following the SEQRA compliance portion of this project.

**APPENDIX A
Village of Millerton
Sewer District Map**

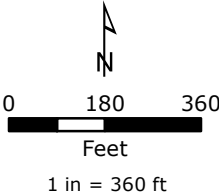


**VILLAGE OF
MILLERTON
SERVICE AREA**

LEGEND

-  Service Area
-  Parcel Boundary
-  Village Boundary
-  Town Boundary

LOCUS MAP



NOTES

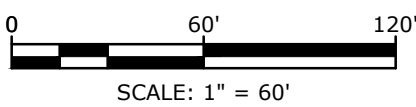
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**Village of Millerton
Service Area
Map, Plan, and Report**

November 2022

Tighe&Bond

**APPENDIX B
Water Resource
Recovery System
Conceptual Site Plan**



SHEET 1 OF 1

5. THE PROPERTY LINES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE NOT BASED ON DEED OR PLAN RESEARCH.

Plotted On: May 31, 2022-1:39pm By: AMcCarthy
Title & Bond: J:\M1784 Millerton\009 - WW District Formation\AutoCAD\Sheet\M1784-09 SITE PLAN.dwg
Last Saved: 5/31/2022

**APPENDIX C
Parcel Summary
Table**

**Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village Only System**

Annual Cost per Benefit Unit: \$981
Annual Residential O&M Cost per 225 gpd Increment: \$225
Annual Commercial O&M Cost per 225 gpd Increment: \$900

Map ID No.	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment (gpd)	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
1	7271-13-157422-0000	Village of Millerton	Park	0	8	1125	\$7,848	\$4,500	\$12,348
2	7271-13-199451-0000	Floods Spraying Service	Misc. Commercial	0	4	450	\$3,924	\$1,800	\$5,724
3	7271-13-217424-0000	Thomas Flood & Patricia Flood	1 Family Res	1	0	225	\$981	\$225	\$1,206
4	7271-13-228407-0000	Agway Inc.	Retail over 1,000 sq ft	0	4	450	\$3,924	\$1,800	\$5,724
5	7271-13-245381-0000	Millerton Agway Cooperative In	Misc. Commercial	0	4	450	\$3,924	\$1,800	\$5,724
6	7271-14-253364-0000	Millerton Agway Cooperative In	Vacant comm	0	1	0	\$981	\$0	\$981
7	7271-14-263351-0000	MFBP Inc.	Restaurant	0	11	900	\$10,791	\$3,600	\$14,391
8	7271-14-273334-0000	Clyde Cathcart & Susan Cathcart	1 Family Res	1	0	225	\$981	\$225	\$1,206
9	7271-14-277327-0000	Ivan Carrera	1 Family Res	1	0	225	\$981	\$225	\$1,206
10	7271-14-285318-0000	Christopher S Johnson	Retail over 1,000 sq ft	0	6	675	\$5,886	\$2,700	\$8,586
11	7271-14-290303-0000	Christopher S Johnson	Vacant comm	0	1	0	\$981	\$0	\$981
12	7271-14-293292-0000	Dutchess Fuel Realty LLC	Misc. Commercial	0	2	225	\$1,962	\$900	\$2,862
13	7271-14-296285-0000	Steed Home Restoration Inc	Office bldg.	1	2	450	\$2,943	\$1,125	\$4,068
14	7271-14-300280-0000	Steven J McCollian	1 Family Res	1	0	225	\$981	\$225	\$1,206
15	7271-14-305275-0000	Corpinco LLC	Vacant comm	1	1	225	\$1,962	\$225	\$2,187
16	7271-14-311262-0000	Corpinco LLC	Restaurant	0	9	900	\$8,829	\$3,600	\$12,429
17	7271-14-315265-0000	Millerton Mercantile LLC	Retail	0	4	450	\$3,924	\$1,800	\$5,724
18	7271-14-319267-0000	Gvkgne Realty Inc	Apartment	2	0	450	\$1,962	\$450	\$2,412
19	7271-14-327266-0000	Harney & Sons Tea Corp	Restaurant	0	9	675	\$8,829	\$2,700	\$11,529
20	7271-14-323272-0000	Amy Yang	Restaurant	0	9	675	\$8,829	\$2,700	\$11,529
21	7271-14-317278-0000	John J Scasso & Joanne E Scasso	Retail	0	4	450	\$3,924	\$1,800	\$5,724
22	7271-14-311291-0000	Millerton Properties LLC	Retail	0	2	225	\$1,962	\$900	\$2,862
23	7271-14-340276-0000	Martha D Steed & Margarete Roman	Vacant comm	0	1	0	\$981	\$0	\$981
24	7271-14-346284-0000	Uno Millerton LLC	Restaurant	0	9	675	\$8,829	\$2,700	\$11,529
25	7271-14-353282-0000	HBeeRE LLC	Retail	0	2	225	\$1,962	\$900	\$2,862
26	7271-14-355284-0000	HBEERE LLC	Retail	0	2	225	\$1,962	\$900	\$2,862
27	7271-14-360287-0000	Millerton Corner LLC	Retail over 1,000 sq ft	0	6	675	\$5,886	\$2,700	\$8,586
28	7271-14-353292-0000	Millerton Corner LLC	Retail	0	2	225	\$1,962	\$900	\$2,862
29	7271-14-352290-0000	Millerton Corner LLC	Vacant comm	0	1	0	\$981	\$0	\$981
30	7271-14-348289-0000	Uno Millerton LLC	Vacant comm	0	1	0	\$981	\$0	\$981
31	7271-14-332290-0000	Ronald B Steed & Martha D Steed	Office bldg.	0	2	225	\$1,962	\$900	\$2,862
32	7271-14-336299-0000	One John Street Management	Office, Retail >1,000, Fitness	0	6	900	\$5,886	\$3,600	\$9,486
33	7271-14-328311-0000	New Millennium Development	Vacant Residential	0	0	0	\$0	\$0	\$0
34	7271-14-319323-0000	New Millennium Development	3 Family Res	3	0	675	\$2,943	\$675	\$3,618
35	7271-14-343309-0000	Laura Elbakry	Apartment	3	0	675	\$2,943	\$675	\$3,618
36	7271-14-353308-0000	Andrew Gerstein	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
37	7271-14-364304-0000	Choma NC LLC	Vacant comm	0	1	0	\$981	\$0	\$981
38	7271-14-374300-0000	Choma NC LLC	Retail	0	2	225	\$1,962	\$900	\$2,862
39	7271-14-380297-0000	Westerlind Millerton LLC	Retail over 1,000 sq ft	0	4	450	\$3,924	\$1,800	\$5,724
40	7271-14-381305-0000	Elizabeth Trotta Saunders	Salon	0	4	450	\$3,924	\$1,800	\$5,724
41	7271-14-364326-0000	AHMR Inc.	Retail	0	2	225	\$1,962	\$900	\$2,862
42	7271-14-392291-0000	Village Of Millerton	Park	0	1	225	\$981	\$900	\$1,881
43	7271-14-395303-0000	Methodist Church Soc	Religious	0	2	225	\$1,962	\$900	\$2,862
44	7271-14-408296-0000	Neeli LLC	Hotel & Resturant	0	12	1,125	\$11,772	\$4,500	\$16,272
45	7271-14-420293-0000	David H Sherman	1 Family Res	1	0	225	\$981	\$225	\$1,206
46	7271-14-431301-0000	Francis L Duncan & Amiee C Duncan	Office bldg.	0	2	225	\$1,962	\$900	\$2,862
47	7271-14-428288-0000	Hotchkiss House LLC	Salon & Doctor	1	4	675	\$4,905	\$2,025	\$6,930
48	7271-14-437286-0000	GRJH Inc	Office >1,000	0	4	450	\$3,924	\$1,800	\$5,724
49	7271-14-451293-0000	North East Fire District	Office	0	2	225	\$1,962	\$900	\$2,862
50	7271-14-448280-0000	Destry LLC	Office bldg.	4	4	1,350	\$7,848	\$2,700	\$10,548

**Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village Only System**

Annual Cost per Benefit Unit: \$981
Annual Residential O&M Cost per 225 gpd Increment: \$225
Annual Commercial O&M Cost per 225 gpd Increment: \$900

Map ID No.	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment (gpd)	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
51	7271-14-462287-0000	North East-Millerton Library	Library	0	2	225	\$1,962	\$900	\$2,862
52	7271-14-459275-0000	North East-Millerton Library	Library	0	2	225	\$1,962	\$900	\$2,862
53	7271-14-472278-0000	A & H Futures LLC	1 Family Res	1	0	225	\$981	\$225	\$1,206
54	7271-14-483274-0000	Salisbury Bank and Trust Co	Bank complex	0	4	450	\$3,924	\$1,800	\$5,724
55	7271-15-518292-0000	Christopher J Corr & Matthew I Hartzog	1 Family Res	1	0	225	\$981	\$225	\$1,206
56	7271-15-504270-0000	CFI Propco 2 LLC	Gas station	0	4	450	\$3,924	\$1,800	\$5,724
57	7271-15-518268-0000	Route 44 Property Holdings	Vacant comm	0	1	0	\$981	\$0	\$981
58	7271-19-509241-0000	Naomi Djanogly Properties LLC	Vacant comm	0	1	0	\$981	\$0	\$981
59	7271-14-498253-0000	Baptist Church Societ	Religious	0	2	225	\$1,962	\$900	\$2,862
60	7271-18-495245-0000	Baptist Church Societ	Religious	0	2	225	\$1,962	\$900	\$2,862
61	7271-18-493239-0000	Donald F Mc Nally & Paz A Mc Nally	1 Family Res	1	0	225	\$981	\$225	\$1,206
62	7271-18-491233-0000	Susan Lasko	1 Family Res	1	0	225	\$981	\$225	\$1,206
63	7271-18-486224-0000	Reginald Andre & Samantha Andre	1 Family Res	1	0	225	\$981	\$225	\$1,206
64	7271-18-498217-0000	Huntington & Kildare Inc	Auto body	0	2	225	\$1,962	\$900	\$2,862
65	7271-14-477253-0000	Enver Cani	3 Family Res	3	0	675	\$2,943	\$675	\$3,618
66	7271-18-475246-0000	Mary F Hoysradt & Theresa Murtagh	1 Family Res	1	0	225	\$981	\$225	\$1,206
67	7271-18-473241-0000	Roland H Fenn & Janice M Fenn	1 Family Res	1	0	225	\$981	\$225	\$1,206
68	7271-14-464254-0000	George T Taylor & Thomas A Taylor	Converted Res	1	0	225	\$981	\$225	\$1,206
69	7271-18-461244-0000	Thomas Rochford & Nancy Rochford	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
70	7271-14-451260-0000	76 Cedar Grove LLC	Office bldg.	0	2	225	\$1,962	\$900	\$2,862
71	7271-14-445261-0000	Anthony Grammenopoulos	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
72	7271-14-446252-0000	Brookboro Managment LLC	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
73	7271-18-444244-0000	Abigail Nova & Timothy Wright	1 Family Res	1	0	225	\$981	\$225	\$1,206
74	7271-14-436264-0000	Cammo Properties LLC	Office bldg.	2	4	900	\$5,886	\$2,250	\$8,136
75	7271-14-433256-0000	Jocelyne Barron	1 Family Res	1	0	225	\$981	\$225	\$1,206
76	7271-18-431248-0000	Carol L Gribble	1 Family Res	1	0	225	\$981	\$225	\$1,206
77	7271-14-419263-0000	Olivia W Markonic	1 Family Res	1	0	225	\$981	\$225	\$1,206
78	7271-14-409265-0000	Presbyterian Church Society	Religious	0	2	225	\$1,962	\$900	\$2,862
79	7271-14-402267-0000	Fifty Six Main St LLC	Office >1,000	0	6	675	\$5,886	\$2,700	\$8,586
80	7271-14-396269-0000	54 Main St Millerton LLC	Office bldg.	1	2	450	\$2,943	\$1,125	\$4,068
81	7271-14-391272-0000	Main Street Millerton LLC	Restaurant	1	9	900	\$9,810	\$2,925	\$12,735
82	7271-14-387273-0000	Millerton Cinema Arts and	Retail	0	2	225	\$1,962	\$900	\$2,862
82	7271-14-385274-0000	Millerton Moviehouse LLC	Movie theater	0	9	675	\$8,829	\$2,700	\$11,529
84	7271-14-382277-0000	44 Main Street Realty LLC	Restaurant	0	9	675	\$8,829	\$2,700	\$11,529
85	7271-14-378278-0000	42 Main Street LLC	Retail	1	2	450	\$2,943	\$1,125	\$4,068
86	7271-14-374279-0000	MWFC LLC	Retail	0	4	450	\$3,924	\$1,800	\$5,724
87	7271-14-370276-0000	Millerton Copake LLC	Retail	0	4	450	\$3,924	\$1,800	\$5,724
88	7271-14-364277-0000	Oblong Enterprises LLC	Retail	0	4	450	\$3,924	\$1,800	\$5,724
89	7271-14-360274-0000	Thurles Enterprises Inc	Restaurant	0	9	675	\$8,829	\$2,700	\$11,529
90	7271-14-364272-0000	Oblong Enterprises LLC	Retail	1	2	450	\$2,943	\$1,125	\$4,068
91	7271-14-367268-0000	Phillips Hathaway	Salon	0	4	450	\$3,924	\$1,800	\$5,724
92	7271-14-375264-0000	Michael D Lyman & Carol J Lyman	Auto body	0	2	225	\$1,962	\$900	\$2,862
93	7271-14-381260-0000	Fifty South Center LLC	Apartment	2	0	450	\$1,962	\$450	\$2,412
94	7271-14-379254-0000	Fifty South Center LLC	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
95	7271-14-382253-0000	Sergio Tapia & Margarita Araiza	1 Family Res	1	0	225	\$981	\$225	\$1,206
96	7271-18-390238-0000	Bruce A Gop & Joanne Gop	1 Family Res	1	0	225	\$981	\$225	\$1,206
97	7271-18-394229-0000	Five Minutes Construction Corp	Apartment	4	0	900	\$3,924	\$900	\$4,824
98	7271-18-407237-0000	Marilyn T Nichols	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
99	7271-18-405219-0000	Erich McEnroe & Michael Donnolo	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
100	7271-18-407207-0000	22 South Center LLC	1 Family Res	1	0	225	\$981	\$225	\$1,206

Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village Only System

Annual Cost per Benefit Unit: \$981
Annual Residential O&M Cost per 225 gpd Increment: \$225
Annual Commercial O&M Cost per 225 gpd Increment: \$900

Map ID No.	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment (gpd)	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
101	7271-18-409198-0000	Colette Joan Maas	1 Family Res	1	0	225	\$981	\$225	\$1,206
102	7271-18-410189-0000	John J Nugent & Kathleen Nugent	1 Family Res	1	0	225	\$981	\$225	\$1,206
103	7271-18-421199-0000	Hudson River Housing Inc	3 Family Res	3	0	675	\$2,943	\$675	\$3,618
104	7271-18-432199-0000	Tannia Alexandra Diaz	1 Family Res	1	0	225	\$981	\$225	\$1,206
105	7271-18-432176-0000	Rodriguez Martinez & Maria Intrieri	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
106	7271-18-423176-0000	Emily Susan Davis	1 Family Res	1	0	225	\$981	\$225	\$1,206
107	7271-18-414175-0000	Michael Johnson & Nicole Johnson	1 Family Res	1	0	225	\$981	\$225	\$1,206
108	7271-18-419157-0000	Susan Savoy & Deborah M Andrus	1 Family Res	1	0	225	\$981	\$225	\$1,206
109	7271-18-398164-0000	Town Of North East	Misc. Commercial	0	4	450	\$3,924	\$1,800	\$5,724
110	7271-18-390191-0000	John A Heck & Amy L Heck	1 Family Res	1	0	225	\$981	\$225	\$1,206
111	7271-18-384204-0000	23 South Center Street LLC	Auto body	2	3	900	\$4,905	\$2,250	\$7,155
112	7271-18-380216-0000	Tax Sale In-Rem 2002 Dut Co	Park	0	1	225	\$981	\$900	\$1,881
113	7271-18-374232-0000	Jennifer Mary Najdek	1 Family Res	1	0	225	\$981	\$225	\$1,206
114	7271-18-365247-0000	J J Stone Properties LLC	Office bldg.	0	4	450	\$3,924	\$1,800	\$5,724
115	7271-14-362253-0000	North East Community Council	Culture bldg	2	2	675	\$3,924	\$1,350	\$5,274
116	7271-14-357260-0000	Northeast Community Council In	Vacant comm	0	1	0	\$981	\$0	\$981
117	7271-14-352267-0000	Moustafa Hassane	Restaurant	0	9	900	\$8,829	\$3,600	\$12,429
118	7271-14-351260-0000	Moustafa Hassane	Vacant comm	0	1	0	\$981	\$0	\$981
119	7271-18-363242-0000	Northeast Community Council In	Vacant comm	0	1	0	\$981	\$0	\$981
120	7271-18-350214-0000	Thomas W Coons	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
121	7271-18-344218-0000	Paul Doocey & Beth Sherman	1 Family Res	1	0	225	\$981	\$225	\$1,206
122	7271-18-339222-0000	Amy Yang	1 Family Res	1	0	225	\$981	\$225	\$1,206
123	7271-18-336229-0000	Amy Yang	2 Family Res	2	0	450	\$1,962	\$450	\$2,412
124	7271-18-351232-0000	Rail Trail Supply Co LLC	Office bldg.	0	4	450	\$3,924	\$1,800	\$5,724
125	7271-18-342244-0000	Harry De Friest	Vacant comm	0	1	0	\$981	\$0	\$981
126	7271-14-339254-0000	Harry De Friest	Retail over 1,000 sq ft	0	2	225	\$1,962	\$900	\$2,862
127	7271-14-333251-0000	Harry De Friest	Vacant comm	0	1	0	\$981	\$0	\$981
128	7271-18-328242-0000	2 Main Street Millerton	Retail over 1,000 sq ft	0	3	450	\$2,943	\$1,800	\$4,743
129	7271-18-442176-0000	Robert P Reynolds	1 Family Res	1	0	225	\$981	\$225	\$1,206

**Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System**

Annual Cost per Benefit Unit: \$964
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
1	7271-13-157422-0000	Village of Millerton	Park	0	8	1125	\$7,709	\$3,940	\$11,649
2	7271-13-199451-0000	Floods Spraying Service	Misc. Commercial	0	4	450	\$3,855	\$1,576	\$5,431
3	7271-13-217424-0000	Thomas Flood & Patricia Flood	1 Family Res	1	0	225	\$964	\$197	\$1,161
4	7271-13-228407-0000	Agway Inc.	Retail over 1,000 sq ft	0	4	450	\$3,855	\$1,576	\$5,431
5	7271-13-245381-0000	Millerton Agway Cooperative In	Misc. Commercial	0	4	450	\$3,855	\$1,576	\$5,431
6	7271-14-253364-0000	Millerton Agway Cooperative In	Vacant comm	0	1	0	\$964	\$0	\$964
7	7271-14-263351-0000	MFBP Inc.	Restaurant	0	11	900	\$10,600	\$3,152	\$13,752
8	7271-14-273334-0000	Clyde Cathcart & Susan Cathcart	1 Family Res	1	0	225	\$964	\$197	\$1,161
9	7271-14-277327-0000	Ivan Carrera	1 Family Res	1	0	225	\$964	\$197	\$1,161
10	7271-14-285318-0000	Christopher S Johnson	Retail over 1,000 sq ft	0	6	675	\$5,782	\$2,364	\$8,146
11	7271-14-290303-0000	Christopher S Johnson	Vacant comm	0	1	0	\$964	\$0	\$964
12	7271-14-293292-0000	Dutchess Fuel Realty LLC	Misc. Commercial	0	2	225	\$1,927	\$788	\$2,715
13	7271-14-296285-0000	Steed Home Restoration Inc	Office bldg.	1	2	450	\$2,891	\$985	\$3,876
14	7271-14-300280-0000	Steven J McCollan	1 Family Res	1	0	225	\$964	\$197	\$1,161
15	7271-14-305275-0000	Corpinco LLC	Vacant comm	1	1	225	\$1,927	\$197	\$2,124
16	7271-14-311262-0000	Corpinco LLC	Restaurant	0	9	900	\$8,673	\$3,152	\$11,825
17	7271-14-315265-0000	Millerton Mercantile LLC	Retail	0	4	450	\$3,855	\$1,576	\$5,431
18	7271-14-319267-0000	Gvkgne Realty Inc	Apartment	2	0	450	\$1,927	\$394	\$2,321
19	7271-14-327266-0000	Harney & Sons Tea Corp	Resturant	0	9	675	\$8,673	\$2,364	\$11,037
20	7271-14-323272-0000	Amy Yang	Resturant	0	9	675	\$8,673	\$2,364	\$11,037
21	7271-14-317278-0000	John J Scasso & Joanne E Scasso	Retail	0	4	450	\$3,855	\$1,576	\$5,431
22	7271-14-311291-0000	Millerton Properties LLC	Retail	0	2	225	\$1,927	\$788	\$2,715
23	7271-14-340276-0000	Martha D Steed & Margarete Roman	Vacant comm	0	1	0	\$964	\$0	\$964
24	7271-14-346284-0000	Uno Millerton LLC	Resturant	0	9	675	\$8,673	\$2,364	\$11,037
25	7271-14-353282-0000	HBeeRE LLC	Retail	0	2	225	\$1,927	\$788	\$2,715
26	7271-14-355284-0000	HBEERE LLC	Retail	0	2	225	\$1,927	\$788	\$2,715
27	7271-14-360287-0000	Millerton Corner LLC	Retail over 1,000 sq ft	0	6	675	\$5,782	\$2,364	\$8,146
28	7271-14-353292-0000	Millerton Corner LLC	Retail	0	2	225	\$1,927	\$788	\$2,715
29	7271-14-352290-0000	Millerton Corner LLC	Vacant comm	0	1	0	\$964	\$0	\$964
30	7271-14-348289-0000	Uno Millerton LLC	Vacant comm	0	1	0	\$964	\$0	\$964
31	7271-14-332290-0000	Ronald B Steed & Martha D Steed	Office bldg.	0	2	225	\$1,927	\$788	\$2,715
32	7271-14-336299-0000	One John Street Management	Office, Retail >1,000, Fitness	0	6	900	\$5,782	\$3,152	\$8,934
33	7271-14-328311-0000	New Millennium Development	Vacant Residential	0	0	0	\$0	\$0	\$0
34	7271-14-319323-0000	New Millennium Development	3 Family Res	3	0	675	\$2,891	\$591	\$3,482
35	7271-14-343309-0000	Laura Elbakry	Apartment	3	0	675	\$2,891	\$591	\$3,482
36	7271-14-353308-0000	Andrew Gerstein	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
37	7271-14-364304-0000	Choma NC LLC	Vacant comm	0	1	0	\$964	\$0	\$964
38	7271-14-374300-0000	Choma NC LLC	Retail	0	2	225	\$1,927	\$788	\$2,715
39	7271-14-380297-0000	Westerlind Millerton LLC	Retail over 1,000 sq ft	0	4	450	\$3,855	\$1,576	\$5,431
40	7271-14-381305-0000	Elizabeth Trotta Saunders	Salon	0	4	450	\$3,855	\$1,576	\$5,431
41	7271-14-364326-0000	AHMR Inc.	Retail	0	2	225	\$1,927	\$788	\$2,715
42	7271-14-392291-0000	Village Of Millerton	Park	0	1	225	\$964	\$788	\$1,752
43	7271-14-395303-0000	Methodist Church Soc	Religious	0	2	225	\$1,927	\$788	\$2,715
44	7271-14-408296-0000	Neeli LLC	Hotel & Resturant	0	12	1,125	\$11,564	\$3,940	\$15,504
45	7271-14-420293-0000	David H Sherman	1 Family Res	1	0	225	\$964	\$197	\$1,161
46	7271-14-431301-0000	Francis L Duncan & Amiee C Duncan	Office bldg.	0	2	225	\$1,927	\$788	\$2,715
47	7271-14-428288-0000	Hotchkiss House LLC	Salon & Doctor	1	4	675	\$4,818	\$1,773	\$6,591
48	7271-14-437286-0000	GRJH Inc	Office >1,000	0	4	450	\$3,855	\$1,576	\$5,431
49	7271-14-451293-0000	North East Fire District	Office	0	2	225	\$1,927	\$788	\$2,715
50	7271-14-448280-0000	Destry LLC	Office bldg.	4	4	1,350	\$7,709	\$2,364	\$10,073

**Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System**

Annual Cost per Benefit Unit: \$964
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
51	7271-14-462287-0000	North East-Millerton Library	Library	0	2	225	\$1,927	\$788	\$2,715
52	7271-14-459275-0000	North East-Millerton Library	Library	0	2	225	\$1,927	\$788	\$2,715
53	7271-14-472278-0000	A & H Futures LLC	1 Family Res	1	0	225	\$964	\$197	\$1,161
54	7271-14-483274-0000	Salisbury Bank and Trust Co	Bank complex	0	4	450	\$3,855	\$1,576	\$5,431
55	7271-15-518292-0000	Christopher J Corr & Matthew I Hartzog	1 Family Res	1	0	225	\$964	\$197	\$1,161
56	7271-15-504270-0000	CFI Propco 2 LLC	Gas station	0	4	450	\$3,855	\$1,576	\$5,431
57	7271-15-518268-0000	Route 44 Property Holdings	Vacant comm	0	1	0	\$964	\$0	\$964
58	7271-19-509241-0000	Naomi Djanogly Properties LLC	Vacant comm	0	1	0	\$964	\$0	\$964
59	7271-14-498253-0000	Baptist Church Societ	Religious	0	2	225	\$1,927	\$788	\$2,715
60	7271-18-495245-0000	Baptist Church Societ	Religious	0	2	225	\$1,927	\$788	\$2,715
61	7271-18-493239-0000	Donald F Mc Nally & Paz A Mc Nally	1 Family Res	1	0	225	\$964	\$197	\$1,161
62	7271-18-491233-0000	Susan Lasko	1 Family Res	1	0	225	\$964	\$197	\$1,161
63	7271-18-486224-0000	Reginald Andre & Samantha Andre	1 Family Res	1	0	225	\$964	\$197	\$1,161
64	7271-18-498217-0000	Huntington & Kildare Inc	Auto body	0	2	225	\$1,927	\$788	\$2,715
65	7271-14-477253-0000	Enver Cani	3 Family Res	3	0	675	\$2,891	\$591	\$3,482
66	7271-18-475246-0000	Mary F Hoysradt & Theresa Murtagh	1 Family Res	1	0	225	\$964	\$197	\$1,161
67	7271-18-473241-0000	Roland H Fenn & Janice M Fenn	1 Family Res	1	0	225	\$964	\$197	\$1,161
68	7271-14-464254-0000	George T Taylor & Thomas A Taylor	Converted Res	1	0	225	\$964	\$197	\$1,161
69	7271-18-461244-0000	Thomas Rochford & Nancy Rochford	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
70	7271-14-451260-0000	76 Cedar Grove LLC	Office bldg.	0	2	225	\$1,927	\$788	\$2,715
71	7271-14-445261-0000	Anthony Grammenopoulos	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
72	7271-14-446252-0000	Brookboro Managment LLC	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
73	7271-18-444244-0000	Abigail Nova & Timothy Wright	1 Family Res	1	0	225	\$964	\$197	\$1,161
74	7271-14-436264-0000	Cammo Properties LLC	Office bldg.	2	4	900	\$5,782	\$1,970	\$7,752
75	7271-14-433256-0000	Jocelyne Barron	1 Family Res	1	0	225	\$964	\$197	\$1,161
76	7271-18-431248-0000	Carol L Gribble	1 Family Res	1	0	225	\$964	\$197	\$1,161
77	7271-14-419263-0000	Olivia W Markonic	1 Family Res	1	0	225	\$964	\$197	\$1,161
78	7271-14-409265-0000	Presbyterian Church Society	Religious	0	2	225	\$1,927	\$788	\$2,715
79	7271-14-402267-0000	Fifty Six Main St LLC	Office >1,000	0	6	675	\$5,782	\$2,364	\$8,146
80	7271-14-396269-0000	54 Main St Millerton LLC	Office bldg.	1	2	450	\$2,891	\$985	\$3,876
81	7271-14-391272-0000	Main Street Millerton LLC	Restaurant	1	9	900	\$9,636	\$2,561	\$12,197
82	7271-14-385274-0000	Millerton Moviehouse LLC	Movie theater	0	9	675	\$8,673	\$2,364	\$11,037
82	7271-14-387273-0000	Millerton Cinema Arts and	Retail	0	2	225	\$1,927	\$788	\$2,715
84	7271-14-382277-0000	44 Main Street Realty LLC	Restaurant	0	9	675	\$8,673	\$2,364	\$11,037
85	7271-14-378278-0000	42 Main Street LLC	Retail	1	2	450	\$2,891	\$985	\$3,876
86	7271-14-374279-0000	MWFC LLC	Retail	0	4	450	\$3,855	\$1,576	\$5,431
87	7271-14-370276-0000	Millerton Copake LLC	Retail	0	4	450	\$3,855	\$1,576	\$5,431
88	7271-14-364277-0000	Oblong Enterprises LLC	Retail	0	4	450	\$3,855	\$1,576	\$5,431
89	7271-14-360274-0000	Thurles Enterprises Inc	Resturant	0	9	675	\$8,673	\$2,364	\$11,037
90	7271-14-364272-0000	Oblong Enterprises LLC	Retail	1	2	450	\$2,891	\$985	\$3,876
91	7271-14-367268-0000	Phillips Hathaway	Salon	0	4	450	\$3,855	\$1,576	\$5,431
92	7271-14-375264-0000	Michael D Lyman & Carol J Lyman	Auto body	0	2	225	\$1,927	\$788	\$2,715
93	7271-14-381260-0000	Fifty South Center LLC	Apartment	2	0	450	\$1,927	\$394	\$2,321
94	7271-14-379254-0000	Fifty South Center LLC	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
95	7271-14-382253-0000	Sergio Tapia & Margarita Araiza	1 Family Res	1	0	225	\$964	\$197	\$1,161
96	7271-18-390238-0000	Bruce A Gop & Joanne Gop	1 Family Res	1	0	225	\$964	\$197	\$1,161
97	7271-18-394229-0000	Five Minutes Construction Corp	Apartment	4	0	900	\$3,855	\$788	\$4,643
98	7271-18-407237-0000	Marilyn T Nichols	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
99	7271-18-405219-0000	Erich McEnroe & Michael Donnolo	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
100	7271-18-407207-0000	22 South Center LLC	1 Family Res	1	0	225	\$964	\$197	\$1,161

Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System

Annual Cost per Benefit Unit: \$964
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
101	7271-18-409198-0000	Colette Joan Maas	1 Family Res	1	0	225	\$964	\$197	\$1,161
102	7271-18-410189-0000	John J Nugent & Kathleen Nugent	1 Family Res	1	0	225	\$964	\$197	\$1,161
103	7271-18-421199-0000	Hudson River Housing Inc	3 Family Res	3	0	675	\$2,891	\$591	\$3,482
104	7271-18-432199-0000	Tannia Alexandra Diaz	1 Family Res	1	0	225	\$964	\$197	\$1,161
105	7271-18-432176-0000	Rodriguez Martinez & Maria Intrieri	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
106	7271-18-423176-0000	Emily Susan Davis	1 Family Res	1	0	225	\$964	\$197	\$1,161
107	7271-18-414175-0000	Michael Johnson & Nicole Johnson	1 Family Res	1	0	225	\$964	\$197	\$1,161
108	7271-18-419157-0000	Susan Savoy & Deborah M Andrus	1 Family Res	1	0	225	\$964	\$197	\$1,161
109	7271-18-398164-0000	Town Of North East	Misc. Commercial	0	4	450	\$3,855	\$1,576	\$5,431
110	7271-18-390191-0000	John A Heck & Amy L Heck	1 Family Res	1	0	225	\$964	\$197	\$1,161
111	7271-18-384204-0000	23 South Center Street LLC	Auto body	2	3	900	\$4,818	\$1,970	\$6,788
112	7271-18-380216-0000	Tax Sale In-Rem 2002 Dut Co	Park	0	1	225	\$964	\$788	\$1,752
113	7271-18-374232-0000	Jennifer Mary Najdek	1 Family Res	1	0	225	\$964	\$197	\$1,161
114	7271-18-365247-0000	J J Stone Properties LLC	Office bldg.	0	4	450	\$3,855	\$1,576	\$5,431
115	7271-14-362253-0000	North East Community Council	Culture bldg	2	2	675	\$3,855	\$1,182	\$5,037
116	7271-14-357260-0000	Northeast Community Council In	Vacant comm	0	1	0	\$964	\$0	\$964
117	7271-14-352267-0000	Moustafa Hassane	Resturant	0	9	900	\$8,673	\$3,152	\$11,825
118	7271-14-351260-0000	Moustafa Hassane	Vacant comm	0	1	0	\$964	\$0	\$964
119	7271-18-363242-0000	Northeast Community Council In	Vacant comm	0	1	0	\$964	\$0	\$964
120	7271-18-350214-0000	Thomas W Coons	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
121	7271-18-344218-0000	Paul Doocey & Beth Sherman	1 Family Res	1	0	225	\$964	\$197	\$1,161
122	7271-18-339222-0000	Amy Yang	1 Family Res	1	0	225	\$964	\$197	\$1,161
123	7271-18-336229-0000	Amy Yang	2 Family Res	2	0	450	\$1,927	\$394	\$2,321
124	7271-18-351232-0000	Rail Trail Supply Co LLC	Office bldg.	0	4	450	\$3,855	\$1,576	\$5,431
125	7271-18-342244-0000	Harry De Friest	Vacant comm	0	1	0	\$964	\$0	\$964
126	7271-14-339254-0000	Harry De Friest	Retail over 1,000 sq ft	0	2	225	\$1,927	\$788	\$2,715
127	7271-14-333251-0000	Harry De Friest	Vacant comm	0	1	0	\$964	\$0	\$964
128	7271-18-328242-0000	2 Main Street Millerton	Retail over 1,000 sq ft	0	3	450	\$2,891	\$1,576	\$4,467
129	7271-18-442176-0000	Robert P Reynolds	1 Family Res	1	0	225	\$964	\$197	\$1,161

Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System & 50% Grant

Annual Cost per Benefit Unit: \$474
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
1	7271-13-157422-0000	Village of Millerton	Park	0	8	1125	\$3,793	\$3,940	\$7,733
2	7271-13-199451-0000	Floods Spraying Service	Misc. Commercial	0	4	450	\$1,896	\$1,576	\$3,472
3	7271-13-217424-0000	Thomas Flood & Patricia Flood	1 Family Res	1	0	225	\$474	\$197	\$671
4	7271-13-228407-0000	Agway Inc.	Retail over 1,000 sq ft	0	4	450	\$1,896	\$1,576	\$3,472
5	7271-13-245381-0000	Millerton Agway Cooperative In	Misc. Commercial	0	4	450	\$1,896	\$1,576	\$3,472
6	7271-14-253364-0000	Millerton Agway Cooperative In	Vacant comm	0	1	0	\$474	\$0	\$474
7	7271-14-263351-0000	MFBP Inc.	Restaurant	0	11	900	\$5,215	\$3,152	\$8,367
8	7271-14-273334-0000	Clyde Cathcart & Susan Cathcart	1 Family Res	1	0	225	\$474	\$197	\$671
9	7271-14-277327-0000	Ivan Carrera	1 Family Res	1	0	225	\$474	\$197	\$671
10	7271-14-285318-0000	Christopher S Johnson	Retail over 1,000 sq ft	0	6	675	\$2,845	\$2,364	\$5,209
11	7271-14-290303-0000	Christopher S Johnson	Vacant comm	0	1	0	\$474	\$0	\$474
12	7271-14-293292-0000	Dutchess Fuel Realty LLC	Misc. Commercial	0	2	225	\$948	\$788	\$1,736
13	7271-14-296285-0000	Steed Home Restoration Inc	Office bldg.	1	2	450	\$1,422	\$985	\$2,407
14	7271-14-300280-0000	Steven J McCollan	1 Family Res	1	0	225	\$474	\$197	\$671
15	7271-14-305275-0000	Corpinco LLC	Vacant comm	1	1	225	\$948	\$197	\$1,145
16	7271-14-311262-0000	Corpinco LLC	Restaurant	0	9	900	\$4,267	\$3,152	\$7,419
17	7271-14-315265-0000	Millerton Mercantile LLC	Retail	0	4	450	\$1,896	\$1,576	\$3,472
18	7271-14-319267-0000	Gvkgne Realty Inc	Apartment	2	0	450	\$948	\$394	\$1,342
19	7271-14-327266-0000	Harney & Sons Tea Corp	Resturant	0	9	675	\$4,267	\$2,364	\$6,631
20	7271-14-323272-0000	Amy Yang	Resturant	0	9	675	\$4,267	\$2,364	\$6,631
21	7271-14-317278-0000	John J Scasso & Joanne E Scasso	Retail	0	4	450	\$1,896	\$1,576	\$3,472
22	7271-14-311291-0000	Millerton Properties LLC	Retail	0	2	225	\$948	\$788	\$1,736
23	7271-14-340276-0000	Martha D Steed & Margarete Roman	Vacant comm	0	1	0	\$474	\$0	\$474
24	7271-14-346284-0000	Uno Millerton LLC	Resturant	0	9	675	\$4,267	\$2,364	\$6,631
25	7271-14-353282-0000	HBeeRE LLC	Retail	0	2	225	\$948	\$788	\$1,736
26	7271-14-355284-0000	HBEERE LLC	Retail	0	2	225	\$948	\$788	\$1,736
27	7271-14-360287-0000	Millerton Corner LLC	Retail over 1,000 sq ft	0	6	675	\$2,845	\$2,364	\$5,209
28	7271-14-353292-0000	Millerton Corner LLC	Retail	0	2	225	\$948	\$788	\$1,736
29	7271-14-352290-0000	Millerton Corner LLC	Vacant comm	0	1	0	\$474	\$0	\$474
30	7271-14-348289-0000	Uno Millerton LLC	Vacant comm	0	1	0	\$474	\$0	\$474
31	7271-14-332290-0000	Ronald B Steed & Martha D Steed	Office bldg.	0	2	225	\$948	\$788	\$1,736
32	7271-14-336299-0000	One John Street Management	Office, Retail >1,000, Fitness	0	6	900	\$2,845	\$3,152	\$5,997
33	7271-14-328311-0000	New Millennium Development	Vacant Residential	0	0	0	\$0	\$0	\$0
34	7271-14-319323-0000	New Millennium Development	3 Family Res	3	0	675	\$1,422	\$591	\$2,013
35	7271-14-343309-0000	Laura Elbakry	Apartment	3	0	675	\$1,422	\$591	\$2,013
36	7271-14-353308-0000	Andrew Gerstein	2 Family Res	2	0	450	\$948	\$394	\$1,342
37	7271-14-364304-0000	Choma NC LLC	Vacant comm	0	1	0	\$474	\$0	\$474
38	7271-14-374300-0000	Choma NC LLC	Retail	0	2	225	\$948	\$788	\$1,736
39	7271-14-380297-0000	Westerlind Millerton LLC	Retail over 1,000 sq ft	0	4	450	\$1,896	\$1,576	\$3,472
40	7271-14-381305-0000	Elizabeth Trotta Saunders	Salon	0	4	450	\$1,896	\$1,576	\$3,472
41	7271-14-364326-0000	AHMR Inc.	Retail	0	2	225	\$948	\$788	\$1,736
42	7271-14-392291-0000	Village Of Millerton	Park	0	1	225	\$474	\$788	\$1,262
43	7271-14-395303-0000	Methodist Church Soc	Religious	0	2	225	\$948	\$788	\$1,736
44	7271-14-408296-0000	Neeli LLC	Hotel & Resturant	0	12	1,125	\$5,689	\$3,940	\$9,629
45	7271-14-420293-0000	David H Sherman	1 Family Res	1	0	225	\$474	\$197	\$671
46	7271-14-431301-0000	Francis L Duncan & Amiee C Duncan	Office bldg.	0	2	225	\$948	\$788	\$1,736
47	7271-14-428288-0000	Hotchkiss House LLC	Salon & Doctor	1	4	675	\$2,371	\$1,773	\$4,144
48	7271-14-437286-0000	GRJH Inc	Office >1,000	0	4	450	\$1,896	\$1,576	\$3,472
49	7271-14-451293-0000	North East Fire District	Office	0	2	225	\$948	\$788	\$1,736
50	7271-14-448280-0000	Destry LLC	Office bldg.	4	4	1,350	\$3,793	\$2,364	\$6,157

**Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System & 50% Grant**

Annual Cost per Benefit Unit: \$474
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
51	7271-14-462287-0000	North East-Millerton Library	Library	0	2	225	\$948	\$788	\$1,736
52	7271-14-459275-0000	North East-Millerton Library	Library	0	2	225	\$948	\$788	\$1,736
53	7271-14-472278-0000	A & H Futures LLC	1 Family Res	1	0	225	\$474	\$197	\$671
54	7271-14-483274-0000	Salisbury Bank and Trust Co	Bank complex	0	4	450	\$1,896	\$1,576	\$3,472
55	7271-15-518292-0000	Christopher J Corr & Matthew I Hartzog	1 Family Res	1	0	225	\$474	\$197	\$671
56	7271-15-504270-0000	CFI Propco 2 LLC	Gas station	0	4	450	\$1,896	\$1,576	\$3,472
57	7271-15-518268-0000	Route 44 Property Holdings	Vacant comm	0	1	0	\$474	\$0	\$474
58	7271-19-509241-0000	Naomi Djanogly Properties LLC	Vacant comm	0	1	0	\$474	\$0	\$474
59	7271-14-498253-0000	Baptist Church Societ	Religious	0	2	225	\$948	\$788	\$1,736
60	7271-18-495245-0000	Baptist Church Societ	Religious	0	2	225	\$948	\$788	\$1,736
61	7271-18-493239-0000	Donald F Mc Nally & Paz A Mc Nally	1 Family Res	1	0	225	\$474	\$197	\$671
62	7271-18-491233-0000	Susan Lasko	1 Family Res	1	0	225	\$474	\$197	\$671
63	7271-18-486224-0000	Reginald Andre & Samantha Andre	1 Family Res	1	0	225	\$474	\$197	\$671
64	7271-18-498217-0000	Huntington & Kildare Inc	Auto body	0	2	225	\$948	\$788	\$1,736
65	7271-14-477253-0000	Enver Cani	3 Family Res	3	0	675	\$1,422	\$591	\$2,013
66	7271-18-475246-0000	Mary F Hoysradt & Theresa Murtagh	1 Family Res	1	0	225	\$474	\$197	\$671
67	7271-18-473241-0000	Roland H Fenn & Janice M Fenn	1 Family Res	1	0	225	\$474	\$197	\$671
68	7271-14-464254-0000	George T Taylor & Thomas A Taylor	Converted Res	1	0	225	\$474	\$197	\$671
69	7271-18-461244-0000	Thomas Rochford & Nancy Rochford	2 Family Res	2	0	450	\$948	\$394	\$1,342
70	7271-14-451260-0000	76 Cedar Grove LLC	Office bldg.	0	2	225	\$948	\$788	\$1,736
71	7271-14-445261-0000	Anthony Grammenopoulos	2 Family Res	2	0	450	\$948	\$394	\$1,342
72	7271-14-446252-0000	Brookboro Managment LLC	2 Family Res	2	0	450	\$948	\$394	\$1,342
73	7271-18-444244-0000	Abigail Nova & Timothy Wright	1 Family Res	1	0	225	\$474	\$197	\$671
74	7271-14-436264-0000	Cammo Properties LLC	Office bldg.	2	4	900	\$2,845	\$1,970	\$4,815
75	7271-14-433256-0000	Jocelyne Barron	1 Family Res	1	0	225	\$474	\$197	\$671
76	7271-18-431248-0000	Carol L Gribble	1 Family Res	1	0	225	\$474	\$197	\$671
77	7271-14-419263-0000	Olivia W Markonic	1 Family Res	1	0	225	\$474	\$197	\$671
78	7271-14-409265-0000	Presbyterian Church Society	Religious	0	2	225	\$948	\$788	\$1,736
79	7271-14-402267-0000	Fifty Six Main St LLC	Office >1,000	0	6	675	\$2,845	\$2,364	\$5,209
80	7271-14-396269-0000	54 Main St Millerton LLC	Office bldg.	1	2	450	\$1,422	\$985	\$2,407
81	7271-14-391272-0000	Main Street Millerton LLC	Restaurant	1	9	900	\$4,741	\$2,561	\$7,302
82	7271-14-385274-0000	Millerton Moviehouse LLC	Movie theater	0	9	675	\$4,267	\$2,364	\$6,631
82	7271-14-387273-0000	Millerton Cinema Arts and	Retail	0	2	225	\$948	\$788	\$1,736
84	7271-14-382277-0000	44 Main Street Realty LLC	Restaurant	0	9	675	\$4,267	\$2,364	\$6,631
85	7271-14-378278-0000	42 Main Street LLC	Retail	1	2	450	\$1,422	\$985	\$2,407
86	7271-14-374279-0000	MWFC LLC	Retail	0	4	450	\$1,896	\$1,576	\$3,472
87	7271-14-370276-0000	Millerton Copake LLC	Retail	0	4	450	\$1,896	\$1,576	\$3,472
88	7271-14-364277-0000	Oblong Enterprises LLC	Retail	0	4	450	\$1,896	\$1,576	\$3,472
89	7271-14-360274-0000	Thurles Enterprises Inc	Resturant	0	9	675	\$4,267	\$2,364	\$6,631
90	7271-14-364272-0000	Oblong Enterprises LLC	Retail	1	2	450	\$1,422	\$985	\$2,407
91	7271-14-367268-0000	Phillips Hathaway	Salon	0	4	450	\$1,896	\$1,576	\$3,472
92	7271-14-375264-0000	Michael D Lyman & Carol J Lyman	Auto body	0	2	225	\$948	\$788	\$1,736
93	7271-14-381260-0000	Fifty South Center LLC	Apartment	2	0	450	\$948	\$394	\$1,342
94	7271-14-379254-0000	Fifty South Center LLC	2 Family Res	2	0	450	\$948	\$394	\$1,342
95	7271-14-382253-0000	Sergio Tapia & Margarita Araiza	1 Family Res	1	0	225	\$474	\$197	\$671
96	7271-18-390238-0000	Bruce A Gop & Joanne Gop	1 Family Res	1	0	225	\$474	\$197	\$671
97	7271-18-394229-0000	Five Minutes Construction Corp	Apartment	4	0	900	\$1,896	\$788	\$2,684
98	7271-18-407237-0000	Marilyn T Nichols	2 Family Res	2	0	450	\$948	\$394	\$1,342
99	7271-18-405219-0000	Erich McEnroe & Michael Donnolo	2 Family Res	2	0	450	\$948	\$394	\$1,342
100	7271-18-407207-0000	22 South Center LLC	1 Family Res	1	0	225	\$474	\$197	\$671

Village of Millerton
Map & Plan
Appendix C Parcel Summary Table - Village w/ Town System & 50% Grant

Annual Cost per Benefit Unit: \$474
Annual Residential O&M Cost per 225 gpd Increment: \$197
Annual Commercial O&M Cost per 225 gpd Increment: \$788

ID	Tax Parcel ID No.	Owner Name(s)	BU Class	Res. Benefit Units	Com. Benefit Units	Average Flow Allotment	Annual Capital Cost (Benefit Unit Cost)	Annual O&M Cost	Total Annual Cost
101	7271-18-409198-0000	Colette Joan Maas	1 Family Res	1	0	225	\$474	\$197	\$671
102	7271-18-410189-0000	John J Nugent & Kathleen Nugent	1 Family Res	1	0	225	\$474	\$197	\$671
103	7271-18-421199-0000	Hudson River Housing Inc	3 Family Res	3	0	675	\$1,422	\$591	\$2,013
104	7271-18-432199-0000	Tannia Alexandra Diaz	1 Family Res	1	0	225	\$474	\$197	\$671
105	7271-18-432176-0000	Rodriguez Martinez & Maria Intrieri	2 Family Res	2	0	450	\$948	\$394	\$1,342
106	7271-18-423176-0000	Emily Susan Davis	1 Family Res	1	0	225	\$474	\$197	\$671
107	7271-18-414175-0000	Michael Johnson & Nicole Johnson	1 Family Res	1	0	225	\$474	\$197	\$671
108	7271-18-419157-0000	Susan Savoy & Deborah M Andrus	1 Family Res	1	0	225	\$474	\$197	\$671
109	7271-18-398164-0000	Town Of North East	Misc. Commercial	0	4	450	\$1,896	\$1,576	\$3,472
110	7271-18-390191-0000	John A Heck & Amy L Heck	1 Family Res	1	0	225	\$474	\$197	\$671
111	7271-18-384204-0000	23 South Center Street LLC	Auto body	2	3	900	\$2,371	\$1,970	\$4,341
112	7271-18-380216-0000	Tax Sale In-Rem 2002 Dut Co	Park	0	1	225	\$474	\$788	\$1,262
113	7271-18-374232-0000	Jennifer Mary Najdek	1 Family Res	1	0	225	\$474	\$197	\$671
114	7271-18-365247-0000	J J Stone Properties LLC	Office bldg.	0	4	450	\$1,896	\$1,576	\$3,472
115	7271-14-362253-0000	North East Community Council	Culture bldg	2	2	675	\$1,896	\$1,182	\$3,078
116	7271-14-357260-0000	Northeast Community Council In	Vacant comm	0	1	0	\$474	\$0	\$474
117	7271-14-352267-0000	Moustafa Hassane	Resturant	0	9	900	\$4,267	\$3,152	\$7,419
118	7271-14-351260-0000	Moustafa Hassane	Vacant comm	0	1	0	\$474	\$0	\$474
119	7271-18-363242-0000	Northeast Community Council In	Vacant comm	0	1	0	\$474	\$0	\$474
120	7271-18-350214-0000	Thomas W Coons	2 Family Res	2	0	450	\$948	\$394	\$1,342
121	7271-18-344218-0000	Paul Doocey & Beth Sherman	1 Family Res	1	0	225	\$474	\$197	\$671
122	7271-18-339222-0000	Amy Yang	1 Family Res	1	0	225	\$474	\$197	\$671
123	7271-18-336229-0000	Amy Yang	2 Family Res	2	0	450	\$948	\$394	\$1,342
124	7271-18-351232-0000	Rail Trail Supply Co LLC	Office bldg.	0	4	450	\$1,896	\$1,576	\$3,472
125	7271-18-342244-0000	Harry De Friest	Vacant comm	0	1	0	\$474	\$0	\$474
126	7271-14-339254-0000	Harry De Friest	Retail over 1,000 sq ft	0	2	225	\$948	\$788	\$1,736
127	7271-14-333251-0000	Harry De Friest	Vacant comm	0	1	0	\$474	\$0	\$474
128	7271-18-328242-0000	2 Main Street Millerton	Retail over 1,000 sq ft	0	3	450	\$1,422	\$1,576	\$2,998
129	7271-18-442176-0000	Robert P Reynolds	1 Family Res	1	0	225	\$474	\$197	\$671

APPENDIX D
Opinion of
Probable Cost



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

STEP Collection System

Village of Millerton, NY

Map & Plan - Appendix D

Item Description	Unit Cost	Units	Quantity	Cost
STEP Collection System				\$ 3,827,000
Pump out Existing Septic Tanks and Abandon in Place	\$750	EA	114	\$ 85,500
STEP System Installation (1,000 Gallon Tank)	\$9,200	EA	105	\$ 966,000
STEP System Installation (1,500 Gallon Tank)	\$12,800	EA	15	\$ 192,000
STEP System Installation (4,000 Gallon Tank)	\$14,800	EA	3	\$ 44,400
Service Lateral Installation (1-1/2" HDPE)	\$4,000	EA	123	\$ 492,000
Restoration for STEP System/Service Lateral Installation	\$3,400	EA	123	\$ 418,200
2"-4" HDPE Forcemain Installation (Directional Drilling)	\$52	LF	9560	\$ 497,200
6" HDPE Forcemain Installation (Directional Drilling)*	\$70	LF	2550	\$ 178,500
Excavation and Connection at Junctions	\$5,700	EA	42	\$ 239,400
Air Releases	\$4,000	EA	7	\$ 28,000
Clean-outs	\$2,300	EA	30	\$ 69,000
Bridge Crossing	\$6,800	EA	1	\$ 6,800
Pavement Repairs	\$2,300	EA	90	\$ 207,000
Lawn Restoration	\$12	SY	5520	\$ 66,300
Clearing and Grubbing in Right-of-Ways	\$13,600	Acre	2	\$ 27,200
NYSDOT Crossing	\$6,800	EA	3	\$ 20,400
Mobilization/Demobilization	5%	LS	1	\$ 176,900
Traffic Control	3%	LS	1	\$ 111,400
Total Collection System Cost				\$ 3,827,000

* Increased FM Diameter so sufficient for Town of NE Flows



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Estimated Hook-Up Fees

Village of Millerton, NY

Map, & Plan - Appendix D

Item Description	Unit Cost	Units	Quantity	Cost
Estimated Small Capacity Hook Up Fee				\$ 21,000
Easement Preparation & Filing	\$300	EA	1	\$ 300
Pump out Existing Septic Tanks and Abandon in Place	\$800	EA	1	\$ 800
STEP System Installation (1,000 Gallon Tank)	\$9,200	EA	1	\$ 9,200
Service Lateral Installation (1-1/2" HDPE)	\$2,500	EA	1	\$ 2,500
Restoration for STEP System/Service Lateral Installation	\$1,500	EA	1	\$ 1,500
Excavation and Connection at Junctions	\$5,700	EA	1	\$ 5,700
Mobilization/Demobilization	5%	LS	1	\$ 1,000
Estimated Large Capacity Hook Up Fee				\$ 34,800
Easement Preparation & Filing	\$300	EA	1	\$ 300
Pump out Existing Septic Tanks and Abandon in Place	\$800	EA	1	\$ 800
STEP System Installation (4,000 Gallon Tank)	\$14,800	EA	1	\$ 14,800
Service Lateral Installation (1-1/2" HDPE)	\$6,800	EA	1	\$ 6,800
Restoration for STEP System/Service Lateral Installation	\$4,800	EA	1	\$ 4,800
Excavation and Connection at Junctions	\$5,700	EA	1	\$ 5,700
Mobilization/Demobilization	5%	LS	1	\$ 1,600



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
Biofiltration System with Surface Return

Village of Millerton, NY
Map & Plan

Village Only Treatment Costs
Static Costs

Item Description	Unit Cost	Units	Quantity	Cost
Site Work				\$ 83,000
Clearing and Grubbing	\$13,600	Acre	1.5	\$ 20,400
Brush Hogging	\$800	Acre	2.0	\$ 1,600
Rough Grading for Access Road	\$2,900	EA	1	\$ 2,900
Prepare and Roll Subbase for Access Road	\$3	SY	800	\$ 2,400
Stabilization Fabric for Access Road	\$2	SY	800	\$ 1,600
Gravel and Compaction for Access Road	\$10	SY	800	\$ 8,000
Culvert for Access Road	\$1,700	EA	2	\$ 3,400
Secondary Access R.O.W.	\$1	SF	16000	\$ 9,600
Rough Grading for Secondary Access Road	\$4,000	EA	1	\$ 4,000
Prepare and Roll Subbase for Secondary Access Road	\$3	SY	1067	\$ 3,200
Stabilization Fabric for Secondary Access Road	\$2	SY	1067	\$ 2,200
Gravel and Compaction for Secondary Access Road	\$10	SY	1067	\$ 10,700
Culvert for Secondary Access Road	\$1,700	EA	1	\$ 1,700
Final Grading, Mulch & Seed	\$6	SY	1111	\$ 6,700
Mobilization/Demobilization	5%	LS	1	\$ 4,000
Electrical Service				\$ 21,000
Utility Pole Installation	\$1,200	EA	8	\$ 9,600
Excavation for Underground Electrical Utilities	\$5	LF	200	\$ 1,000
Bedding for Underground Conduits	\$7	LF	200	\$ 1,400
Direct Burial of PVC Conduits	\$7	LF	200	\$ 1,400
Service Entrance	\$5,700	LS	1	\$ 5,700
Mobilization/Demobilization	5%	LS	1	\$ 1,000
Biofiltration Resource Recovery System				\$ 3,009,000
Treatment System Tanks and Components	\$1,504,500	LS	1	\$ 1,504,500
Treatment System Ancillary Equipment	\$38,000	LS	1	\$ 38,000
UV Disinfection System	\$27,500	LS	1	\$ 27,500
Treatment System Installation	30%	LS	1	\$ 471,000
Material Shipping	10%	LS	1	\$ 157,000
Contractor's Overhead & Profit on Treatment System	15%	LS	1	\$ 235,500
Treatment System Electrical Work	5%	LS	1	\$ 79,000
Treatment Mobilization/Demobilization	5%	LS	1	\$ 106,800
Treatment Distribution Piping & Manifold	\$16,000	LS	1	\$ 16,000
Telemetry Control Panel	\$76,000	LS	1	\$ 76,000
Instrumentation/Flow Meter	\$24,000	LS	1	\$ 24,000
Control Building	\$85,000	LS	1	\$ 85,000
Control Building & Instrumentation Installation	30%	LS	1	\$ 55,500
Backup Generator	\$34,000	EA	1	\$ 34,000
Generator & Control Building Electrical Work	50%	LS	1	\$ 60,000
Contractors Overhead & Profit on Control Instrumentation	15%	LS	1	\$ 15,000
Commissioning and Operator Training	\$7,500	LS	1	\$ 7,500
Control Building Mobilization/Demobilization	5%	LS	1	\$ 16,700
Surface Return				\$ 56,000
Clearing and Grubbing	\$13,600	Acre	0.5	\$ 6,800
Trenching and Backfill	\$8	LF	400	\$ 3,200
Gravity Outfall Piping	\$15	LF	400	\$ 6,000
Pipe Bedding	\$8	LF	400	\$ 3,200
Concrete Outfall Structure	\$22,700	EA	1	\$ 22,700
Rip Rap	\$115	SY	33	\$ 3,900
Final Grading, Mulch & Seed	\$6	SY	100	\$ 600
Dewatering, Erosion Protection	\$6,800	EA	1	\$ 6,800
Mobilization/Demobilization	5%	LS	1	\$ 2,700
Construction Total				\$ 3,169,000
Static Costs				\$ 550,000
Flow Proportional Costs				\$ 2,619,000



ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
Biofiltration System with Surface Return

Village of Millerton, NY

Map & Plan - Village & Town Treatment Costs

Village & Town Treatment Costs
Static Costs

Item Description	Unit Cost	Units	Quantity	Cost
Site Work				\$ 83,000
Clearing and Grubbing	\$13,600	Acre	1.5	\$ 20,400
Brush Hogging	\$800	Acre	2.0	\$ 1,600
Rough Grading for Access Road	\$2,900	EA	1	\$ 2,900
Prepare and Roll Subbase for Access Road	\$3	SY	800	\$ 2,400
Stabilization Fabric for Access Road	\$2	SY	800	\$ 1,600
Gravel and Compaction for Access Road	\$10	SY	800	\$ 8,000
Culvert for Access Road	\$1,700	EA	2	\$ 3,400
Secondary Access R.O.W.	\$1	SF	16000	\$ 9,600
Rough Grading for Secondary Access Road	\$4,000	EA	1	\$ 4,000
Prepare and Roll Subbase for Secondary Access Road	\$3	SY	1067	\$ 3,200
Stabilization Fabric for Secondary Access Road	\$2	SY	1067	\$ 2,200
Gravel and Compaction for Secondary Access Road	\$10	SY	1067	\$ 10,700
Culvert for Secondary Access Road	\$1,700	EA	1	\$ 1,700
Final Grading, Mulch & Seed	\$6	SY	1111	\$ 6,700
Mobilization/Demobilization	5%	LS	1	\$ 4,000
Electrical Service				\$ 21,000
Utility Pole Installation	\$1,200	EA	8	\$ 9,600
Excavation for Underground Electrical Utilities	\$5	LF	200	\$ 1,000
Bedding for Underground Conduits	\$7	LF	200	\$ 1,400
Direct Burial of PVC Conduits	\$7	LF	200	\$ 1,400
Service Entrance	\$5,700	LS	1	\$ 5,700
Mobilization/Demobilization	5%	LS	1	\$ 1,000
Biofiltration Resource Recovery System				\$ 3,773,000
Treatment System Tanks and Components	\$1,940,900	LS	1	\$ 1,940,900
Treatment System Ancillary Equipment	\$48,400	LS	1	\$ 48,400
UV Disinfection System	\$35,000	LS	1	\$ 35,000
Treatment System Installation	30%	LS	1	\$ 612,100
Material Shipping	\$201,000	LS	1	\$ 201,000
Contractor's Overhead & Profit on Treatment System	15%	LS	1	\$ 306,100
Treatment System Electrical Work	5%	LS	1	\$ 102,000
Treatment Mobilization/Demobilization	5%	LS	1	\$ 137,800
Treatment Distribution Piping & Manifold	\$16,000	LS	1	\$ 16,000
Telemetry Control Panel	\$76,000	LS	1	\$ 76,000
Instrumentation/Flow Meter	\$24,000	LS	1	\$ 24,000
Control Building	\$85,000	LS	1	\$ 85,000
Control Building & Instrumentation Installation	30%	LS	1	\$ 55,500
Backup Generator	\$34,000	EA	1	\$ 34,000
Generator & Control Building Electrical Work	50%	LS	1	\$ 60,000
Contractor's Overhead & Profit on Control Instrumentation	15%	LS	1	\$ 15,000
Commissioning and Operator Training	\$7,500	LS	1	\$ 7,500
Control Building Mobilization/Demobilization	5%	LS	1	\$ 16,700
Surface Return				\$ 56,000
Clearing and Grubbing	\$13,600	Acre	0.5	\$ 6,800
Trenching and Backfill	\$8	LF	400	\$ 3,200
Gravity Outfall Piping	\$15	LF	400	\$ 6,000
Pipe Bedding	\$8	LF	400	\$ 3,200
Concrete Outfall Structure	\$22,700	EA	1	\$ 22,700
Rip Rap	\$115	SY	33	\$ 3,900
Final Grading, Mulch & Seed	\$6	SY	100	\$ 600
Dewatering, Erosion Protection	\$6,800	EA	1	\$ 6,800
Mobilization/Demobilization	5%	LS	1	\$ 2,700
Construction Total				\$ 3,933,000
Static Costs				\$ 550,000
Flow Proportional Costs				\$ 3,383,000



ENGINEER'S OPINION OF PROBABLE ANNUAL OPERATION & MAINTENANCE COST

Biofiltration System with Surface Return - Village Only

Village of Millerton, NY

Map & Plan

Item Description	Unit Cost	Units	Quantity	Cost
STEP Collection System				\$ 42,300
Proactive System Maintenance	\$75	Hour	104	\$ 7,800
Reactive System Maintenance	\$75	Hour	64	\$ 4,800
STEP Tank Pumping	\$750	Each	24	\$ 17,700
Equipment Repair and Replacement	\$12,000	Year	1	\$ 12,000
Biofiltration Resource Recovery System				\$ 56,200
Regular System Maintenance	\$75	Hour	364	\$ 27,300
Emergency Maintenance	\$75	Hour	26	\$ 2,000
Energy Consumption (Treatment System)	\$0.10	kWh	135050	\$ 13,600
Energy Consumption (Control Building)	\$0.10	kWh	7300	\$ 800
Cellular Service for Communication	\$40	Month	12	\$ 500
Treatment Tank Pumping	\$550	Year	1	\$ 600
Textile Replacement	\$2,000	Year	1	\$ 2,000
Pump Repair and Replacement	\$3,100	Year	1	\$ 3,100
Float Replacement	\$500	Year	1	\$ 500
Flow Meter Calibration	\$290	Year	1	\$ 300
Sampling Supplies	\$600	Year	1	\$ 600
Laboratory Fees	\$200	Month	12	\$ 2,400
Misc. Maintenance Supplies	\$1,000	Year	1	\$ 1,000
Mowing Around Treatment System	\$50	Hour	30	\$ 1,500
Surface Return				\$ 1,000
Cleaning/Maintenance	\$1,000	Year	1	\$ 1,000
Administration				\$ 12,000
Administration, Billing & Accounting	\$12,000	Year	1	\$ 12,000
<i>Annual O&M Subtotal</i>				<i>\$ 111,500</i>
Contingency (20%)				\$ 22,300
Total Estimated Annual O&M Cost				\$ 134,000



ENGINEER'S OPINION OF PROBABLE ANNUAL OPERATION & MAINTENANCE COST

Biofiltration System with Surface Return - Town & Village

Village of Millerton & Town of Northeast

Appendix D

Item Description	Unit Cost	Units	Quantity	Cost
STEP Collection System				\$ 42,300
Proactive System Maintenance	\$75	Hour	104	\$ 7,800
Reactive System Maintenance	\$75	Hour	64	\$ 4,800
STEP Tank Pumping	\$750	Each	24	\$ 17,700
Equipment Repair and Replacement	\$12,000	Year	1	\$ 12,000
Biofiltration Resource Recovery System				\$ 61,200
Regular System Maintenance	\$75	Hour	364	\$ 27,300
Emergency Maintenance	\$75	Hour	26	\$ 2,000
Energy Consumption (Treatment System)	\$0.10	kWh	171882	\$ 17,200
Energy Consumption (Control Building)	\$0.10	kWh	7300	\$ 800
Cellular Service for Communication	\$40	Month	12	\$ 500
Treatment Tank Pumping	\$700	Year	1	\$ 700
Textile Replacement	\$2,500	Year	1	\$ 2,500
Pump Repair and Replacement	\$3,900	Year	1	\$ 3,900
Float Replacement	\$500	Year	1	\$ 500
Flow Meter Calibration	\$290	Year	1	\$ 300
Sampling Supplies	\$600	Year	1	\$ 600
Laboratory Fees	\$200	Month	12	\$ 2,400
Misc. Maintenance Supplies	\$1,000	Year	1	\$ 1,000
Mowing Around Treatment System	\$50	Hour	30	\$ 1,500
Surface Return				\$ 1,000
Cleaning/Maintenance	\$1,000	Year	1	\$ 1,000
Administration				\$ 15,000
Administration, Billing & Accounting	\$12,000	Year	1	\$ 15,000
<i>Annual O&M Subtotal</i>				<i>\$ 119,500</i>
<i>Contingency (20%)</i>				<i>\$ 24,000</i>
Total Estimated Annual O&M Cost				\$ 144,000