

Star Lake Water Districts

**Town of Fine and Town of Clifton,
St. Lawrence County, New York**

Map, Plan and Report

May 2015



Star Lake Water District
Town of Fine and Town of Clifton, St. Lawrence County, New York

Map, Plan and Report

May 2015

Prepared For:

Town of Fine
4078 State Highway 3
Star Lake, New York 13690

and

Town of Clifton
7171 State Highway 3
Cranberry Lake, New York 12927

Prepared By:

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1.0 Background and Authorization

1.1 Authorization

The Towns of Clifton and Fine (Towns) have retained Barton & Loguidice, D.P.C. (B&L) to prepare this Map, Plan & Report (MPR) to establish the Town of Fine Star Lake Water District and the Town of Clifton Star Lake Water District. Formation of the Star Lake Water Districts will be in accordance with Article 12A of New York State Town Law.

1.2 Background

The Towns of Clifton and Fine each own and operate their respective water systems which both serve portions of the hamlet of Star Lake. The existing Woodhaven Water District is located within the Town of Clifton while the Star Lake Water District is located within the Town of Fine. Both Town water systems are aging and are in need of significant capital improvement. There are also portions of the hamlet of Star Lake which are currently not served by either system. The Preliminary Engineering Report (PER) prepared by B&L and dated August 2013, recommended a joint water project to address deficiencies within the respective water systems. Subsequent to the PER, the Towns entered into a memorandum of understanding, included as Appendix A, which set forth a proposed project to jointly update, improve, interconnect and expand their water supply infrastructure. Generally, the scope of the project includes:

- Legally dissolve/merge the existing Town of Clifton Woodhaven Water District and the existing Town of Fine Star Lake Water District
- Formation of a new/merged, expanded and improved Town of Fine Star Lake Water District

- Formation of a new/merged, expanded and improved Town of Clifton Star Lake Water District, which also encompasses the Woodhaven service area

This Map, Plan and Report will serve to form the new Town of Fine Star Lake Water District and Town of Clifton Star Lake Water District for parcels that will be benefited by the proposed water systems once improved as described herein.

2.0 Town of Fine Existing Facilities and Project Needs

2.1 Star Lake Water District and Extension No. 1

The “former” Star Lake Water District and Extension No. 1 (PWS ID# NY4404398; the Star Lake Water System) serves approximately 890 users¹ through 355 service connections in the hamlet of Star Lake, New York. Critical users of the water system include the Clifton-Fine Hospital and the Clifton-Fine Central School. Multiple food service providers and other businesses, including the Clifton-Fine Municipal Golf Course are also provided water through the system. Currently, the Star Lake Water System is struggling with an aging public water system originally established and constructed in 1951. The system also struggles to meet daily water use demands during the summer months. The existing facilities are shown on Figure 1.

2.2 Water Source and Treatment Facility

The water treatment facility/pump house is located at 4212 State Highway 3 on the shore of Star Lake. Originally constructed in 1951, the water treatment facility draws water from Star Lake via a submerged intake and is permitted for a maximum withdrawal of 150,000 gallons per day (WSA 2132 and 2132 modified). Water is then pumped from one (1) of two (2) 100 gpm pumps through diatomaceous earth filters and is disinfected with sodium hypochlorite as it passes through a 12,000 gallon baffled clear well outside the water treatment building. Although each treatment unit is rated for 100 gpm, actual operation can require backwashing every three (3) hours, equating to a net treated water output of 126,000 gpd. Two (2) 200 gpm high lift pumps then pump the treated water into the distribution system and up to the 200,000 gallon steel storage tank. The treatment facility currently operates without a backup electrical power source.

¹ Based on 2.5 persons per household.

2.3 Water Storage Tank

The 200,000 gallon painted steel ground water storage tank is located on Bald Mountain behind 4195 State Highway 3. The water tank is 34-foot in diameter and 29'-10" high. The tank is aged and is showing significant coating failure, lacks necessary safety and access provisions and is in need of replacement.

2.4 Water Distribution System

The distribution system currently consists of approximately 35,000 feet of cast iron and Asbestos-Cement (AC) pipe serving approximately 355 connections. Water meters are utilized for most commercial users. Residential accounts are not metered. Frequent water main and service connection breaks have resulted in the loss of several hundred thousand gallons of water per incident. For a system that struggles to meet the normal daily demands during the summer months, frequent water main breaks often result in water emergencies which include mandatory water conservation and ordering local fire departments to not use system hydrants. These critical situations pose a threat to the health and the safety of the water system's users.

2.5 Unmet Water Supply Need

There is also an unmet demand for municipal water in the Town of Fine adjacent to the "former" Star Lake Water District and Extension No. 1 service area. As seen on Figure 3, there are several residents along the back side of Star Lake on Lake Road as well as properties fronting Hanks Road, Reimer Street, and Pine Street that are currently not served by the Star Lake Water System. Many of these unserved residents have insufficient yielding or contaminated private wells.

2.6 Financial Status of Existing Facilities

The Star Lake Water System does not have any existing debt. Operation and Maintenance costs for the district are collected through a water rent and a tax levied on district users based on the assessed value of their real property (ad valorem). Water rent is collected through the issuance of water bills to the system's users. The current water rent is as follows:

- \$350 per year for Residential Users
- \$350 per year for Commercial Users for use up to 52,000 gallons
- \$0.60 per 1,000 gallons additional for usage between 52,001 and 66,000 gallons for Commercial Users
- \$0.50 per 1,000 gallons additional for usage over 66,000 gallons for Commercial Users

Since water meters are only present on commercial connections, all residential users are billed the flat rate of \$350 per year.

The 2015 tax rate for the Star Lake Water District was \$1.264000 per \$1,000 of the assessed value for each property within the Star Lake Water District and Extension No. 1. The average assessment value of single-family household properties within the district is \$72,542, therefore the average ad valorem charge for a single-family household equates to \$91.69 per year. The average annual cost of water for a typical single-family household within the "former" Star Lake Water District and Extension No. 1 was therefore \$350 + \$91.69 or \$441.69 per year.

3.0 Town of Clifton Existing Facilities and Project Needs

3.1 Woodhaven Water District

The “former” Town of Clifton Woodhaven Water District (PWS ID# NY4405673) is approximately a half mile east of the Hamlet of Star Lake along NYS Route 3. The Woodhaven Water District is a small community water system which serves approximately 73 people² through 29 connections. The existing facilities are shown on Figure 1.

3.2 Water Source and Treatment Facility

The water supply for the Woodhaven Water District currently consists of an 8-inch diameter well, a 40 gallon per minute well pump and a 3,000 gallon hydro pneumatic tank. The well pump and chemical feed pump are located within a dilapidated structure within the service area. The well pump and the hydropneumatic tank do not meet design standards which require 10 times the average daily consumption rate. In addition, there are no alarms at the facility and no backup power and prolonged water outages are common. Although fire protection was provided originally in the water system, it was removed many years ago. The system components are primarily original from its inception in 1945. Severe deterioration of pumps, tanks and the treatment building are evident.

3.3 Water Distribution System

The Town of Clifton’s Woodhaven distribution system was originally constructed in 1945 serving what was the Jones and Laughlin Ore Company (WSA 1664). The water distribution system has experienced numerous breaks

² Based on 2.5 persons per household

over the years and there is no metering. Water pressures vary considerably and prolonged water outages are common practice due to small diameter, aged galvanized water piping comprising the water distribution system.

3.4 Unmet Water Supply Need

There is also an unmet water demand for municipal water in the Town of Clifton surrounding the “former” Woodhaven Water District service area. As seen on Figure 1, there are several residents along NYS Route 3 near the Hamlet of Star Lake that are not within the existing district. Many of the unserved residents have insufficient yielding or contaminated water.

3.5 Financial Status of Existing Facilities

There is currently no outstanding debt for the Woodhaven Water District. Operation and Maintenance costs are collected via the issuance of annual water bills of \$550 to each user of the District.

4.0 Proposed Water District Boundary

4.1 Town of Fine Star Lake Water District

The proposed Town of Fine Water District will include parcels that will be served or otherwise benefitted by the proposed facilities. The proposed water district generally includes properties on the north and/or east sides of Lake Road as well as properties fronting Hanks Road, Reimer Street, and Pine Street. As shown on Figure 1, it is noted that there are four (4) properties within the Town of Clifton that are currently served by the existing Star Lake Water System. It is proposed that these properties be included in the proposed Town of Clifton Star Lake Water District.

A map of the proposed district boundary is included as Figure 2A. A written boundary description of the proposed water district is included in Appendix B.

4.2 Town of Clifton Star Lake Water District

The proposed Town of Clifton Star Lake Water District will include parcels that will be served or otherwise benefitted by the proposed facilities. The proposed water district generally includes properties within the “former” Woodhaven Water District as well as properties fronting State Highway 3 along the proposed water main connecting the “former” Woodhaven Water District to the proposed Town of Fine Star Lake Water District. It is noted that there are four (4) properties within the Town of Clifton that are currently served by the existing Town of Fine Star Lake Water System, which will now be included in the proposed Town of Clifton Star Lake Water District as shown on Figures 1 and 2B.

A map of the proposed district boundary is included as Figure 2B. A written legal description of the existing and proposed water districts is included in Appendix B.

5.0 Proposed Facilities

The proposed project will combine the areas presently served by the Star Lake and Woodhaven Water Systems to ensure that existing users are provided with an adequate quantity and quality source(s), as well as reliable system infrastructure. The proposed project will also include expansion of water service to serve areas with unmet water supply need. A full evaluation of each alternative can be found in the 2013 PER. The proposed facilities are shown on Figure 3.

5.1 Water Source

The 2013 PER evaluated improvements to the existing Star Lake surface water treatment facility, improvements to the existing Woodhaven groundwater treatment facility, and locating a new groundwater source(s) as the new water source for the joint water system. As shown in the alternative analysis in the 2013 PER, a new groundwater supply is the most cost effective solution to meet the water supply need for the project area.

The targeted water source capacity would be sufficient to serve the demands of the proposed Town of Fine and Town of Clifton Star Lake Water Districts. The water source facilities would be sized and/or be readily scalable to accommodate additional demand (e.g., the Jones & Laughlin (J&L) Steel site and the Newton Falls Water District, both of which are experiencing water supply issues) as building-in reasonable accommodations for growth will be to the users' benefit.

Based on preliminary evaluations of mapped geology, three (3) target areas within the Town of Fine have been identified for groundwater source exploration.

5.2 Water Storage

The 2013 PER evaluated improvements to the existing water storage tank (in the Town of Fine) and the construction of a new water storage tank for water storage for the joint water system. Although repairing the existing water storage tank had the lowest initial project cost, the operation and maintenance required for each option resulted in the construction of a new tank having the lower 50-year present value cost.

The existing 200,000 gallon painted steel ground water storage tank will be demolished. In its place, a new 250,000 gallon glass-fused-to-steel or concrete water storage tank will be installed. The water storage tank will provide fire protection for the proposed Town of Fine and Town of Clifton Star Lake Water Districts. Additional improvements to the tank site include the construction of a new security fence and improvements to the current access road as necessary.

5.3 Water Distribution System

The water distribution system improvements and service area expansion serve to address current deficiencies and meet the needs of the community. The 2013 PER considered utilizing Ductile Iron (DI), Polyvinyl Chloride (PVC), and High Density Polyethylene Pipe (HDPE) for the water main replacements and installation. It was concluded that to obtain the most accurate cost comparison, it is recommended to bid out the improvements with DI and PVC pipe as Base and Alternative Bids. The basis of selection would then be determined by comparing the advantages, disadvantages and the projected installation cost of each alternative.

The cost for water main replacement and actual project funding will determine the extent of water main replacement and new water main installation as part of this project. Water main will be replaced/installed in accordance by priority, as shown on Figure 3. Approximately 30,190 linear feet of water main will be installed within the Town of Fine. Approximately 5,100 linear feet of water main will be installed within the Town of Clifton, totaling to 35,290 linear feet.

Hydrants would generally be installed every 600 feet and “main line” valves would be installed at every other hydrant. In addition, new water main connections to each parcel and approximately 378 private water meters will be installed.

6.0 Projected Water Demand

The proposed improvements would serve approximately 1,000 people³ through 400 connections between the Towns of Clifton and Fine in the area surrounding Star Lake. All property owners who connect to the water supply system would be required under County Health Code to disconnect their private well supply (if applicable) from their plumbing system prior to connecting to the public water system. Equivalent dwelling units (EDU) within the existing and proposed water systems were estimated based on property class codes, water usage records where available, and property usage. All lands within the district area are classified by the Adirondack State Park Agency (APA). All state-owned or state-agency-owned lands within the proposed district that are not classified as Intensive or State Administrative are exempt and will not be assessed an EDU. A map showing the proposed district with APA land classifications is included as Figure 4. The preliminary EDU assessment is included as Appendix C. User demands are shown below based on proposed project service area(s). Average demands are based on 200 gallons per day (gpd) per EDU. A peaking factor of 2 was used to calculate peak daily demands. Future flows were estimated based on an additional 10% water demand to account for attrition and expansion within the service area.

Table 6.1 - Estimated Water Demands

	Debt Service EDUs	O&M EDUs	Avg. Daily Demand (ADD)	Peak Daily Demand (PDD)	Future ADD	Future PDD
Proposed (T) Fine Star Lake Water District	490.9	417.2	83,440	166,880	91,780	183,560
Proposed (T) Clifton Star Lake Water District	62.5	55	11,000	22,000	12,100	24,200
TOTALS	553.4	472.2	94,440	188,880	103,880	207,760

³ Based on 2.5 persons per household

7.0 Estimated Probable Project Costs

7.1 Capital/Debt Service Cost

The estimated probable cost for the joint Clifton-Fine project is \$7,408,000. There are no outstanding debts from the “former” Star Lake and Woodhaven Water Districts. Itemized probable cost estimates for each portion of the project are included in Tables 1 – 4 in Appendix D and are as summarized below:

- New Joint Groundwater Treatment Facility - \$1,319,000
- New 250,000-gallon Water Storage Tank - \$798,000
- Water Main Replacement/Installation - \$5,291,000

The total project cost will be split evenly among all EDUs in the proposed Star Lake Water Districts in accordance with Table 7.1:

Table 7.1 - Project Cost Sharing			
	Town of Fine Star Lake Water District	Town of Clifton Star Lake Water District	Total
Debt Service EDUs	490.9	62.5	553.4
% Total Units	88.70%	11.30%	100%

The maximum amount to be expended for the Town of Clifton Star Lake Water District is therefore \$837,100 and the maximum amount to be expended for the Town of Fine Star Lake Water District is \$6,570,900 for a total maximum amount to be expended of \$7,408,000.

7.2 Estimated First – Year Operation and Maintenance Cost

Annual user costs would replace the annual user costs associated with the “former” Star Lake and Woodhaven Water Districts. The estimated first-year operation and maintenance cost for the Town of Fine Star Lake Water District is \$86,150. The total annual operation and maintenance cost for the Town of Clifton Star Lake Water District is estimated to be \$11,350. Refer to Table 5 for an itemized estimate. This cost would cover wages, insurances, benefits for Town personnel for water district related administration, operation, and maintenance, contractual expenses (power, chemicals, etc.), and equipment and capital outlay. This cost would be shared by all connected user EDUs in the Town of Fine (417.2 EDUs) and the Town of Clifton (55 EDUs). Estimated first year Operation and Maintenance Costs are included in Table 6.

8.0 Project User Costs

The Town intends to pursue low cost project financing and grant funding as follows:

8.1 Project Financing

The project received a hardship determination letter from NYS Environmental Facilities Corporation (NYSEFC) dated April 16, 2015, included in Appendix E for reference. The project is eligible for a Drinking Water State Revolving Fund (DWSRF) hardship assistance grant of \$2,000,000 and \$5,408,000 interest-free financing for a term of 30 years through NYSEFC. In addition, the project anticipates receiving a \$100,000 grant from New York State Senator Griffo through the Dormitory Authority of the State of New York (DASNY).

The Towns have indicated that the project costs would be financed through levelized debt service payments.

8.2 First Year Per EDU Cost Estimation

The following is a summary of estimated first-year per EDU (or typical single-family residential household) cost incurred by Water District Users based on Table 6 in Appendix D. This estimate is calculated based on the probable project cost, the estimated EDUs in the proposed Districts, the \$100,000 grant from New York State Senator Griffo/DASNY, and the \$2,000,000 grant and \$5,308,000⁴ interest-free loan from NYSEFC.

⁴ The anticipated \$100,000 DASNY grant would reduce the NYSEFC loan amount to \$5,308,000.

Estimated First Year Per EDU Costs:

Debt Service	\$320
O&M	<u>\$206</u>
Total	\$526

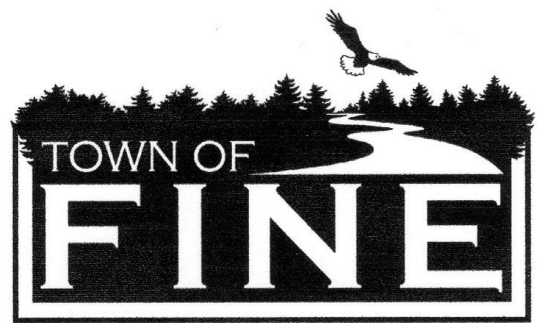
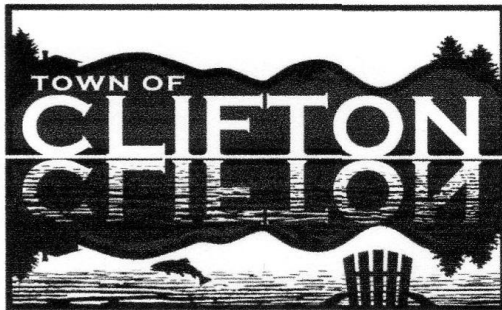
9.0 Recommended Steps to Proceed

Steps to proceed toward project implementation include the following:

1. Map, Plan and Report Filed with Town of Fine and Clifton Clerk's Schedule Public Hearing for District Formation May 13th
May 13th
2. Publication of Public Hearing Notice May 17th
3. Review Draft Intermunicipal Agreement May 27th
4. Public Hearing (Fine Town Office) May 27th
5. Order Establishing Districts (subject to permissive referendum) May 27th
6. Publish District Formation Notice in Paper
(as soon as possible after public hearing)
7. Referendum Period
(30 days from publication)
8. Final Order for District Formations and Bond Resolution July 1st
9. Publish Bond Resolution Notice in Paper
(as soon as possible after bond resolution)
10. Bond Resolution Estoppel Period
(20 days from publication of bond resolution notice)
11. Groundwater Exploration Fall 2015
12. Design Fall/Winter 2015
13. Construction Spring 2016 – Winter 2016

Appendices

Appendix A
Memorandum of Understanding



MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING shall be between the Town of Clifton and the Town of Fine who shall together pursue, for the mutual benefit of the citizens of these two municipalities, the development, design, construction, and subsequent operation of a shared water treatment and distribution system that will provide potable water services for the Star Lake Water System, the Woodhaven Water System, and additional areas to be served as defined within the August 2013 Preliminary Engineering Report for the Clifton-Fine Water System Improvement Project.

The respective Town water systems shall be operated, as much as practicable, as one system, by utilizing the same operator of record, water meter reading system, water supply, water storage facilities, and automated control system. Upon completion of the proposed Clifton-Fine Water System Improvement Project, the Town of Clifton shall consolidate its affected Public Water Supply Identification (PWSID) number/s with the Town of Fine's PWSID. The Fine Town Board shall administer the water system. The Fine Town Board shall be responsible for oversight of the technical, managerial, and financial capacity of the consolidated water systems. Protocols and processes will be developed by the board to ensure the proper planning and implementation of operating budgets, capital projects, regulatory compliance, and operator performance and training. The Towns shall reconcile shared operating costs and capital improvement debts on the basis of benefits provided and levels of utilization.

TOWN OF CLIFTON

A handwritten signature in cursive script, reading "Charles R. Hooven".

BY: CHARLES HOOVEN
TITLE: SUPERVISOR

SEPT. 17, 2013
DATE

TOWN OF FINE

A handwritten signature in cursive script, reading "Mark Hall".

BY: MARK HALL
TITLE: SUPERVISOR

Sept 16, 2013
DATE

Appendix B
Written Boundary Description

Boundary Description
Town of Fine Star Lake Water District
Town of Fine, St. Lawrence County, New York

The Town of Fine Star Lake Water District, situated in the Town of Fine, St. Lawrence County and State of New York, being more particularly described as follows:

Commencing at a point of beginning No. 1, said point being the southwestern property corner of Parcel 223.000-1-21.11; thence proceeding northerly along the western property boundaries of Parcel 223.000-1-21.11 and Parcel 223.036-1-20 to the northwestern property corner of Parcel 223.036-1-20; thence proceeding easterly along the northern property boundary of Parcel 223.036-1-20 to its intersection with the southwestern property corner of Parcel 223.036-1-2; thence proceeding northerly along the western property corner of Parcel 223.036-1-2 to the northwestern property corner of said parcel; thence proceeding northeasterly along the northern property boundary of Parcel 223.036-1-2 to its intersection thereof with the southwestern property corner of Parcel 223.028-2-6; thence proceeding northwesterly along the western property boundaries of Parcels 223.028-2-6, 223.028-2-5, 223.028-2-4, 223.028-2-3.1, and 223.028-2-1 to the northwestern property corner of Parcel 223.028-2-1; thence proceeding northeasterly along the northern property boundary of Parcel 223.028-2-1 to its northeastern property corner; thence proceeding southeasterly along the eastern property boundaries of Parcels 223.028-2-1, 223.028-2-3.1, 223.028-2-4, 223.028-2-5, 223.028-2-6, and 223.036-1-2 to its intersection with the westerly projection of the northern property boundary of Parcel 223.036-1-6.1; thence proceeding easterly along the westerly projection of and the northern property boundary of Parcel 223.036-1-6.1 and northern property boundary of Parcel 223.036-1-3.1 to its northeastern property corner; thence proceeding southerly along the eastern property boundary of Parcel 223.036-1-3.1 to its intersection with the northern property boundary of Parcel 223.036-1-7; thence proceeding easterly along the northerly property boundary of Parcel 223.036-1-7 to the northeastern property corner of said Parcel; thence proceeding southeasterly along the eastern property boundaries of Parcel 223.036-1-7 and Parcel

223.036-1-8 to the intersection thereof with the northeastern right-of-way of Cherry Hill Road; thence proceeding northeasterly along the northeastern right-of-way of Cherry Hill Road to its intersection with the northwestern property corner of Parcel 223.036-1-16; thence proceeding northeasterly along the northern property boundary of Parcel 223.036-1-16 to its intersection with the southern property boundary of Parcel 223.000-1-17.2; thence proceeding northwesterly along the western property boundary of Parcel 223.00-1-17.2 to the northwestern property corner of said Parcel; thence proceeding northeasterly along the northern property boundary of Parcel 223.000-1-17.2 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern property boundary of Parcel 223.000-1-17.2 to its intersection with the northwestern property boundary of Parcel 224.021.1-13; thence proceeding northeasterly along the northwestern property boundary of Parcel 224.021-1-13 and Parcel 224.021-1-1 to the north-most property corner of Parcel 224.021-1-1; thence proceeding northeasterly along the northeasterly projection of the northwestern property boundary of Parcel 224.021-1-1 across NYS Route 3 to its intersection thereof with the western property boundary of Parcel 224.000-1-3.1; thence proceeding northwesterly along the western property boundary of Parcel 224.000-1-3.1 to the northwestern-most property corner of said Parcel; thence proceeding easterly along the northernmost property boundary of Parcel 224.000-1-3.1 to the northern most-eastern property corner of said Parcel; thence proceeding southerly along the western property boundary of Parcel 224.000-1-3.1 to the northeastern property corner of said Parcel; thence proceeding easterly along the northern property boundary of Parcel 224.000-1-3.1 to the north-easternmost property corner of said Parcel; thence proceeding southerly along the eastern property boundaries of Parcel 224.000-1-3.1, 224.021-1-2.1, and 224.021-1-2.2, as they bend and turn, to the southernmost property corner of Parcel 224.021-1-2.2, said point also being the intersection with the right-of-way of NYS Route 3; thence proceeding southeasterly along the northeastern right-of-way or NYS Route 3 to its intersection with the northwestern property corner of Parcel 224.021-1-7.1; thence proceeding easterly along the northern property boundary of Parcel 224.021-1-7.1 to the northeastern property corner of said Parcel; thence proceeding southeasterly along

the eastern property boundary of Parcel 224.021-1-7.1 to its intersection with the northern property boundary of Parcel 224.021-1-8; thence proceeding easterly along the northern property boundaries of Parcels 224.021-1-8, 224.021-1-10, and 224.029-2-6 to its intersection with the western property boundary of Parcel 224.029-2-7; thence proceeding northerly along the western property boundary of Parcel 224.029-2-7 to the northwestern property corner of said Parcel; thence proceeding easterly along the northern property boundaries of Parcels 224.029-2-7 and 224.000-1-5 to the northwestern property corner of Parcel 224.000-1-5; thence proceeding northerly along the western property boundary of Parcel 224.000-1-5 to the northwestern property corner of said parcel; thence proceeding northeasterly along the northernmost property boundary of Parcel 224.000-1-5 to the northeastern-most property corner of said parcel, said point also being the intersection with the Town of Fine/Town of Clifton town line; thence proceeding southerly along the Town of Fine/Town of Clifton town line to its intersection thereof with the southeastern property corner of Parcel 224.038-2-24; thence proceeding southerly along the eastern property boundaries of Parcels 224.046-2-5, 224.046-2-6, 224.046-2-7.2 to the southeastern property corner of Parcel 224.046-2-7.2; thence proceeding westerly along the southern property boundaries of Parcels 224.046-2-7.2 and Parcel 224.046-2-7.12 to the northeastern property corner of Parcel 224.046-2-8.2; thence proceeding southerly along the eastern property boundary of Parcel 224.046-2-8.2 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern property boundary of Parcel 224.046-2-8.2 to the southwestern property corner of said Parcel; thence proceeding westerly along the westerly projection of the southern boundary of Parcel 224.046-2-8.2 across Youngs Road to the southeastern property corner of Parcel 224.046-3-17.1, thence proceeding southerly long the easternmost property boundary of Parcel 224.000-5-2 as it bends and winds along Youngs Road to the southeastern most property corner of said Parcel; thence proceeding southwesterly along the southern property boundary of Parcel 224.000-5-2 to the southwestern most property corner of said Parcel; thence proceeding northerly along the westernmost property boundary of Parcel 224.000-5-2 to the northwestern most property corner of said Parcel, said point also being the intersection

with the southern right-of-way of Lake Road; thence proceeding northerly and westerly along the southern right-of-way of Lake Road as it bends and winds to its intersection thereof with the southeastern property corner of Parcel 223.000-1-21.11; thence proceeding westerly along the southern property boundary of Parcel 223.000-1-21.11 to the southwestern property corner of said Parcel, said point also being the point of beginning No. 1, encompassing all parcels between said boundary

AND

Commencing at a point of beginning No. 2, said point being the north-easternmost property corner of Parcel 224.038-1-9; thence south westerly along the eastern property boundaries of Parcels 224.038-1-9 and 224.038-1-8 to the southeastern property corner of Parcel 224.038-1-8; thence proceeding westerly along the southern property boundary of Parcel 224.038-1-8 to the southwestern property corner of said Parcel; thence proceeding northeasterly along the western property boundary of Parcel 224.038-1-8 to a point, said point being the intersection of said boundary and the shoreline of Star Lake; thence proceeding clock-wise along the shoreline of Star Lake to the intersection thereof with the northern property boundary of Parcel 224.038-1-9; thence proceeding southeasterly along the northern property boundary of Parcel 224.038-1-9 to the north-easternmost property corner of said Parcel, said point also being the point of beginning No. 2.

The above described written boundary description is in accordance with the "District Boundary" for the Town of Fine, as attached to the Map, Plan and Report for the Town of Fine and Town of Clifton Star Lake Water Districts prepared by Barton & Loguidice, D.P.C., Consulting Engineers, dated May 2015.

Boundary Description
Town of Clifton Star Lake Water District
Town of Clifton, St. Lawrence County, New York

The Town of Clifton Star Lake Water District, situated in the Town of Clifton, St. Lawrence County and State of New York, being more particularly described as follows:

Commencing at a Point of Beginning No. 1, said point being the southeastern property corner of Parcel 224.031-2-9; thence proceeding northerly along the eastern property boundary of Parcel 224.031-2-9 to the northeastern property corner of said Parcel; thence commencing northerly along the projection of the eastern property boundary of Parcel 224.031-2-9 across NYS Route 3 to the southeastern property corner of Parcel 224.031-1-20; thence proceeding northerly along the eastern property boundaries of Parcels 224.031-1-20 and 224.031-1-14 to the northeastern property corner of Parcel 224.031-1-14; thence proceeding westerly along the northern property boundary of Parcel 224.031-1-14 to the northwestern property corner of said parcel; thence proceeding southerly along the western property boundary of Parcel 224.031-1-14 to its intersection thereof with the northwestern property corner of Parcel 224.031-1-13; thence proceeding southerly along the western property boundary of Parcel 224.031-1-13 to its intersection thereof with the northeastern property corner of Parcel 224.031-1-12; thence proceeding westerly along the northern property boundaries of Parcels 224.031-1-12, 224.031-1-11, 224.031-1-10, 224.031-1-9, 224.031-1-8, 224.031-1-7, 224.031-1-6, 224.031-1-5, 224.031-1-4, 224.031-1-3, 224.031-1-2, 224.031-1-1, 224.031-1-21, 224.030-8-9, 224.030-8-8, 224.030-8-7 to the intersection thereof with the eastern property boundary of Parcel 224.030-8-6; thence proceeding northerly along the eastern property boundary of Parcel 224.030-8-6 to its intersection thereof with the property boundary of Parcel 224.030-8-11; thence proceeding northerly along the eastern-most property boundary of Parcel 224.030-8-11 to the most northeastern property corner of said parcel; thence proceeding southwesterly along the western property boundary of Parcel 224.030-8-11 as it bends and turns to its intersection thereof with the Town of Clifton/Town of Fine town line; thence proceeding southerly

along the Town of Clifton/Town of Fine town line to its intersection thereof with the southwestern property corner of Parcel 224.030-10-13; thence proceeding easterly along the southern property boundary of Parcel 224.030-10-13 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern property boundary of Parcel 224.030-10-13 to the northeastern property corner of said Parcel; thence proceeding northerly along the northerly projection of the eastern property boundary of Parcel 224.030-10-13 across Marshall Avenue to the southeastern property corner of Parcel 224.030-10-18; thence proceeding northeasterly along the eastern property boundary of Parcel 224.030-10-18 to its intersection with the southern property boundary of Parcel 224.030-10-2; thence proceeding easterly along the southern property boundary of Parcel 224.030-10-2 to its intersection thereof with the western property boundary of Parcel 224.030-10-3; thence proceeding southerly along the western property boundary of Parcel 224.030-10-3 to the southwestern property corner of said Parcel; thence proceeding northeasterly along the eastern property boundary of Parcel 224.030-10-3 as it bends and turns along Marshall Avenue to the northeastern property corner of said Parcel; thence proceeding southwesterly across Marshall Avenue to the northwestern most property corner of Parcel 224.031-4-21; thence proceeding southerly along the western property boundary of Parcel 224.031-4-21 to the southwestern most property corner of said Parcel; thence proceeding easterly along the southern property boundary of Parcel 224.031-4-21 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern property boundary of Parcel 224.031-4-21 to its intersection thereof with the southern property boundary of Parcel 224.031-4-1; thence proceeding easterly along the southern property boundaries of Parcels 224.031-4-1, 224.031-4-2, 224.031-4-3 to its intersection thereof with the western property boundary of Parcel 224.031-4-4; thence proceeding southerly along the western property boundary of Parcel 224.031-4-4 to the southwestern property corner of said parcel; thence proceeding easterly along the southern property boundary of Parcel 224.031-4-4 to the intersection of the eastern projection of the southern property boundary of said Parcel with the centerline of Hillcrest Drive; thence proceeding southerly along the centerline of Hillcrest Drive to its intersection thereof

with the westerly projection of the southern property boundary of 224.031-4-10; thence proceeding easterly along the westerly projection of the southern property boundary of Parcel 224.031-4-10 to the intersection thereof of the southwestern property corner of Parcel 224.031-4-10; thence proceeding easterly along the southern property boundary of Parcel 224.031-4-10 to its intersection thereof with the western property boundary of Parcel 224.000-6-2.1; thence proceeding southerly along the western property boundary of Parcel 224.000-6-2.1 to the southwestern property corner of said parcel; thence proceeding easterly along the southern property boundary of Parcel 224.000-6-2.1 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern property boundary of Parcel 224.000-6-2.1 to the mid-northeastern property corner of said parcel; thence proceeding westerly along the mid-northern property boundary of Parcel 224.000-6-2.1 to the mid-northwestern property corner of said parcel; thence proceeding northerly along the eastern property boundary of Parcel 224.000-6-2.1 to its intersection thereof with the westerly projection of the southern property boundary of Parcel 224.031-3-1; thence proceeding easterly along the westerly projection of the southern property boundary of Parcel 224.031-3-1 across Doran Road to the southwestern property corner of said Parcel; thence proceeding easterly along the southern property boundary of Parcel 224.031-3-1 to the southeastern property corner of said Parcel; thence proceeding southerly along the western property boundaries of Parcels 224.031-3-5.2 and 224.031-3-4 to its intersection thereof with the southwestern property corner of Parcel 224.031-3-4; thence proceeding easterly along the southern property boundary of Parcel 224.031-3-4 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern property boundary of Parcel 224.031-3-4 to its intersection thereof with the westerly projection of the northern property boundary of Parcel 224.031-2-24; thence proceeding easterly along the westerly projection of the northern property boundary of Parcel 224.031-2-24 to the northwestern property corner of said Parcel; thence proceeding southerly along the western property boundary of Parcel 224.031-2-24 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern property boundaries of Parcels 224.031-2-24 and 224.031-2-23 to its intersection thereof with the western

property boundary of Parcel 224.031-2-22; thence proceeding southerly along the western property boundaries of Parcels 224.031-2-22, 224.031-2-18, 224.031-2-17, 224.031-2-16 and 224.031-2-15 to the southwestern property corner of Parcel 224.031-2-15; thence proceeding easterly along the southern property boundary of Parcel 224.031-2-15 to the southeastern property corner of said Parcel; thence proceeding northerly along easternmost property boundaries of Parcels 224.031-2-15, 224.031-2-18, 224.031-2-19; 224.031-2-20, the eastern right-of-way or Woodhaven Drive, 224.031-2-29, and 224.031-2-4.11 to the intersection thereof with the southern property boundary of Parcel 224.031-2-5; thence proceeding easterly along the southern property boundary of Parcel 224.031-2-5 to the southeastern property corner of said Parcel; thence proceeding southerly long the western property boundary of Parcel 224.031-2-7 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern property boundaries of Parcels 224.031-2-7, 224.031-2-8, and 224.031-2-9 to the southeastern property corner of Parcel 224.031-2-9, said point also being the point of beginning, encompassing all parcels within said boundary.

AND

Commencing at a Point of Beginning No. 2, said point being the southeastern property corner of Parcel 224.031-10-10 ; thence proceeding westerly along the southern property boundary of Parcel 224.031-10-10 to the southwestern property corner of said Parcel; thence proceeding northerly along the western property boundary of Parcel 224.031-10-10 to the northwestern property corner of said Parcel; thence proceeding easterly along the northern property boundary of Parcel 224.031-10-10 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern property boundary of Parcel 224.031-10-10 to the southeastern property corner of said Parcel, said point also being the point of beginning, encompassing all parcels within said boundary.

The above described written boundary description is in accordance with the "District Boundary" for the Town of Clifton, as attached to the Map, Plan and Report for the Town of Fine and Town of Clifton Star Lake Water Districts prepared by Barton & Loguidice, D.P.C., Consulting Engineers, dated May 2015.

Appendix C
EDU Assessment

Town of Clifton Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Bach Circle	224.031-2-20	210		1.00	1	
	224.031-2-20	210		1.00	1	
	224.031-2-21	210		1.00	1	
	224.031-2-22	210		1.00	1	
	224.031-2-23	210		1.00	1	
	224.031-2-26	210		1.00	1	
	224.031-2-27	210		1.00	1	
	224.031-2-28	210		1.00	1	
	224.031-2-29	210		1.00	1	
Leonard Drive	224.031-2-29	210		1.00	1	
	224.031-2-1	210		1.00	1	
	224.031-2-24	210		1.00	1	
	224.031-2-25	210		1.00	1	
	224.031-3-2	210		1.00	1	
State Highway 3	224.031-3-4	210		1.00	1	
	224.031-3-5.2	311		0.50	5	
	224.031-1-13	312		0.50	5	
	224.031-1-14	210		1.00	1	
	224.031-1-15	260		1.00	3	
	224.031-1-16	210		1.00	1	
	224.031-1-19.1	314		0.50	5	
	224.031-1-19.2	314		0.50	5	
	224.031-1-20	432		1.00	4	Service & Gas Station
	224.031-2-2	314		0.50	5	
Woodhaven Drive	224.031-2-5	210		1.00	1	
	224.031-2-15	210		1.00	1	
	224.031-2-15	210		1.00	1	
	224.031-2-16	210		1.00	1	
	224.031-2-17	210		1.00	1	
	224.031-2-18	210		1.00	1	
	224.031-2-18	210		1.00	1	
	224.031-2-19	210		1.00	1	
	224.031-2-19	210		1.00	1	
	224.031-2-3	822		0.00	4	Water Supply
	224.031-2-4.11	210		1.00	1	
	224.031-2-4.11	210		1.00	1	

TOTAL EXISTING 32.50

Single family residential (1)	28.00 EDUs
Multi-family residential (2)	0.00 EDUs
Seasonal residential (3)	1.00 EDUs
Commercial (4)	1.00 EDUs
Vacant (5)	2.50 EDUs

TOTAL EXISTING 32.50

TOTAL EXISTING O&M EDUS 30.00

Town of Clifton New Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Doran Road	224.031-3-1	210		1.00	1	
Hillcrest Drive	224.031-4-10	210		1.00	1	
Marshall Avenue	224.030-10-3	314		0.50	5	
State Highway 3	224.000-6-2.1	240		1.00	1	
	224.030-10-2	210		1.00	1	
	224.030-8-11	210		1.00	1	
	224.030-8-5	210		1.00	1	
	224.030-8-6	432		1.00	4	Service & Gas Station
	224.030-8-7	210		1.00	1	
	224.030-8-8	314		0.50	5	
	224.030-8-9	210		1.00	1	
	224.031-1-10	210		1.00	1	
	224.031-1-11	314		0.50	5	
	224.031-1-17	210		1.00	1	
	224.031-1-18	210		1.00	1	
	224.031-1-2	210		1.00	1	
	224.031-1-21	220		2.00	2	
	224.031-1-3	210		1.00	1	
	224.031-1-4	314		0.50	5	
	224.031-1-5	312		0.50	5	
	224.031-1-6	210		1.00	1	
	224.031-1-7	210		1.00	1	
	224.031-1-8	210		1.00	1	
	224.031-1-9	311		0.50	5	
	224.031-2-7	210		1.00	1	
	224.031-2-8	210		1.00	1	
	224.031-2-9	210		1.00	1	
	224.031-4-1	210		1.00	1	
	224.031-4-2	270		1.00	1	
	224.031-4-20	480		0.50	5	Multiple Use (Vacant w/ abandoned building)
	224.031-4-21	314		0.50	5	
	224.031-4-3	311		0.50	5	
	224.031-4-5	210		1.00	1	
	224.031-4-6	311		0.50	5	

TOTAL NEW 30.0

Single family residential (1) 22.00 EDUs
Multi-family residential (2) 2.00 EDUs
Seasonal residential (3) 0.00 EDUs
Commercial (4) 1.00 EDUs
Vacant (5) 5.00 EDUs

TOTAL NEW 30.0

TOTAL NEW O&M EDUS 25.0

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Amo Street	224.000-5-2	240		1.00	1	
	224.045-1-29.11	311		0.50	5	
	224.045-1-36	210		1.00	1	
	224.046-5-4	311		0.50	5	
	224.046-5-7	311		0.50	5	
	224.046-6-10.1	210		1.00	1	
	224.046-6-11	210		1.00	1	
	224.046-6-14	270		1.00	1	
	224.046-6-15.1	210		1.00	1	
	224.046-6-16	311		0.50	5	
	224.046-6-17.1	210		1.00	1	
Backus Road	224.038-2-5.2	311		0.50	5	
	224.038-2-6.1	416		0.50	4	
	224.038-2-6.1	416		0.50	4	
Benson Mines Golf Course	224.030-3-7	311		0.50	5	
Campus Drive	224.037-3-3.1	613		1.00	4	79,100 is average annual water usage
	224.037-3-12	210		1.00	1	
	224.037-3-13	260		1.00	3	
	224.037-3-14	260		1.00	3	
Catherine Street	224.030-4-10	311		0.50	5	
	224.030-4-11	210		1.00	1	
	224.030-4-12	210		1.00	1	
	224.030-4-13	210		1.00	1	
	224.030-4-14.1	311		0.50	5	
	224.030-4-16	210		1.00	1	
	224.030-4-17	210		1.00	1	
	224.030-4-18	210		1.00	1	
	224.030-4-19	210		1.00	1	
	224.030-4-20	210		1.00	1	
	224.030-4-4	210		1.00	1	
	224.030-4-9	312		0.50	5	
	224.038-2-1	210		1.00	1	
	224.038-2-2	210		1.00	1	
	224.038-2-23	312		0.50	5	
Cessna Drive	224.046-3-10	270		1.00	1	
	224.046-3-11	270		1.00	1	
	224.046-3-13	270		1.00	1	
	224.046-3-14	312		0.50	5	
	224.046-3-15	210		1.00	1	
	224.046-3-16.112	270		1.00	1	
	224.046-3-16.113	270		1.00	1	
	224.046-3-16.12	270		1.00	1	
	224.046-3-16.2	270		1.00	1	
	224.046-4-10.1	270		1.00	1	
	224.046-4-11	270		1.00	1	
	224.046-4-12	270		1.00	1	
	224.046-4-13	270		1.00	1	
	224.046-4-14	312		0.50	5	
	224.046-4-8	311		0.50	5	
Cherry Hill Road	223.036-1-10	210		1.00	1	
	223.036-1-11.11	210		1.00	1	
	223.036-1-11.11	210		1.00	1	
	223.036-1-13	210		1.00	1	
	223.036-1-14	210		1.00	1	
	223.036-1-15	210		1.00	1	
	223.036-1-3.1	210		1.00	1	
	223.036-1-6.1	312		0.50	5	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Cherry Hill Road (cont'd)	223.036-1-7	210		1.00	1	
	223.036-1-8	311		0.50	5	
	223.036-1-9	210		1.00	1	
	223.036-1-9	210		1.00	1	
Colby Road	224.037-3-10	210		1.00	1	
	224.037-3-10	210		1.00	1	
	224.037-3-11	210		1.00	1	
	224.037-3-16	311		0.50	5	
	224.037-3-17	312		0.50	5	
	224.037-3-18	210		1.00	1	
	224.037-3-4	311		0.50	5	
	224.037-3-5	210		1.00	1	
	224.037-3-6	210		1.00	1	
	224.037-3-8	311		0.50	5	
	224.037-3-9	210		1.00	1	
	224.045-1-21	311		0.50	5	
	224.045-1-22	311		0.50	5	
	224.045-1-23	311		0.50	5	
	224.045-1-24	210		1.00	1	
Colton Lane	224.045-1-27	312		0.50	5	
	224.038-1-25	210		1.00	1	
	224.038-1-26	210		1.00	1	
	224.038-1-27	210		1.00	1	
	224.038-1-28	210		1.00	1	
	224.038-1-29	210		1.00	1	
	224.038-1-30	210		1.00	1	
	224.038-3-1	270		1.00	1	
	224.038-3-2	210		1.00	1	
	224.038-3-3	210		1.00	1	
	224.038-3-4	210		1.00	1	
	224.038-3-5	210		1.00	1	
	224.038-3-6	210		1.00	1	
	224.038-3-7	210		1.00	1	
	224.038-1-32.2	311		0.50	5	
Forest Park Road	224.046-2-7.11	311		0.50	5	
	224.046-2-7.12	210		1.00	1	
	224.046-2-7.2	270		1.00	1	
Forest View Road	224.046-4-2	270		1.00	1	
	224.046-4-3	210		1.00	1	
	224.046-4-4	271		2.00	2	Two mobile homes
	224.046-4-5	270		1.00	1	
	224.046-4-6	311		0.50	5	
	224.046-5-11.1	270		1.00	1	
	224.046-5-12	270		1.00	1	
	224.046-5-13	270		1.00	1	
	224.046-5-14	311		0.50	5	
	224.046-5-15	311		0.50	5	
	224.046-5-16.1	210		1.00	1	
	224.046-5-19	311		0.50	5	
	224.046-5-20	210		1.00	1	
Gore Street	223.000-1-17.1	910		0.00	5	
	223.000-1-17.2	312		0.50	5	
	224.029-1-1	210		1.00	1	
	224.029-1-10.1	210		1.00	1	
	224.029-1-10.1	210		1.00	1	
	224.029-1-2	311		0.50	5	
	224.029-1-3	210		1.00	1	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Gore Street (cont'd)	224.029-1-4	612		0.05	4	vacant, unbuildable school lot
	224.029-1-9.1	210		1.00	1	
Gregg Street	224.037-4-2	210		1.00	1	
	224.045-1-4	210		1.00	1	
Griffin Avenue	224.045-1-5	311		0.50	5	
	224.038-3-13.1	312		0.50	5	
	224.038-3-15	210		1.00	1	
	224.038-3-16	312		0.50	5	
	224.038-3-17	311		0.50	5	
	224.038-3-18	311		0.50	5	
	224.038-3-19	210		1.00	1	
	224.038-3-20	210		1.00	1	
	224.038-3-21	210		1.00	1	
	224.038-3-22	210		1.00	1	
	224.038-3-23	210		1.00	1	
	224.038-3-24	210		1.00	1	
	224.038-3-25	311		0.50	5	
	224.038-3-26	311		0.50	5	
	224.038-3-27	311		0.50	5	
	224.038-3-30	210		1.00	1	
	224.038-3-31	210		1.00	1	
	224.038-3-32	210		1.00	1	
	224.038-3-33	210		1.00	1	
	224.038-3-34	210		1.00	1	
	224.038-3-35	210		1.00	1	
Hall Avenue	224.046-1-1	311		0.50	5	
	224.021-1-11	210		1.00	1	
	224.021-1-13	612		8.00	4	CF School - 582,333 is average annual usage
Inn Avenue	224.029-2-24	210		1.00	1	
	224.029-3-11	311		0.50	5	
	224.029-4-10	260		1.00	3	
	224.029-4-36	311		0.50	5	
	224.029-4-6	260		1.00	3	
	224.029-4-7	260		1.00	3	
	224.029-4-8	260		1.00	3	
	224.029-4-9	210		1.00	1	
	224.030-1-10	312		0.50	5	
	224.030-1-11	311		0.50	5	
	224.030-1-4.2	311		0.50	5	
	224.030-1-5	311		0.50	5	
Kenny Street	224.046-6-18	270		1.00	1	
	224.046-6-19.1	311		0.50	5	
	224.046-6-19.2	314		0.50	5	
	224.046-6-20	210		1.00	1	
	224.046-6-3	210		1.00	1	
	224.046-6-4	210		1.00	1	
Kerr	224.038-1-31.1	311		0.50	5	
	224.038-3-28	311		0.50	5	
Lake Road	223.000-1-21.11	931		0.05	5	unbuildable
	223.036-1-20	910		0.05	5	unbuildable
	223.036-2-1	260		1.00	3	
	223.036-2-17.1	210		1.00	1	
	223.036-2-19.1	260		1.00	3	
	223.036-2-2	210		1.00	1	
	223.036-2-20.1	210		1.00	1	
	223.036-2-20.1	210		1.00	1	
	224.000-10-1	931		0.05	5	unbuildable

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Lake Road (cont'd)	224.038-1-33	910		0.05	5	unbuildable
	224.045-1-10	311		0.50	5	
	224.045-1-11	210		1.00	1	
	224.045-1-13	210		1.00	1	
	224.045-1-14	311		0.50	5	
	224.045-1-15.1	311		0.50	5	
	224.045-1-15.2	210		1.00	1	
	224.045-1-17	210		1.00	1	
	224.045-1-18	312		0.50	5	
	224.045-1-19	210		1.00	1	
	224.045-1-20	210		1.00	1	
	224.045-1-28.1	210		1.00	1	
	224.045-1-29.2	311		0.50	5	
	224.045-1-29.3	311		0.50	5	
	224.045-1-29.4	210		1.00	1	
	224.045-1-31	210		1.00	1	
	224.045-1-32	210		1.00	1	
	224.045-1-34	311		0.50	5	
	224.045-1-35	311		0.50	5	
	224.045-1-6	210		1.00	1	
	224.045-1-7	260		1.00	3	
	224.045-1-9.1	210		1.00	1	
	224.046-1-11	210		1.00	1	
	224.046-1-12	210		1.00	1	
	224.046-1-13	210		1.00	1	
	224.046-1-14	210		1.00	1	
	224.046-1-15	210		1.00	1	
	224.046-1-16	210		1.00	1	
	224.046-1-17	210		1.00	1	
	224.046-1-18	210		1.00	1	
	224.046-1-19	210		1.00	1	
	224.046-1-20.1	210		1.00	1	
	224.046-1-21	210		1.00	1	
	224.046-5-8	210		1.00	1	
	224.046-5-9	439		1.00	4	Seasonal repair shop
	224.046-6-1	312		0.50	5	
	224.046-6-2	210		1.00	1	
	224.046-6-21	210		1.00	1	
	224.046-6-5	311		0.50	5	
	224.046-6-7	210		1.00	1	
	224.046-6-8	311		0.50	5	
	224.046-6-9	210		1.00	1	
						Senior citizens housing, 24 one-bedroom apartments, laundromat and office building (1 person). 1/4 each for apartment and 1 for
Marshall Avenue	224.046-5-10	633		7.00	4	laundromat/office building
	224.030-3-10.1	210		1.00	1	
	224.030-3-11	210		1.00	1	Clifton residential: garage in fine, house in Clifton
	224.030-3-13	210		1.00	1	
	224.030-3-14	210		1.00	1	
	224.030-3-15	210		1.00	1	
	224.030-3-16.2	210		1.00	1	
	224.030-3-17.1	210		1.00	1	
	224.030-3-18.1	210		1.00	1	
	224.030-3-20	210		1.00	1	
	224.030-4-2	270		1.00	1	
	224.030-4-3	311		0.50	5	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Marshall Avenue (cont'd)	224.030-4-5	210		1.00	1	
	224.030-4-6	210		1.00	1	
	224.030-4-7	210		1.00	1	
	224.030-4-8	311		0.50	5	
	224.030-10-13	210		1.00	1	in Town of Clifton but served by Star Lake
Mohawk	224.046-4-7	270		1.00	1	
Oswegatchie Trail	223.028-2-1	210		1.00	1	
	223.028-2-3.1	210		1.00	1	
	223.028-2-4	270		1.00	1	
	223.028-2-5	210		1.00	1	
	223.028-2-6	210		1.00	1	
	223.036-1-12	311		0.50	5	
	223.036-1-16	210		1.00	1	
	223.036-1-2	641		7.50	4	Hospital - 560,467 is average annual usage
	223.036-1-4	311		0.50	5	
	223.036-1-5	210		1.00	1	
	223.036-2-22	311		0.50	5	
	223.036-2-3	620		1.00	4	
	223.036-2-3	620		1.00	4	
	223.036-2-4	312		0.50	5	
	223.036-2-5	210		1.00	1	
	223.036-2-6	260		1.00	3	
	223.036-2-7	210		1.00	1	
	223.036-2-8	210		1.00	1	
	224.029-1-5.1	314		0.50	5	
	224.029-1-5.2	312		0.50	5	
	224.029-1-5.3	260		1.00	3	
	224.029-1-5.4	260		1.00	3	
	224.029-1-5.5	260		1.00	3	
	224.029-1-5.6	260		1.00	3	
	224.029-1-5.7	260		1.00	3	
	224.029-1-5.8	260		1.00	3	
	224.029-1-6.1	311		0.50	5	
	224.029-1-6.2	260		1.00	3	Not currently served with water
	224.029-1-7	260		1.00	3	Not currently served with water
	224.029-2-20	210		1.00	1	
	224.029-2-21	210		1.00	1	
	224.029-2-22	260		1.00	3	
	224.029-2-23	311		0.50	5	
	224.029-2-23	311		0.50	5	
Pine Street	224.037-3-1.111	311		0.50	5	
	224.038-1-1	210		1.00	1	
	224.038-1-10	210		1.00	1	
	224.038-1-11	311		0.50	5	
	224.038-1-12	210		1.00	1	
	224.038-1-13	311		0.50	5	
	224.038-1-14	210		1.00	1	
	224.038-1-18	210		1.00	1	
	224.038-1-19	210		1.00	1	
	224.038-1-2	210		1.00	1	
	224.038-1-20.1	314		0.50	5	
	224.038-1-3.1	210		1.00	1	
	224.038-1-32.1	270		1.00	1	
	224.038-1-5	260		1.00	3	
	224.038-1-5	260		1.00	3	
	224.038-1-5	260		1.00	3	
	224.038-1-6	210		1.00	1	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Pine Street Cont'd	224.038-1-7	260		1.00	3	
	224.038-1-4.2	260		1.00	3	
Potter Avenue	224.029-3-12	210		1.00	1	
	224.029-3-13	260		1.00	3	
	224.029-3-14	260		1.00	3	
	224.029-3-15.11	210		1.00	1	
	224.029-3-16.1	311		0.50	5	
	224.029-3-8	210		1.00	1	
	224.029-4-1	312		0.50	5	
	224.029-4-2	210		1.00	1	
	224.029-4-3	311		0.50	5	
	224.029-4-35	311		0.50	5	
	224.029-4-37	260		1.00	3	
	224.029-4-4	312		0.50	5	
	224.029-4-5	260		1.00	3	
	224.030-1-12	210		1.00	1	
	224.029-2-25	210		2.00	1	Sunmount House, approx. 150,000 gal/yr usage
School Street Scotts Point Road	224.029-4-13	260		1.00	3	
	224.029-4-14	311		0.50	5	
	224.029-4-15	260		1.00	3	
	224.029-4-16	311		0.50	5	
	224.029-4-17	260		1.00	3	
	224.029-4-18	260		1.00	3	
	224.029-4-19.1	210		1.00	1	
	224.029-4-20.1	260		1.00	3	
	224.029-4-21	260		1.00	3	
	224.029-4-22	260		1.00	3	
	224.029-4-22	260		1.00	3	
	224.029-4-23	260		1.00	3	
	224.029-4-23	260		1.00	3	
	224.029-4-24	260		1.00	3	
	224.029-4-25.1	260		1.00	3	
	224.029-4-26.1	260		1.00	3	
	224.029-4-27	210		1.00	1	
	224.029-4-28	260		1.00	3	
	224.029-4-29	210		1.00	1	
	224.029-4-30	210		1.00	1	
	224.029-4-31.1	311		0.50	5	
	224.029-4-31.2	311		0.50	5	
	224.029-4-32	260		1.00	3	
	224.029-4-33	210		1.00	1	
	224.029-4-34	210		1.00	1	
	224.030-1-4.1	311		0.50	5	
	224.030-2-26	210		1.00	1	
	224.030-2-27	210		1.00	1	
	224.030-2-28	260		1.00	3	
	224.030-2-29	260		1.00	3	
	224.030-2-30	260		1.00	3	
	224.030-2-31	311		0.50	5	
	224.030-2-32	210		1.00	1	
	224.030-2-33	210		1.00	1	
	224.030-2-34	312		0.50	5	
	224.030-2-35	210		1.00	1	
	224.030-2-36	311		0.50	5	
	224.030-2-40	260		1.00	3	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
State Highway 3	224.000-1-3.1	449		0.50	4	
	224.000-1-5	682		4.00	4	clubhouse 2 EDU and Arena 2 EDU
	224.000-1-6.11	330		0.50	5	
	224.021-1-1	330		0.50	5	
	224.021-1-10	270		1.00	1	
	224.021-1-12	311		0.50	5	
	224.021-1-14	464		1.00	4	
	224.021-1-2.1	620		1.00	4	
	224.021-1-2.2	484		1.00	4	
	224.021-1-3	330		0.50	5	
	224.021-1-4	423		1.00	4	
	224.021-1-5	652		1.00	4	
	224.021-1-7.1	461		1.00	4	
	224.021-1-8	210		1.00	1	
	224.021-1-9	210		1.00	1	
	224.029-2-1	210		1.00	1	
	224.029-2-10	831		0.50	4	
	224.029-2-11	311		0.50	5	
	224.029-2-12	311		0.50	5	
	224.029-2-13	210		1.00	1	
	224.029-2-14	210		2.00	1	house and apartment on property
	224.029-2-15	210		1.00	1	
	224.029-2-16	210		1.00	1	
	224.029-2-17	210		1.00	1	
	224.029-2-18	260		1.00	3	
	224.029-2-19	210		1.00	1	
	224.029-2-2	210		1.00	1	
	224.029-2-3	330		0.50	5	
	224.029-2-4	454		1.00	4	IGA
	224.029-2-5	311		0.50	5	
	224.029-2-6	421		1.70	4	Twin Lake: 123,970 average annual usage
	224.029-2-7	471		1.00	4	Funeral Home
	224.029-2-8	210		1.00	1	
	224.029-3-1	210		1.00	1	
	224.029-3-10.1	210		1.00	1	
	224.029-3-17	210		1.00	1	
	224.029-3-2	484		1.00	4	
	224.029-3-3.1	210		1.00	1	
	224.029-3-4.1	449		0.50	4	
	224.029-3-5.1	210		1.00	1	
	224.029-3-9	210		1.00	1	
	224.029-3-9	210		1.00	1	
	224.030-1-1	662		1.00	4	Fire department
	224.030-1-2	682		1.00	4	
	224.030-1-3	449		0.50	4	
	224.030-1-6	311		0.50	5	
	224.030-1-7	480		1.00	4	
	224.030-1-8	331		0.50	5	
	224.030-1-9	330		0.50	5	
	224.030-2-1	210		1.00	1	
	224.030-2-2	210		1.00	1	
	224.030-2-20	260		1.00	3	
	224.030-2-21	822		0.00	4	
	224.030-2-22	311		0.50	5	
	224.030-2-23	652		1.00	4	Town office building
	224.030-2-24	210		1.00	1	
	224.030-2-25.1	312		0.50	5	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
State Highway 3 (cont'd)	224.030-2-3	210		1.00	1	
	224.030-2-39	330		0.50	5	
	224.030-2-4.1	460		0.50	4	Small real estate office (no water)
	224.030-2-4.2	210		1.00	1	
	224.030-2-5	312		0.50	5	
	224.030-2-6	210		1.00	1	
	224.030-2-7	210		1.00	1	
	224.030-2-8	330		0.50	5	
	224.030-2-9	483		1.00	4	
	224.030-3-1	210		1.00	1	
	224.030-3-2	311		0.50	5	
	224.030-3-23.1	486		4.20	4	Nice -n- Easy: 308,393 is average annual usage
	224.030-3-24	411		4.00	4	Four apartments
	224.030-3-25	484		1.00	4	
	224.030-3-26	483		1.00	4	
	224.030-3-27	471		1.00	4	Funeral Home
	224.030-3-28	311		0.50	5	
	224.030-3-29	220		2.00	2	
	224.030-3-3	210		1.00	1	
	224.030-3-30.11	210		1.00	1	
	224.030-3-30.12	210		1.00	1	
	224.030-3-30.2	311		0.50	5	
	224.030-3-4	210		1.00	1	
	224.030-3-5	311		0.50	5	
	224.030-3-6	311		0.50	5	
	224.030-3-8	438		0.50	4	
	224.030-3-9	210		1.00	1	
	224.030-10-10	210		1.00	1	in Town of Clifton but served by Star Lake
Shelton Crest Road	224.030-4-15	311		0.50	5	
	224.030-4-25	210		1.00	1	
Swiss Point Road	223.036-2-10	210		1.00	1	
	223.036-2-10	210		1.00	1	
	223.036-2-11	311		0.50	5	
	223.036-2-11	311		0.50	5	
	223.036-2-12.1	311		0.50	5	
	223.036-2-12.2	210		1.00	1	
	223.036-2-13.1	311		0.50	5	
	223.036-2-13.2	210		1.00	1	
	223.036-2-14	210		1.00	1	
	223.036-2-15	260		1.00	3	
Valley View Road	223.036-2-9	210		1.00	1	
	224.046-3-1	210		1.00	1	
	224.046-3-12	270		1.00	1	
	224.046-3-18	270		1.00	1	
	224.046-3-2	311		0.50	5	
	224.046-3-3	270		1.00	1	
	224.046-3-4	270		1.00	1	
	224.046-3-5	311		0.50	5	
	224.046-3-6	270		1.00	1	
	224.046-3-7	311		0.50	5	
	224.046-3-8	270		1.00	1	
	224.046-3-9	312		0.50	5	
	224.046-4-1	210		1.00	1	
	224.046-4-15	210		1.00	1	
	224.046-5-1	312		0.50	5	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Webb Avenue	224.046-6-12	311		0.50	5	
	224.046-6-13	311		0.50	5	
	224.046-6-6	311		0.50	5	
Youngs Road	224.030-2-10	210		1.00	1	
	224.030-2-11	210		1.00	1	
	224.030-2-12	210		1.00	1	
	224.030-2-13	210		1.00	1	
	224.030-2-14	210		1.00	1	
	224.030-2-15	210		1.00	1	
	224.030-2-16.1	311		0.50	5	
	224.030-2-17.1	270		1.00	1	
	224.030-2-18	210		1.00	1	
	224.030-2-19	311		0.50	5	
	224.030-2-38	480		1.25	4	apartment and 1 office use water, 1 office no water
	224.030-3-21	620		1.00	4	
	224.030-4-1	210		1.00	1	
	224.030-4-21	330		0.50	5	
	224.030-4-22	210		1.00	1	
	224.030-4-23	271		0.50	2	vacant, abandoned trailers
	224.030-4-24	312		0.50	5	
	224.038-1-15	210		1.00	1	
	224.038-1-16	210		1.00	1	
	224.038-1-17	210		1.00	1	
	224.038-1-20.2	311		0.50	5	
	224.038-1-21.1	311		0.50	5	
	224.038-1-21.2	210		1.00	1	
	224.038-1-22	210		1.00	1	
	224.038-1-23	210		1.00	1	
	224.038-1-24	210		1.00	1	
	224.038-2-10	311		0.50	5	
	224.038-2-11	210		1.00	1	
	224.038-2-12	210		1.00	1	
	224.038-2-13	210		1.00	1	
	224.038-2-14	210		1.00	1	
	224.038-2-15	210		1.00	1	
	224.038-2-16	210		1.00	1	
	224.038-2-17	210		1.00	1	
	224.038-2-18	311		0.50	5	
	224.038-2-19	311		0.50	5	
	224.038-2-20	210		1.00	1	
	224.038-2-21	311		0.50	5	
	224.038-2-22	210		1.00	1	
	224.038-2-24	270		1.00	1	
	224.038-2-4	210		1.00	1	
	224.038-2-5.1	311		0.50	5	
	224.038-2-7	210		1.00	1	
	224.038-2-8	210		1.00	1	
	224.038-2-9	311		0.50	5	
	224.038-3-10	220		2.00	2	
	224.038-3-11	210		1.00	1	
	224.038-3-12	210		1.00	1	
	224.038-3-29	311		0.50	5	
	224.038-3-8	210		1.00	1	
	224.038-3-9	210		1.00	1	
	224.046-1-10	210		1.00	1	
	224.046-2-2	210		1.00	1	
	224.046-2-3	210		1.00	1	

Town of Fine Existing Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Youngs Road (cont'd)	224.046-2-4	210		1.00	1	
	224.046-2-5	210		1.00	1	
	224.046-2-6	210		1.00	1	
	224.046-2-8.2	210		1.00	1	
	224.046-3-16.111	311		0.50	5	
	224.046-3-17.1	270		1.00	1	
TOTAL EXISTING				466.9		
Single family residential (1)				278.00	EDUs	
Multi-family residential (2)				6.50	EDUs	
Seasonal residential (3)				50.00	EDUs	
Commercial (4)				63.70	EDUs	
Vacant (5)				68.70	EDUs	
TOTAL EXISTING				466.9		
TOTAL EXISTING O&M EDUS				398.2		

Town of Fine New Users

Road Name	Tax Map No.	Property Class Code	Description	EDU	Code	Notes
Hanks Road	223.044-1-11	311		0.50	5	
Lake Street	223.036-3-1.1	311		0.50	5	
	223.044-1-1.12	311		0.50	5	
	223.044-1-1.2	311		0.50	5	
	223.044-1-12	210		1.00	1	
	223.044-1-13	210		1.00	1	
	223.044-1-14	210		1.00	1	
	223.044-1-15	260		1.00	3	
	223.044-1-16	210		1.00	1	
	223.044-1-17	210		1.00	1	
	223.044-1-18	260		1.00	3	
	223.044-1-19	210		1.00	1	
	223.044-1-2	260		1.00	3	
	223.044-1-21	311		0.50	5	
	223.044-1-3	311		0.50	5	
	223.044-1-4.1	210		1.00	1	
	224.037-5-2	210		1.00	1	
	224.037-6-10	260		1.00	3	
	224.037-6-6	260		1.00	3	
	224.037-6-7	260		1.00	3	
	224.037-6-8	260		1.00	3	
	224.037-6-9	260		1.00	3	
	224.045-1-2.2	311		0.50	5	
	224.045-2-2	311		0.50	5	
Pine Street	224.037-3-1.112	312		0.50	5	Currently inside Star Lake WD but not served
	224.037-3-1.12	210		1.00	1	Currently inside Star Lake WD but not served
	224.037-3-15	210		1.00	1	Currently inside Star Lake WD but not served
	224.037-3-2.11	311		0.50	5	Currently inside Star Lake WD but not served
	224.037-3-2.12	210		1.00	1	Currently inside Star Lake WD but not served
TOTAL NEW				24.0		
Single family residential (1)				11.00		
Multi-family residential (2)				0.00		
Seasonal residential (3)				8.00		
Commercial (4)				0.00		
Vacant (5)				5.00		
TOTAL NEW				24.0		
TOTAL NEW O&M EDUS				19.0		

Appendix D
Estimated Project Costs

Star Lake Water System Improvements

Table 1 Estimated Project Cost - New Joint Groundwater Treatment Facility

Item	Description	Quantity	Units	Unit Cost	Total
1	New Water Treatment Building	720	SF	\$300	\$216,000
2	Chemical Feed System	1	LS	\$45,000	\$45,000
3	Instrumentation and Controls	1	LS	\$100,000	\$100,000
4	Access Road and Site Improvements	1	LS	\$50,000	\$50,000
5	Site piping	1,200	LF	\$75	\$90,000
6	Miscellaneous Site Work	1	LS	\$50,000	\$50,000
7	New well, pitless adapter and submersible pump	2	EA	\$90,000	\$180,000
				Total	\$731,000
			Inflation to 2015	8%	\$59,000
			Contingency	10%	\$74,000
			Subtotal Construction Costs		\$864,000
			Well Development/Exploration		\$200,000
			Engineering/Legal/Administrative	25%	\$216,000
			Inflation to 2016	3%	\$38,400.00
				Total	\$1,319,000

Star Lake Water System Improvements

Table 2 Estimated Project Cost - Tank Replacement

Item	Description	Quantity	Units	Unit Cost	Total
1	New Glass Fused to Steel Water Storage Tank	250,000	Gal	\$1.50	\$375,000
2	New Water Storage Tank Foundation	1	LS	\$70,000	\$70,000
3	Tank pressure transmitter, vault, telemetry	1	LS	\$40,000	\$40,000
4	Demolition of existing Tank	1	LS	\$30,000	\$30,000
5	Miscellaneous Site Work	1	LS	\$10,000	\$10,000
				Total	\$525,000
			Inflation to 2015	8%	\$42,000
			Contingency	10%	\$53,000
			Subtotal Construction Costs		\$620,000
			Engineering/Legal/Administrative	25%	\$155,000
			Inflation to 2016	3%	\$23,250
				Total	\$798,000

Star Lake Water System Improvements
Table 3 Cost Estimate - Water Main Improvements

Item	Description	Type	Length (ft)	Main Size	Valves	Hydrants	Services Near Side	Services Far Side	Private Services	Connection to Existing Main	New Water Meter Install	Main	Valves	Hydrants	Services Near Side	Services Far Side	Private Services	Connection to Existing	Water Meters
	Town of Fine																		
1	State Highway 3	Replacement	5,270.00	8	10	9	16	16	0	6	32	\$342,550.00	\$12,000.00	10,800.00	\$11,200.00	\$19,200.00	\$0	\$18,000	\$19,200
2	School Street	Replacement	760.00	8	1	1	4	0	0	0	4	\$49,400.00	\$1,200.00	3,400.00	\$2,800.00	\$0.00	\$0	\$0	\$2,400
3	Hall Ave	Replacement	540.00	8	2	1	2	1	0	2	3	\$35,100.00	\$2,400.00	2,500.00	\$1,400.00	\$1,200.00	\$0	\$6,000	\$1,800
4	Lake Road	New	4,900.00	8	7	8	17	0	2550	2	17	\$318,500.00	\$8,400.00	27,200.00	\$11,900.00	\$0.00	\$51,000	\$6,000	\$10,200
5	Pine Street	New	500.00	8	1	1	5	0	1000	1	5	\$32,500.00	\$1,200.00	3,400.00	\$3,500.00	\$0.00	\$20,000	\$3,000	\$3,000
6	Golf Course	New	0.00	8	1	0	1	0	300	1	1	\$0.00	\$1,200.00	0.00	\$700.00	\$0.00	\$6,000	\$3,000	\$600
7	Water Meters	New	0.00	8	0	0	0	0	0	0	117	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0	\$0	\$70,200
8	Oswegatchie Trail Road	Replacement	940.00	8	4	2	4	3	0	2	7	\$61,100.00	\$4,800.00	6,800.00	\$2,800.00	\$3,600.00	\$0	\$6,000	\$4,200
9	Youngs Road	Replacement	3,230.00	8	11	5	17	23	0	7	40	\$209,950.00	\$13,200.00	17,000.00	\$11,900.00	\$27,600.00	\$0	\$21,000	\$24,000
10	NYS Rt. 3 to Tank	Replacement	1,050.00	8	2	1	0	0	0	1	0	\$68,250.00	\$2,400.00	3,400.00	\$0.00	\$0.00	\$0	\$3,000	\$0
11	Swiss Point Road	Replacement	1,800.00	8	4	3	11	5	0	1	16	\$117,000.00	\$4,800.00	10,200.00	\$7,700.00	\$6,000.00	\$0	\$3,000	\$9,600
12	Lake Rd (Youngs to Gregg)	Replacement	4,400.00	8	7	7	20	14	0	2	34	\$286,000.00	\$8,400.00	23,800.00	\$14,000.00	\$16,800.00	\$0	\$6,000	\$20,400
13	Scott's Point Road	Replacement	1,800.00	8	4	3	27	12	0	1	39	\$117,000.00	\$4,800.00	10,200.00	\$18,900.00	\$14,400.00	\$0	\$3,000	\$23,400
14	Inn Ave	Replacement	450.00	8	3	0	3	3	0	2	6	\$29,250.00	\$3,600.00	0.00	\$2,100.00	\$3,600.00	\$0	\$6,000	\$3,600
15	Potter Ave	Replacement	800.00	8	1	1	11	5	0	1	16	\$52,000.00	\$1,200.00	3,400.00	\$7,700.00	\$6,000.00	\$0	\$3,000	\$9,600
16	Colton Lane	Replacement	650.00	8	1	1	6	6	0	1	12	\$42,250.00	\$1,200.00	3,400.00	\$4,200.00	\$7,200.00	\$0	\$3,000	\$7,200
17	Griffin Ave	Replacement	1,140.00	8	4	1	8	7	0	2	15	\$74,100.00	\$4,800.00	3,400.00	\$5,600.00	\$8,400.00	\$0	\$6,000	\$9,000
18	Gore St. & Cherry Hill Rd	Replacement	1,960.00	8	3	3	11	3	0	0	14	\$127,400.00	\$3,600.00	10,200.00	\$7,700.00	\$3,600.00	\$0	\$0	\$8,400
19	Misc. Hydrants and valves	Replacement	0.00	8	9	11	0	0	0	0	0	\$0.00	\$10,800.00	37,400.00	\$0.00	\$0.00	\$0	\$0	\$0
	Total (Item Nos. 1 - 18)		30,190	152	75	58	163	98	3850	32	378	\$1,962,350	\$90,000	\$176,500	\$114,100	\$117,600	\$77,000	\$96,000	\$226,800
																		Total	\$2,860,350
															Inflation to 2015			8%	\$229,000
															Contingency			10%	\$287,000
																Subtotal Construction Costs			\$3,377,000
															Engineering/Legal/Administrative			25%	\$845,000
															Inflation to 2016			3%	\$126,660
																		Total	\$4,349,000
Item	Description	Type	Length (ft)	Main Size	Valves	Hydrants	Services Near Side	Services Far Side	Private Services	Connection to Existing Main	New Water Meter Install	Main	Valves	Hydrants	Services Near Side	Services Far Side	Private Services	Connection to Existing	Water Meters
	Town of Clifton																		
	Town of Clifton																		
8	State Highway 3	New	3,110.00	8	3	5	12	13	3750	0	25	\$202,150.00	\$3,600.00	17,623.33	\$8,400.00	\$15,600.00	\$75,000	\$0	\$15,000
9	Woodhaven	Replacement	2,100.00	8	4	2	20	10	4500	0	30	\$136,500.00	\$4,800.00	6,800.00	\$14,000.00	\$12,000.00	\$90,000	\$0	\$18,000
	Total (Items 8 & 9)		5,210	16	7	7	32	23	8250	0	55	\$338,650	\$8,400	\$24,423	\$22,400	\$27,600	\$165,000	\$0	\$33,000
																		Total	\$619,473
															Inflation to 2015			8%	\$50,000
															Contingency			10%	\$62,000
																Subtotal Construction Costs			\$732,000
															Engineering/Legal/Administrative			25%	\$183,000
															Inflation to 2016			3%	\$27,450
																		Total	\$942,000

Total Distribution Components

12 Inch Water Main	LF	\$75	Near Side Service	EA	\$700
8 Inch Water Main	LF	\$65	Far Side Service	EA	\$1,200
Complete Hydrant Assembly	EA	\$3,400	Water Service laterals	LF	\$20
12 Inch valve	EA	\$2,500	Connection to Existing	EA	\$3,000
8 Inch Valve	EA	\$1,200	New Water Meter Install	EA	\$600

Total \$5,291,000

Star Lake Water System Improvements

Table 4 Estimated Project Cost - Total Project

Description				Total
New Joint Groundwater Treatment Facility from Table 1				\$1,319,000.00
New Water Storage Tank from Table 2				\$798,000.00
New/Replacement Water Main (Town of Clifton) from Table 3				\$942,000.00
New/Replacement Water Main (Town of Fine) from Table 3				\$4,349,000.00
		Total Estimated Project Capital Cost		\$7,408,000.00

Star Lake Water System Improvements

Table 5 - Estimated Annual Operation & Maintenance Costs

Description	2013 budget	Total O&M Estimated 2015	Town of Clifton Estimated 2015	Town of Fine Estimated 2015
Existing O&M (based on 2013 budget)				
Star Lake wages, insurance and benefits	\$81,038	\$86,000		\$86,000
Star Lake contractual expenses (power, chemicals, etc.)	\$47,060	\$49,900		\$49,900
Star Lake Equipment and Capital Outlay	\$18,000	\$19,100		\$19,100
Woodhaven wages, insurance and benefits	\$5,060	\$5,400	\$5,400	
Woodhaven contractual expenses	\$7,590	\$8,100	\$8,100	
TOTAL	\$158,748	\$168,500	\$13,500	\$155,000
Projected O&M new Joint groundwater Facility (Groundwater Option)				
Star Lake wages, insurance and benefits		\$50,000	\$2,500	\$47,500
Star Lake contractual expenses (power, chemicals, etc.)		\$25,000	\$1,350	\$23,650
Star Lake Equipment and Capital Outlay		\$15,000	\$0	\$15,000
Woodhaven contract operator expenses		\$4,500	\$4,500	\$0
Woodhaven Equipment and Capital Outlay		\$3,000	\$3,000	\$0
TOTAL		\$97,500	\$11,350	\$86,150
Clifton O&M EDU's	55			
Fine O&M EDU's	417			

Star Lake Water System Improvements

Table 6 Project Financing

Description		
Total Estimated Project Cost (From Table 4)	\$7,408,000	
	Debt Service EDU's	O&M EDU's
Town of Clifton EDU's	62.50	55.00
Town of Fine EDU's	490.90	417.20
Total Number of EDU's	553.40	472.20
DASNY Grant	\$100,000	
DWSRF Grant	\$2,000,000	
Total Estimated Project Cost Less Grant / Outside Contribution	\$5,308,000	
Annualized Total Estimated Debt Service (levelized debt payments)	\$176,933	
Town of Clifton Annual Operation & Maintenance (O&M)	\$11,356	
Town of Fine Annual Operation & Maintenance (O&M)	\$86,144	
Annual User Costs	Town of Fine	Town of Clifton
Annual Debt payment (levelized payments)	\$320	\$320
Annual Operation & Maintenance / Water Purchase Costs	\$206	\$206
TOTAL ANNUAL WATER COST (levelized debt payments)	\$526	\$526

Appendix E

NYSEFC Hardship Determination Letter



April 16, 2015

The Honorable Mark Hall
Supervisor, Town of Fine
4078 State Hwy 3
Star Lake, NY 13690

Re: Drinking Water State Revolving Fund
Project No.: 18139
Town of Fine
Star Lake Water District
St. Lawrence County

Dear Supervisor Hall:

Thank you for your recent hardship application to the New York State Department of Health (DOH) and the New York State Environmental Facilities Corporation (EFC) seeking financial assistance from the Drinking Water State Revolving Fund (DWSRF). I am very pleased to inform you that your proposed drinking water project is eligible for a DWSRF hardship assistance grant of \$2,000,000 and \$5,408,000 in interest-free financing for a term of 30 years.

This determination is based on the information provided in your hardship application, including the following:

- 473 equivalent dwelling units (EDUs) within the service area;
- A target annual service charge per EDU of \$470;
- A Median Household Income of \$40,417 based on the 2010 census for the Star Lake Census Data Place (CDP);
- Projected annual operation and maintenance costs of \$100,300;
- Offsetting revenues of \$11,613 and,
- A total project cost of \$7,408,000.00.

This proposed funding package results in a projected service charge (PSC) of \$492 per equivalent dwelling unit and is available for two years from the date of this letter, which expires April 16, 2017.

In order to maintain eligibility for this DWSRF financial assistance, we request that the Town submit a completed DWSRF application to EFC as soon as practicable, or at the latest, by October 16, 2016, which is six months prior to the expiration date of this letter. Please note that this letter does not constitute a commitment by EFC to lend or otherwise provide funding. Such a commitment will be reflected in a Project Financing Agreement executed by both parties.

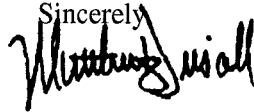
Please note that upon review of your completed application, EFC may deny or otherwise adjust the financial assistance described in this letter due to any material changes that may occur in the factors

presented in your original hardship application, including for example, the availability of grants from sources other than the DWSRF. In addition, EFC may only provide financial assistance for your project after receiving formal approvals from the Corporation's Board of Directors and the New York State Public Authorities Control Board.

Finally, submission of a completed application is necessary to determine whether your project is compliant with the State Smart Growth Public Infrastructure Policy Act.

Should you have any questions or require any assistance in completing your DWSRF application packet, please do not hesitate to contact EFC's Assistant Financial Development Manager Christopher Rienzo at (518) 402-7085, or christopher.rienzo@efc.ny.gov.

Thank you again for your interest in the DWSRF program and congratulations to you and the community you represent on receiving hardship assistance from this invaluable program. We look forward to working with you to ensure that your community has a safe, affordable and sustainable water supply for generations to come.

Sincerely


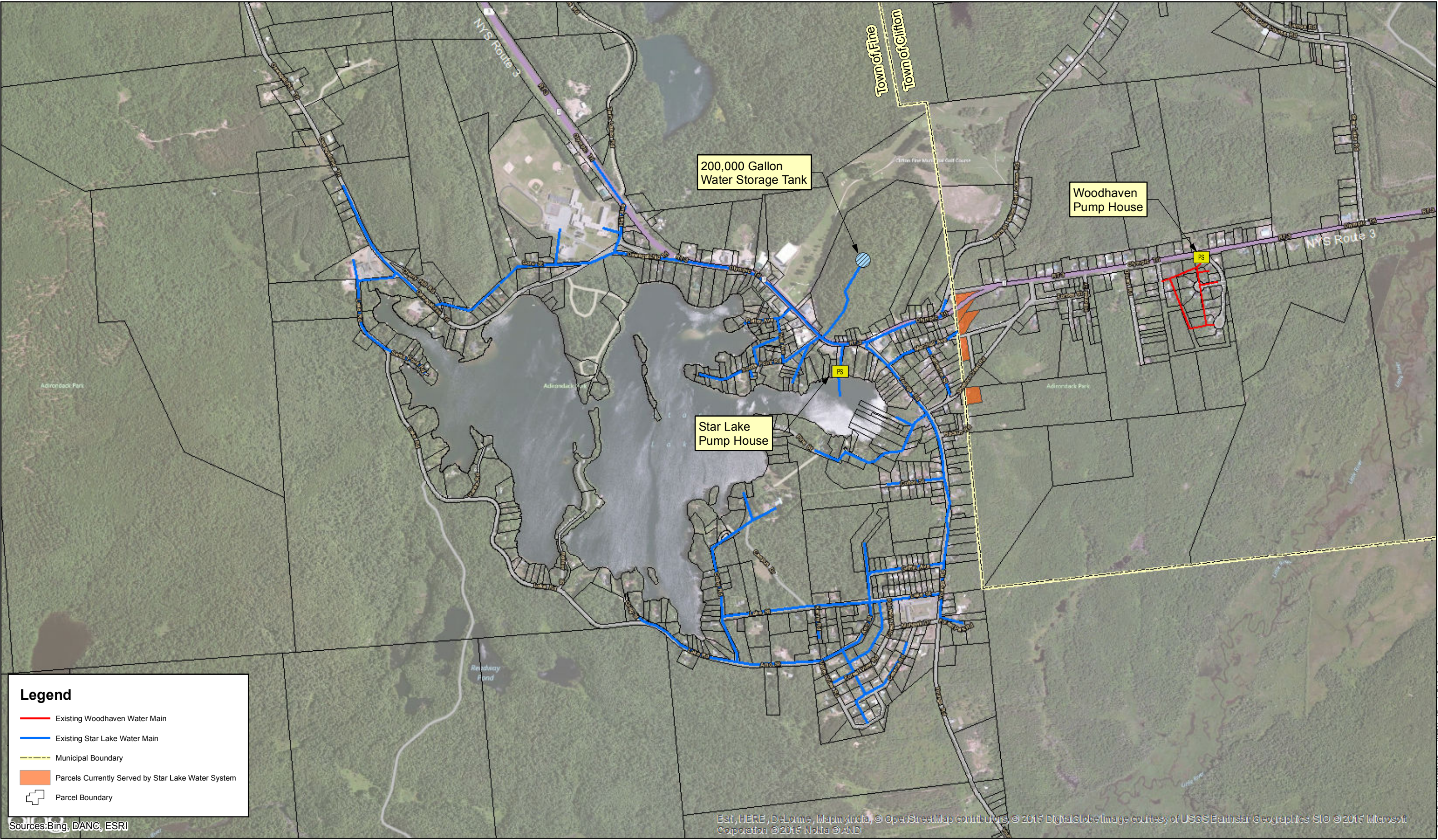
Matthew J. Driscoll
President and CEO

MJD/MF

c: Roger Sokol, Ph.D., DOH

Figures

Figure 1
Existing Facilities



Legend

Existing Woodhaven Water Main

Existing Star Lake Water Main

Municipal Boundary

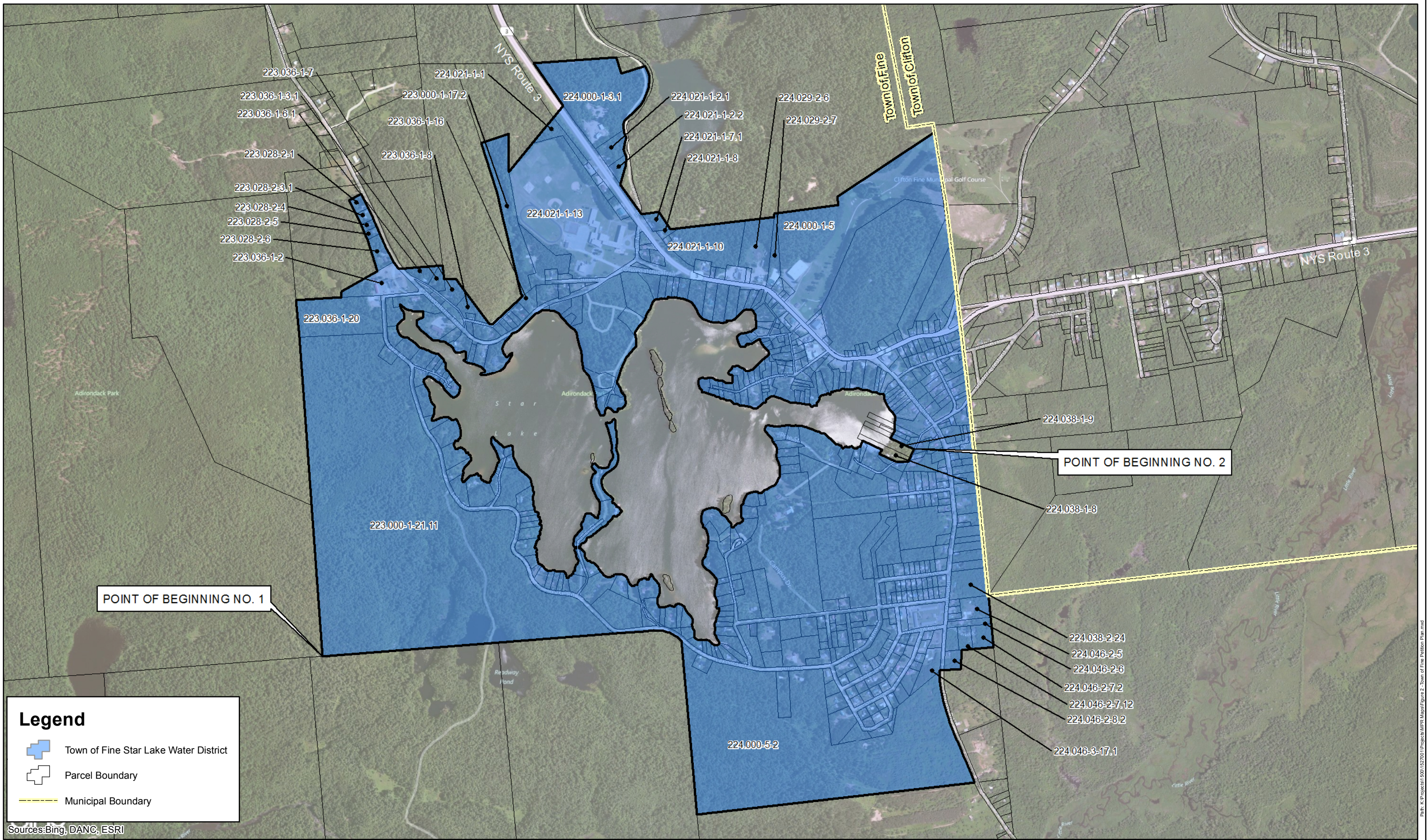
Parcels Currently Served by Star Lake Water System

Parcel Boundary

Sources: Bing, DANC, ESRI

Figure 2A

Town of Fine Star Lake Water District – District Boundary

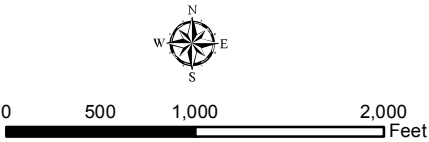


Legend

- Town of Fine Star Lake Water District
- Parcel Boundary
- Municipal Boundary

Sources: Bing, DANC, ESRI

Barton & Loguidice, D.P.C.
Engineers • Environmental Scientists • Planners • Landscape Architects



Town of Fine
Star Lake Water District
District Boundary
St. Lawrence County May 2015 New York

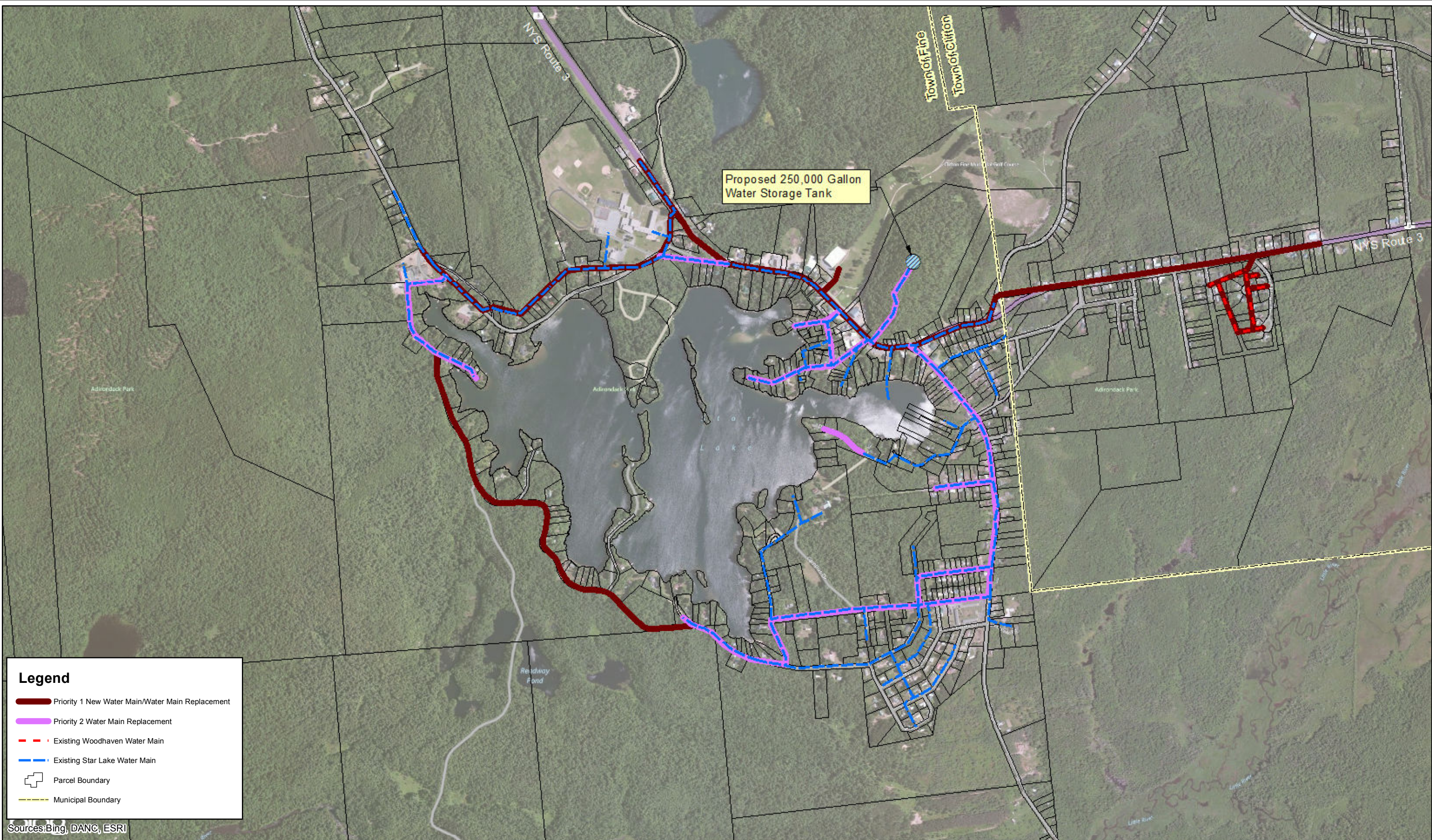
Figure
2A
Project
No.
1527.001

Path: K:\Projects\1527001\Projects\MPR Maps\Figure 2 - Town of Fine Petition Plan.mxd

Figure 2B

Town of Clifton Star Lake Water District – District Boundary

Figure 3
Proposed Facilities

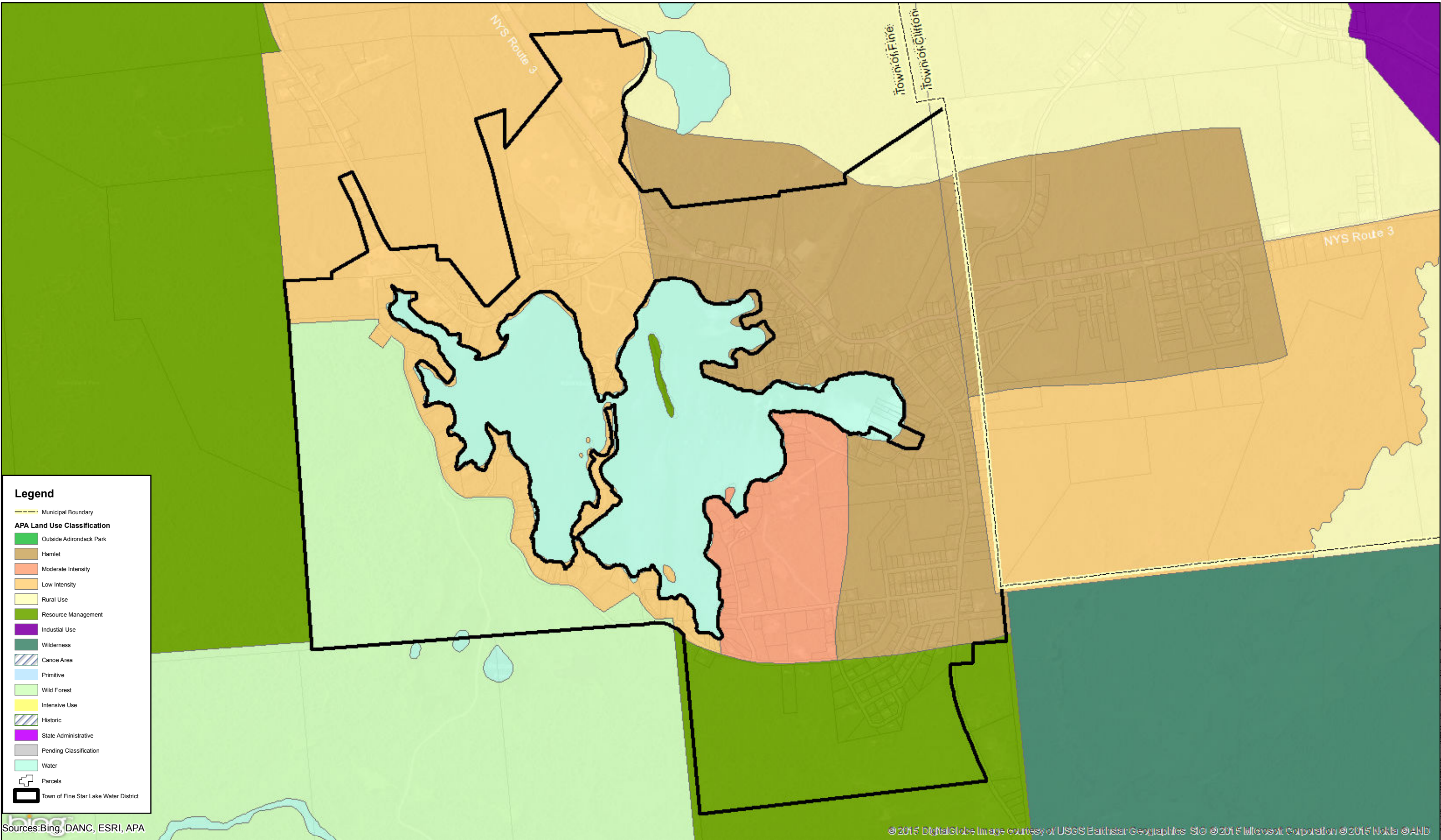


Legend

- Priority 1 New Water Main/Water Main Replacement
- Priority 2 Water Main Replacement
- Existing Woodhaven Water Main
- Existing Star Lake Water Main
- Parcel Boundary
- Municipal Boundary

Sources: Bing, DANC, ESRI

Figure 4A
APA Land Use Classifications Map (Fine)

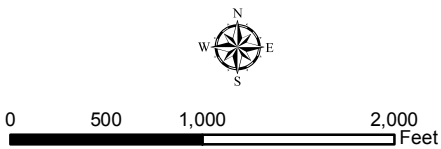


Legend

- Municipal Boundary
- APA Land Use Classification**
 - Outside Adirondack Park
 - Hamlet
 - Moderate Intensity
 - Low Intensity
 - Rural Use
 - Resource Management
 - Industrial Use
 - Wilderness
 - Canoe Area
 - Primitive
 - Wild Forest
 - Intensive Use
 - Historic
 - State Administrative
 - Pending Classification
 - Water
 - Parcels
 - Town of Fine Star Lake Water District

Sources: Bing, DANC, ESRI, APA

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Town of Fine

APA Land Use Classifications Map

St. Lawrence County May 2015 New York

Figure

4A

Project No.

1527.001

PAIN K:\PROJECTS\2015\201501\PROJECTS\MPR Maps\Figure 4 - APA Land Use Classifications (F16) 7/10/15

Figure 4B

APA Land Use Classifications Map (Clifton)

