



MAP, PLAN & REPORT

HARROWER SEWER DISTRICT

Prepared For:

TOWN OF AMSTERDAM

283 Manny's Corners Road
Amsterdam, NY 12012

Prepared: March 2025



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1.0 INTRODUCTION

The Town of Amsterdam (Town), located in Montgomery County, New York, owns, operates and maintains a sewer collection system consisting of gravity sewers, forcemains and pump stations location within the Town of Amsterdam. Properties within the existing Sewer District, known as the "Route 30 Sewer Service Area" (**Figure 1**), are currently provided with sewer collection services through a system of service connections and mains that are owned and operated by the Town of Amsterdam. The Route 30 Sewer Service Area is concentrated in the central business area of Amsterdam along NYS Route 30 and certain areas adjacent to the City of Amsterdam. The system serving the Town's Route 30 Sewer Service Area currently has capacity for an increase in connections.

The Town of Amsterdam has identified a need to provide sewer service to an area currently not served by public sewers. The proposed sewer district, to be known as the Harrower Sewer District, described herein would provide sewer service to the Harrower Area and connect a total of 127 parcels. It is defined by the lands contained in the tax parcels listed and described in table format (**Attachment A**), described as provided in **Attachment B** and as shown in the Sewer District Map (**Figure 2**). This Map, Plan and Report presents the information necessary for the Town to create this Harrower Sewer District in accordance with Town Law, Article 12-A of the New York State Consolidated Laws.

2.0 EXISTING SEWER SERVICE AND PROPOSED HARROWER SEWER DISTRICT

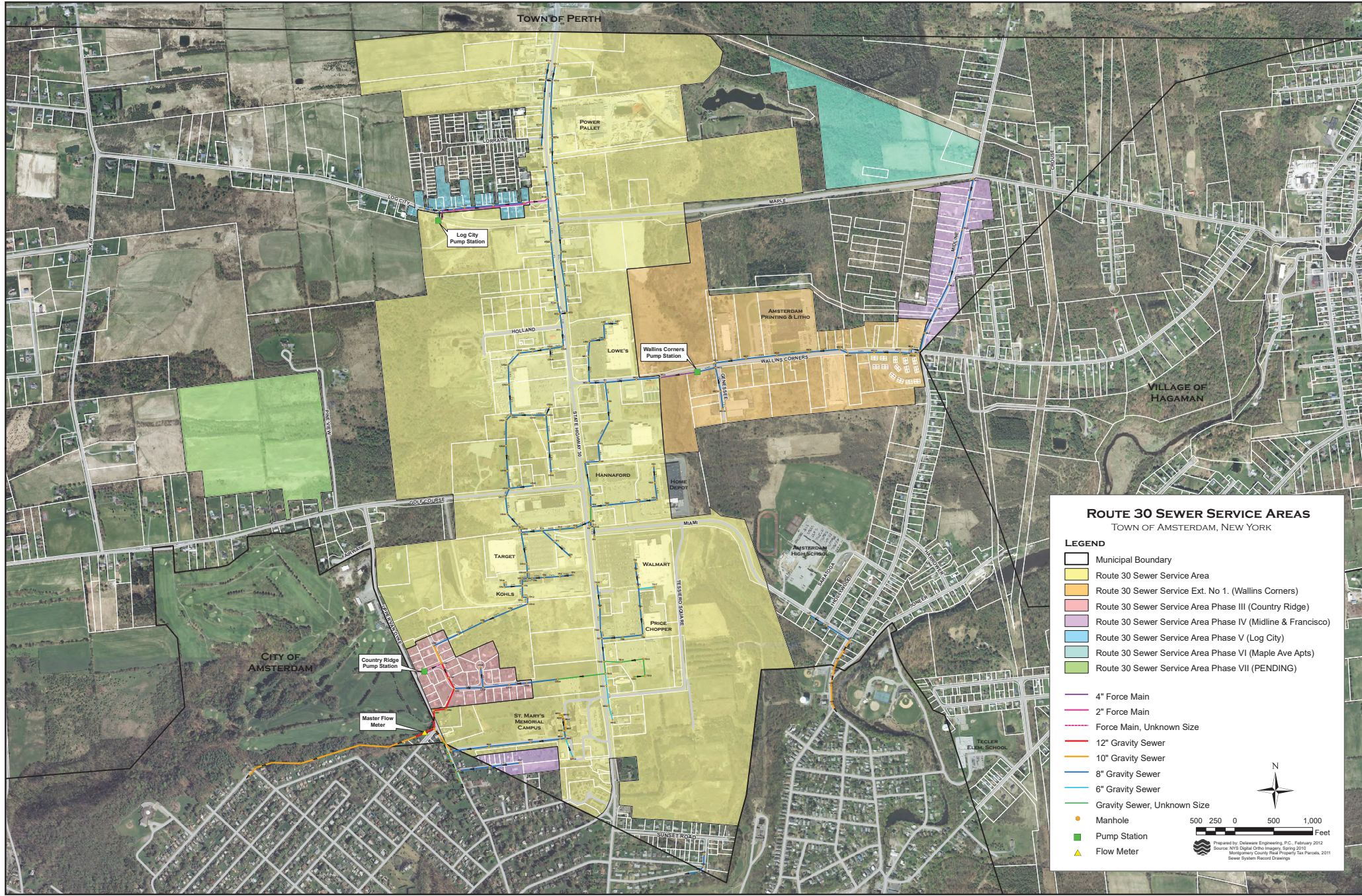
In August 1987, the Town and City of Amsterdam (City) executed an agreement whereby the City agrees to accept and treat sanitary sewage from the Town's Route 30 Sewer Service Area. The agreement provides for the maximum daily discharge of 500,000 gallons with a peak flow rate not to exceed 1,562 gallons per minute at the primary connection point which is a manhole at the intersection of Henrietta Boulevard and Harvard Street. Sewage flow to this point is monitored in a flow metering pit located near Chapel Place and Van Dyke Avenue. A map of the existing Route 30 Sewer Service Area district is included as **Figure 1**. In accordance with the IMA (**Attachment C**), the Town's sewer service area can be expanded and new service areas may be established within the 500,000 gallons per day (GPD) reserve without City of Amsterdam approval.

The proposed Harrower Sewer District includes the following area within the Town: The Harrower Area which includes Midline Road, Hollywood Road, Saratoga Avenue, Harrower Lane and Pioneer Street. This proposed service area includes 94 properties that have already been developed and another 23 vacant properties that could be developed into residential homes in the future. The proposed Harrower Sewer District described herein is defined by the lands contained in the tax parcels listed in table format (see **Attachment A**), described in **Attachment B**, and as shown in the Harrower Sewer District Map (**Figure 2**).

As shown on **Figure 2**, there is an existing gravity sewer main located along Miami Ave and Midline Rd. This sewer main is publicly owned and serves three (3) parcels within the proposed Harrower Sewer District as well as the Amsterdam High School, which is outside the proposed District.

3.0 GENERAL PLAN OF IMPROVEMENTS

Currently, the Town has excess capacity within its sewer system and a portion of the excess capacity can be assigned to the users in the proposed Harrower Sewer District, provided adequate infrastructure is in place. The improvements associated with the proposed District include the following:



ROUTE 30 SEWER SERVICE AREAS
TOWN OF AMSTERDAM, NEW YORK

- LEGEND**
- ▭ Municipal Boundary
 - ▭ Route 30 Sewer Service Area
 - ▭ Route 30 Sewer Service Ext. No 1. (Wallins Corners)
 - ▭ Route 30 Sewer Service Area Phase III (Country Ridge)
 - ▭ Route 30 Sewer Service Area Phase IV (Midline & Francisco)
 - ▭ Route 30 Sewer Service Area Phase V (Log City)
 - ▭ Route 30 Sewer Service Area Phase VI (Maple Ave Apts)
 - ▭ Route 30 Sewer Service Area Phase VII (PENDING)

- 4" Force Main
- 2" Force Main
- - - Force Main, Unknown Size
- 12" Gravity Sewer
- 10" Gravity Sewer
- 8" Gravity Sewer
- 6" Gravity Sewer
- Gravity Sewer, Unknown Size
- Manhole
- Pump Station
- ▲ Flow Meter

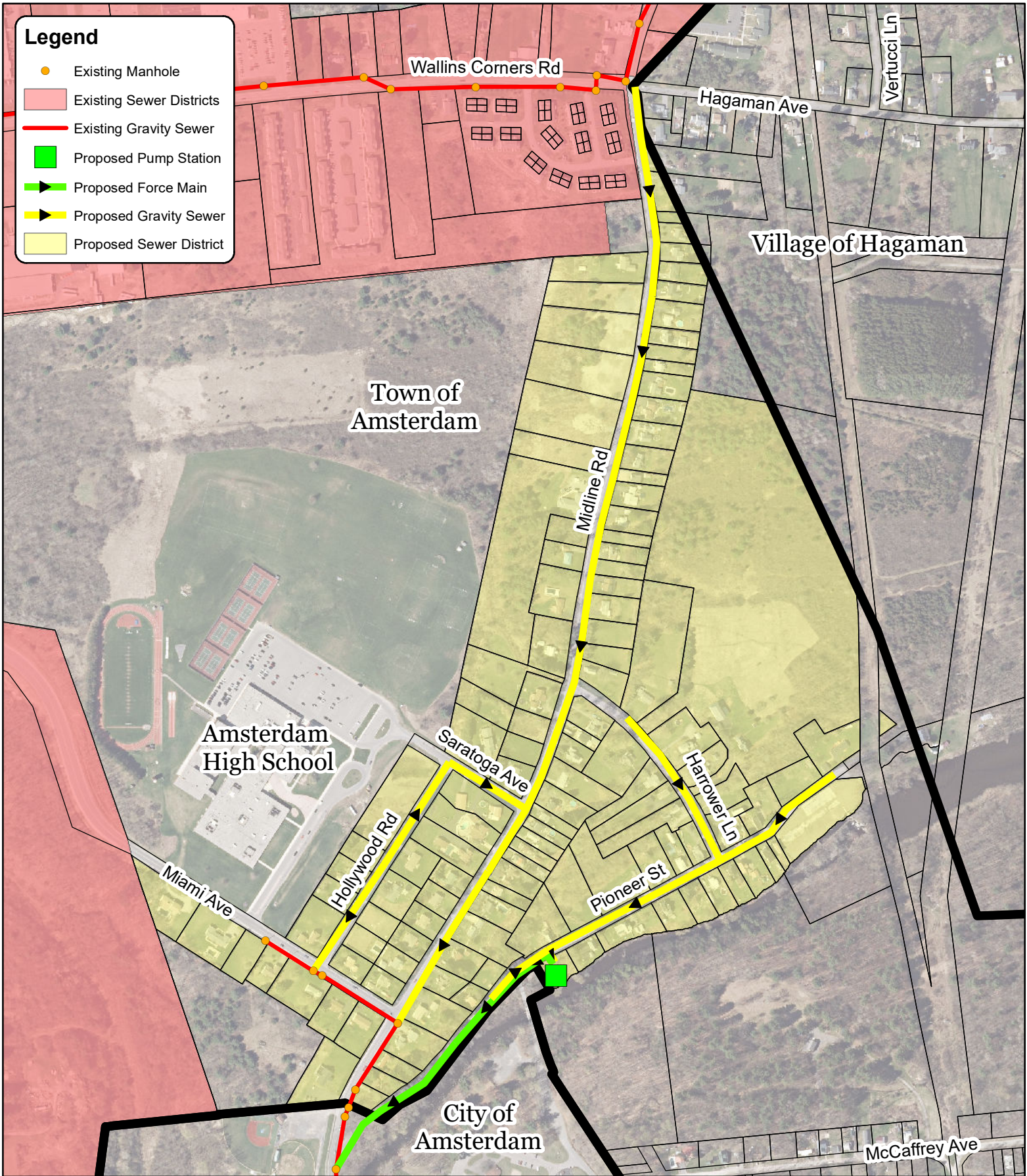
N

500 250 0 500 1,000
Feet

Prepared by: Delaware Engineering, P.C., February 2012
 Source: WYS Digital Ortho Imagery, Spring 2010
 Montgomery County/ Real Property Tax Parcels, 2011
 Sewer System Record Drawing

Legend

- Existing Manhole
- Existing Sewer Districts
- Existing Gravity Sewer
- Proposed Pump Station
- Proposed Force Main
- Proposed Gravity Sewer
- Proposed Sewer District



Harrower Area Proposed Sewer District Ext.

Town of Amsterdam,
Montgomery County, NY

500 250 0 500 1,000 Feet



Prepared by: Delaware Engineering, DPC
Date: June 2023
Source: NYS Digital Ortho Imagery, Spring 2017
Montgomery Co. Real Property Tax Parcels 2022
Town of Amsterdam Sewer Data



The proposed Harrower Sewer District in the Harrower Area will include approximately 7,650 liner feet of 8-inch diameter gravity sewer line on Hollywood Road, Midline Road, Pioneer Street and Harrower Lane that will discharge to the existing public sewer system located on Midline Road that was extended north into the Town to provide service to the High School in 1971. A pump station and 1,250 linear feet of force main will be required here along with a metering manhole.

5.0 PROPOSED DISTRICT OPERATIONS

The Town of Amsterdam shall be responsible for operation and maintenance of any and all infrastructure to be constructed within the Town. The existing gravity main along Miami Ave. and Midline Rd. is publicly owned. It is anticipated that the Town will conduct operation and maintenance of the proposed infrastructure in the Town, assessing the costs to the proposed Harrower Sewer District. The Town will also assess operation and maintenance costs for the existing gravity main along Miami Ave. and Midline Rd.

6.0 REGULATORY REVIEW & APPROVAL

Design and construction of the proposed sewer system will be performed in conformance with the recommended Standards for Recommended Standards for Wastewater Facilities - Great Lakes Upper Mississippi River Board of State Public Health & Environmental Managers, and commonly referred to as the Ten States Standards, and applicable NYSDEC and NYSDOH Design Standards. Sewer extension approval by NYSDEC under 6 NYCRR Part 750 will be required. Additional site-specific standards such as those specified and recommended by agencies such as the Montgomery County Highway Department and New York State Department of Environmental Conservation will be utilized as applicable. Regulatory review and approval will be obtained prior to the initiation of construction. The proposed Harrower Sewer District, which will be undertaken and funded by the Town, as set forth herein, and is, therefore, an action subject to the requirements of SEQR. It is anticipated that the Town Board will conduct the required environmental review as lead agency, under SEQR.

7.0 MAXIMUM AMOUNT TO BE EXPENDED

The maximum amount to be expended is estimated to be \$7,225,280, as summarized below. A detailed breakdown of estimated costs is included as Table 1, below.

Table 1. Proposed Project Cost Estimate	
Construction Costs	\$4,653,965
Soft Costs/Engineering/Legal/Permits (15%)	\$698,095
Subtotal	\$5,352,060
Contingency (35%)	\$1,873,221
Total Project Estimate	\$7,225,280

8.0 COST OF HOOK UP FEES – IF ANY

The Town of Amsterdam does not propose that the Harrower Sewer District charge any hook-up fees to the new users as part of the current sewer extension. The cost of plumbing connections to the sewer main shall be borne by each property owner individually when connected.

9.0 DETAILED EXPLANATION OF COSTS

Pursuant to Town Law Art. 12 Sect. 202(5), the debt service costs for the Harrower Sewer District are charged only against the benefitted properties within this proposed District. The proposed Harrower Sewer District will not result in increased costs for existing Route 30 Sewer Service Area district users.

The typical first year annual user costs for the Harrower Sewer District will be a combination of:

- A share of the proposed Debt Service for the proposed District, including principal and interest;
- Operation and Maintenance costs, if connected; and
- Payments made to the City of Amsterdam for treatment and disposal of the sewage.

The Town Sewer Rent Law includes formulas to calculate the Benefit Points and City Units for various types of land uses in the Town. **Attachment D** of this report includes a copy of these formulas. Using this formula, a total of 722.03 benefit points are calculated for the included 124 parcels. The Benefit Points and City Units are then multiplied by the current Sewer Rates to determine the total Sewer Rent. The 2024 Sewer Rates are as follows:

$$\begin{aligned}
 & \$0.00 \times \text{Property Debt Service Points} \\
 + & \$4.261231 \times \text{Property Operation and Maintenance Points (if connected)}
 \end{aligned}$$

+ \$554.99 x City Units (if connected)
 = TOTAL Town Billing of Individual Property

9.1 DEBT SERVICE

Debt service shall be paid by the owners of all properties in the proposed District, including those which are currently vacant, unoccupied, or undeveloped, and shall be paid by property owners to the Town of Amsterdam. For purposes of debt service, all properties in the District will be assessed based on the Town's Sewer Rent Law.

The Town of Amsterdam has listed the Harrower District project on the 2025 Clean Water State Revolving Fund (CWSRF) Intended Use Plan (IUP) in Category D on the Annual List and the listing has been assigned 31 points (See **Attachment E**). All projects in Category D with a total score of at least 10 points qualify for hardship financing in this IUP Period (See **Attachment E**). Therefore, financing through the CWSRF program is available at 0% interest.

If the Town were to borrow \$7,225,280.00 for 30 years at a 0% interest rate, the resulting annual debt payment, including both principal and interest, would be approximately \$240,842.67. Dividing the annual debt repayment cost of the project by the number of Property Debt Service Points results in an annual debt service charge of approximately \$333.56/Point.

Those three (3) parcels already connected to the existing gravity main along Miami Ave. and Midline Rd., reflected in the table, below, will not be assessed debt service costs.

Table 2. Parcels with existing connections not to be assessed debt service costs	
Street Address	Parcel ID
103 Miami Avenue	40.5-1-43.2
113 MIAMI AVE	40.5-1-44
119 MIAMI AVE	40.5-1-5

9.2 OPERATION AND MAINTENANCE COST

The current cost for O&M is \$4.261231 x Property Operation and Maintenance Points (if connected), in accordance with the Town's 2024 Sewer Rates. The charge for O&M per point is an example, and actual costs will be established based upon O&M costs for the proposed Harrower Sewer District in the future.

9.3 CITY OF AMSTERDAM UNIT CHARGE

The 1987 agreement between the City and Town specifies that the City unit charge to the Town will be 1.5 times the City's Unit charge to in-City users. The cost for the City Unit Charge is \$554.99 x City Units (if connected).

10.0 COST TO THE TYPICAL PROPERTY

In accordance with NYS Town Law Art. 12-A Section 209-a, "typical property" shall mean a benefited property having an assessed value that approximates the assessed value of the mode of the benefited properties situated in the district or extension that will be required to finance the cost of the proposed improvements. According to 2022 assessment data, in the proposed district, there are presently 124 parcels to be assessed debt service, and the mode of total assessed value is \$11,600.00, which also represents a 1-family residence (property classification code 210) and also is the "typical one-family home," as defined by NYS Town Law Art. 12-A Section 209-a.

As a one-family residential property, the typical property is assessed $\frac{1}{2}$ point/building lot + 1 point/acre + $\frac{1}{2}$ point/family dwelling + $\frac{1}{2}$ point/\$1,000 assessed valuation. Average values of lot size and assessed valuation for the typical property within the proposed District are, 0.38 acres and \$11,600.00, respectively. Using the above formula the Benefit Point for the parcel in this Harrower Sewer District is: $0.5 + 0.38 + 0.5 + 0.5 (\$11,600 / 1000) = 7.18$ Points. Using the value of 7.18 Points, the total cost is as follows:

Item	Amount
Debt Service Costs	\$2,502.17
O&M Costs	\$30.59
City Charge Costs	\$554.99
Total	\$3,087.75

Recognizing that the calculations required under Art. 12-A for "typical property" and "typical one-family home" may not correlate, statistically, to the most representative one-family home and, therefore, what the average one-family property owner can expect to

pay, the above required calculations are repeated using the average assessed value for all single family residences in the proposed district.¹

As stated above, the average one-family residential property, is assessed ½ point/building lot + 1 point/acre + ½ point/family dwelling + ½ point/\$1,000 assessed valuation. Average values of lot size and assessed valuation for the average one-family residential property within the proposed District are, 0.72 acres and \$10,277.03, respectively. Using the above formula the Benefit Point for the parcel in this Harrower Sewer District is: $0.5 + 0.72 + 0.5 + 0.5 (\$10,277.03 / 1000) = 6.86$ Points. Using the value of 6.86 Points, the total cost is as follows:

Item	Amount
Debt Service Costs	\$2,388.83
O&M Costs	\$29.21
City Charge Costs	\$554.99
Total	\$2,973.03

11.0 METHOD OF FINANCE

The Town intends to issue bonds to the NYS Environmental Facilities Corporation and secure project financing through the CWSRF program. Because the Town of Amsterdam's project scored greater than 10 points on EFC's IUP, the Town is eligible to submit an application for Hardship financing which could reduce the interest rate to 0% with a term of 30 years. This would result in an annual debt payment of approximately \$240,842.67 and a Debt Service Charge to the typical user of \$2,502.17. Taking into consideration the projected O&M and City costs, the total cost to the typical user could be \$3,087.75 if Hardship financing is secured. This is the cost to the typical property owner incorporated in Section 10.0 of this report, above.

However, in order to finance the costs of the proposed District, the Town intends to seek grant funding, and there are several potential sources. Water Quality Improvement Program (WQIP) funds through the NYSDEC is one source. Through this program, it is possible that the Town could receive a \$1,000,000 grant, based on 2024 Consolidated Funding

¹ There are 87 one-family homes (property class 210) in the proposed district that will be assessed debt service, and their average and median assessed values are \$10,277.03 and \$10,075.00, respectively.

Application program criteria. Finally, the Town intends to submit for WIIA clean water grant funding. If awarded, this funding would cover 25% of net (i.e., minus other grant funding) eligible project costs. These grants – alone or in combination – would reduce the total amount of funds to be borrowed from the CWSRF program and, when combined with Hardship financing, could average annual costs to the typical property of as follows:

Table 5. User Costs Under Various Funding Scenarios			
	Scenario 1	Scenario 2	Scenario 3
Project Cost	\$7,225,280	\$7,225,280	\$7,225,280
<i>Financing</i>			
Loan Rate	0%	0%	0%
WQIP	\$0	\$0	\$1,000,000
WIIA	\$0	\$1,806,320	\$1,556,320
Net	\$7,225,280	\$5,418,960	\$4,668,960
Annual Payment	\$240,843	\$180,632	\$155,632
<i>Costs</i>			
Average One-Family Home	\$2,973	\$2,376	\$2,128
Typical Property	\$3,088	\$2,462	\$2,202

However, because neither Hardship financing through the CWSRF program, WIIA grant, nor WQIP funds have been secured, the estimated cost to the typical user is \$3,087.75 a year.

12.0 STATEMENT AS TO THE BENEFIT ASSESSMENT

General Municipal Law requires that all costs associated with a sewer district are to be borne by users in the Harrower Sewer District. The proposed costs to the typical user are characteristically based on shared debt service by the property owners and the operation and maintenance costs. Service charges for provision of sewer by the Town of Amsterdam are based on a benefit unit formula, which involves O&M and Debt service points calculated by a formula that represents benefit using housing units, parcel size and total assessed value.

13.0 DISTRICT FORMATION PROCESS

In accordance with New York State Town Law, Article 12-A, the following are the procedural requirements for the establishment of a special district for the Town of Amsterdam:

- The submission of this report, representing a Map, Plan and Report to the Town Board, which encompasses the proposed Harrower Sewer District.
- The Town Board accepts and files the Map, Plan and Report.
- The Town Board schedules and holds a public hearing in accordance with NYS Town Law and Town of Amsterdam public notice requirements.
- Assuming the Town Board finds that the action will not have an adverse impact on the environment, a SEQR negative declaration shall be made.
- The Town Board will consider acting on the proposed Harrower Sewer District by resolution.

The Town Board, in its review of the creation of the District shall confirm that the following criteria has been satisfied:

- All the property and property owners within the proposed Harrower Sewer District are benefited.
- All the property and property owners benefited are included within the limits of the proposed Harrower Sewer District.
- The cost of the proposed improvements (if any proposed) is to be assessed against the benefited area and all real property to be assessed will be benefited by the proposed improvements and no benefited property will be excluded. In this case, there are no costs to the Town of Amsterdam.
- It is in the public interest to form the Harrower Sewer District and will not constitute an undue burden on the properties that will bear the cost.

Town Board approval of the proposed Harrower Sewer District is subject to a 30-day permissive referendum period, as set forth in Article 7 and Section 209-E of Article 12-A of the Town Law. In addition, the proposed Harrower Sewer District is subject to review by the Office of the New York State Comptroller, in accordance with Section 209-F of Article 12-A of the Town Law.

13.0 SUMMARY

The project includes the creation of the Harrower Sewer District in the Town of Amsterdam and the extension of sewer collection system from the City of Amsterdam boundary to the Harrower area in the Town. The project will benefit the included property owners in the Town of Amsterdam through the provision of public sewer services and the protection of human health and the environment.

Following acceptance of this Map, Plan and Report by the Town of Amsterdam and conduct of a public hearing, and review and approval of such, the Town of Amsterdam intends to establish the proposed Harrower Sewer District as described in this report.

Attachment A – List of Harrower Sewer District Tax Parcels

Print Key	Acres	Street Address	Property Class Code	Property Class Description	Total Assessed Value
25.18-1-28	0.102596	HARROWER LN	312	Vac w/imprv	\$800.00
25.17-1-3	1.417625	HOLLYWOOD RD	311	Res vac land	\$1,000.00
40.5-1-22	0.343398	HOLLYWOOD RD	311	Res vac land	\$640.00
40.5-1-24	0.347829	HOLLYWOOD RD	311	Res vac land	\$640.00
40.5-1-4	0.456779	MIAMI AVE	311	Res vac land	\$1,000.00
25.18-3-1.2	1.799843	MIDLINE RD	310	Res Vac	\$400.00
25.18-3-1.32	0.977929	MIDLINE RD	310	Res Vac	\$1,500.00
25.18-3-1.331	1.382701	MIDLINE RD	310	Res Vac	\$845.00
25.10-2-57.1	3.501013	MIDLINE RD	311	Res vac land	\$1,500.00
25.14-2-25	0.088365	MIDLINE RD	311	Res vac land	\$160.00
25.14-2-26	0.269304	MIDLINE RD	311	Res vac land	\$550.00
25.14-2-34	0.102968	MIDLINE RD	311	Res vac land	\$100.00
25.18-1-12	0.226562	MIDLINE RD	311	Res vac land	\$160.00
25.18-1-16	0.446631	MIDLINE RD	311	Res vac land	\$800.00
25.18-1-17	0.370111	MIDLINE RD	311	Res vac land	\$500.00
25.18-1-3	0.231198	MIDLINE RD	311	Res vac land	\$400.00
25.18-1-50	0.282624	MIDLINE RD	311	Res vac land	\$480.00
25.18-3-1.12	0.884497	MIDLINE RD	311	Res vac land	\$400.00
25.18-3-1.332	1.5632	MIDLINE RD	311	Res vac land	\$955.00
25.18-3-4	0.9398	MIDLINE RD	311	Res vac land	\$1,000.00
25.18-3-5	0.367875	MIDLINE RD	311	Res vac land	\$300.00
25.18-3-11	0.354191	MIDLINE RD	314	Rural vac<10	\$300.00
25.18-3-12	0.356075	MIDLINE RD	314	Rural vac<10	\$300.00
25.18-3-3	0.540986	OFF SARATOGA AVE	311	Res vac land	\$100.00
25.18-1-48	0.515489	PIONEER ST	311	Res vac land	\$280.00
40.5-1-34.2	0.226486	PIONEER ST	311	Res vac land	\$200.00
40.6-1-19	0.352473	PIONEER ST	311	Res vac land	\$240.00
40.6-1-22	0.908178	PIONEER ST	311	Res vac land	\$1,350.00
40.5-1-43.2*	0.55401	103 MIAMI AVE	210	1 Family Res	\$13,800.00
25.18-1-20	2.363436	109 HARROWER LN	210	1 Family Res	\$11,400.00
40.5-1-43.1	0.546674	109 MIAMI AVE	210	1 Family Res	\$11,600.00
25.18-3-2	0.995846	110 SARATOGA AVE	220	2 Family Res	\$22,000.00
40.5-1-44*	0.792805	113 MIAMI AVE	210	1 Family Res	\$13,840.00
40.5-1-47	0.509718	115 HOLLYWOOD RD	210	1 Family Res	\$14,450.00
25.18-1-35	0.989648	116 HARROWER LN	210	1 Family Res	\$11,800.00
25.18-1-32	0.856199	117 HARROWER LN	210	1 Family Res	\$7,460.00
25.18-1-21.1	20.55453	119 HARROWER LN	210	1 Family Res	\$5,340.00
40.5-1-5*	0.388393	119 MIAMI AVE	210	1 Family Res	\$11,500.00
25.18-1-34	0.544009	120 HARROWER LN	210	1 Family Res	\$9,000.00

Print Key	Acres	Street Address	Property Class Code	Property Class Description	Total Assessed Value
40.5-1-11	0.355931	120 HOLLYWOOD RD	210	1 Family Res	\$13,800.00
25.18-1-31	0.425678	121 HARROWER LN	210	1 Family Res	\$6,100.00
40.5-1-21	0.524361	121 HOLLYWOOD RD	210	1 Family Res	\$14,500.00
40.6-1-5	0.61001	122 HARROWER LN	210	1 Family Res	\$5,600.00
40.5-1-10	0.347809	122 HOLLYWOOD RD	210	1 Family Res	\$11,240.00
40.6-1-6	0.622769	126 HARROWER LN	230	3 Family Res	\$8,100.00
40.5-1-9	0.346762	126 HOLLYWOOD RD	210	1 Family Res	\$10,200.00
25.18-1-30	0.493887	127 HARROWER LN	270	Mfg housing	\$4,400.00
40.5-1-2	0.912689	129 MIAMI AVE	210	1 Family Res	\$25,000.00
40.5-1-36	0.221931	131 PIONEER ST	210	1 Family Res	\$5,300.00
25.14-2-27	0.222817	1323 MIDLINE RD	210	1 Family Res	\$9,400.00
25.14-2-28	0.279403	1325 MIDLINE RD	210	1 Family Res	\$10,050.00
25.14-2-29	0.328348	1327 MIDLINE RD	210	1 Family Res	\$11,710.00
25.18-3-1.31	0.950997	1328 MIDLINE RD	210	1 Family Res	\$15,800.00
40.5-1-26	0.339382	133 HOLLYWOOD RD	210	1 Family Res	\$9,400.00
25.14-2-30	0.333608	1331 MIDLINE RD	210	1 Family Res	\$11,800.00
25.14-2-31	0.521813	1335 MIDLINE RD	210	1 Family Res	\$10,700.00
25.18-1-2	0.331199	1337 MIDLINE RD	210	1 Family Res	\$13,670.00
40.5-1-7	0.699233	134 HOLLYWOOD RD	210	1 Family Res	\$10,000.00
25.18-1-4	0.274241	1343 MIDLINE RD	210	1 Family Res	\$11,660.00
25.18-1-5	0.461603	1345 MIDLINE RD	210	1 Family Res	\$9,100.00
25.18-1-6	0.45438	1349 MIDLINE RD	210	1 Family Res	\$10,900.00
25.18-1-7	0.451681	1353 MIDLINE RD	210	1 Family Res	\$10,500.00
25.18-1-8	0.443684	1357 MIDLINE RD	210	1 Family Res	\$11,600.00
25.18-1-9	0.229355	1361 MIDLINE RD	210	1 Family Res	\$9,800.00
25.18-1-10	0.450517	1363 MIDLINE RD	210	1 Family Res	\$11,800.00
25.18-3-1.11	4.724002	1364 MIDLINE RD	600	Community Ser	\$70,000.00
25.18-1-11	0.456278	1367 MIDLINE RD	210	1 Family Res	\$11,850.00
40.5-1-1	0.934512	137 MIAMI AVE	210	1 Family Res	\$17,700.00
25.18-1-13	0.32005	1371 MIDLINE RD	210	1 Family Res	\$10,000.00
25.18-3-6	0.383104	1374 MIDLINE RD	210	1 Family Res	\$8,850.00
25.18-1-14	0.342046	1377 MIDLINE RD	210	1 Family Res	\$10,000.00
25.18-1-15	0.457284	1381 MIDLINE RD	210	1 Family Res	\$10,300.00
25.18-3-8	0.796164	1382 MIDLINE RD	210	1 Family Res	\$11,200.00
25.18-3-9	0.758999	1388 MIDLINE RD	210	1 Family Res	\$14,200.00
25.18-1-18	0.457948	1389 MIDLINE RD	210	1 Family Res	\$5,530.00
25.18-1-36	0.425825	1395 MIDLINE RD	210	1 Family Res	\$8,350.00
25.18-3-10	0.520513	1396 MIDLINE RD	210	1 Family Res	\$14,600.00
25.18-1-37	0.180731	1399 MIDLINE RD	210	1 Family Res	\$11,600.00
25.18-1-38	0.312437	1401 MIDLINE RD	210	1 Family Res	\$10,100.00

Print Key	Acres	Street Address	Property Class Code	Property Class Description	Total Assessed Value
25.18-1-39	0.644543	1407 MIDLINE RD	210	1 Family Res	\$10,900.00
25.18-3-13	0.418892	1410 MIDLINE RD	210	1 Family Res	\$14,480.00
25.18-1-40	0.499775	1411 MIDLINE RD	210	1 Family Res	\$9,220.00
25.18-1-41	0.227146	1413 MIDLINE RD	210	1 Family Res	\$6,000.00
40.6-1-4	0.228891	1415 MIDLINE RD	210	1 Family Res	\$9,600.00
40.6-1-3	0.225144	1417 MIDLINE RD	210	1 Family Res	\$5,600.00
40.5-1-15	0.716934	1418 MIDLINE RD	210	1 Family Res	\$6,190.00
40.6-1-2	0.223293	1419 MIDLINE RD	210	1 Family Res	\$8,300.00
40.5-1-16	0.714321	1420 MIDLINE RD	210	1 Family Res	\$16,000.00
40.6-1-1	0.234993	1421 MIDLINE RD	210	1 Family Res	\$10,250.00
40.5-1-28	0.415689	1423 MIDLINE RD	210	1 Family Res	\$12,500.00
40.5-1-17	0.705354	1424 MIDLINE RD	210	1 Family Res	\$19,875.00
40.5-1-29	0.237424	1427 MIDLINE RD	210	1 Family Res	\$6,550.00
40.5-1-30	0.46198	1429 MIDLINE RD	210	1 Family Res	\$15,550.00
40.5-1-18	0.343023	1430 MIDLINE RD	210	1 Family Res	\$12,850.00
40.5-1-32	0.710089	1433 MIDLINE RD	210	1 Family Res	\$14,770.00
40.5-1-19	0.344392	1434 MIDLINE RD	210	1 Family Res	\$11,600.00
40.5-1-20	0.340677	1438 MIDLINE RD	210	1 Family Res	\$10,760.00
40.5-1-34.1	0.458545	1439 MIDLINE RD	210	1 Family Res	\$11,970.00
40.5-1-23	0.3478	1442 MIDLINE RD	210	1 Family Res	\$10,950.00
40.5-1-35	0.32876	1443 MIDLINE RD	210	1 Family Res	\$10,050.00
40.5-1-25	0.342225	1446 MIDLINE RD	210	1 Family Res	\$14,900.00
40.5-1-27	0.345446	1448 MIDLINE RD	210	1 Family Res	\$11,100.00
40.5-1-38	0.738015	1449 MIDLINE RD	210	1 Family Res	\$17,900.00
40.5-1-39	0.686868	1453 MIDLINE RD	210	1 Family Res	\$9,410.00
40.5-1-40	0.300681	1457 MIDLINE RD	270	Mfg housing	\$5,450.00
40.5-1-41	0.253882	1461 MIDLINE RD	210	1 Family Res	\$6,700.00
40.5-1-42	0.259332	1465 MIDLINE RD	822	Water supply	\$1,500.00
40.5-1-45.2	1.019903	1466 MIDLINE RD	465	Prof. bldg.	\$25,000.00
40.6-1-21	0.831837	147 PIONEER ST	210	1 Family Res	\$6,450.00
40.6-1-29	0.292314	152 PIONEER ST	210	1 Family Res	\$5,580.00
40.6-1-17	0.557905	158 PIONEER ST	210	1 Family Res	\$9,200.00
40.6-1-23	1.288776	161 PIONEER ST	210	1 Family Res	\$6,500.00
40.6-1-24	0.544373	165 PIONEER ST	210	1 Family Res	\$6,000.00
40.6-1-16	0.416024	166 PIONEER ST	210	1 Family Res	\$8,860.00
40.6-1-25	0.336746	169 PIONEER ST	210	1 Family Res	\$5,500.00
40.6-1-14	0.349961	170 PIONEER ST	210	1 Family Res	\$8,800.00
40.6-1-7	0.293012	173 PIONEER ST	210	1 Family Res	\$5,000.00
40.6-1-13	0.351271	174 PIONEER ST	210	1 Family Res	\$5,800.00
40.6-1-12	0.295048	176 PIONEER ST	210	1 Family Res	\$3,800.00

Print Key	Acres	Street Address	Property Class Code	Property Class Description	Total Assessed Value
25.18-1-29	0.365968	177 PIONEER ST	210	1 Family Res	\$6,600.00
40.6-1-11	0.397683	178 PIONEER ST	210	1 Family Res	\$7,600.00
40.6-1-10	0.181265	182 PIONEER ST	210	1 Family Res	\$5,300.00
25.18-1-27	0.506683	183 PIONEER ST	220	2 Family Res	\$4,900.00
40.6-1-9	0.114891	184 PIONEER ST	210	1 Family Res	\$4,300.00
40.6-1-8.1	1.290046	188 PIONEER ST	300	Vacant Land	\$2,200.00
25.18-1-26	0.878791	199 PIONEER ST	210	1 Family Res	\$9,600.00
25.10-2-19	0.864753	OFF MAPLE AVE	314	Rural vac<10	\$100.00

Attachment B – Harrower Sewer District Description

Harrower Sewer District Description²

Beginning at a point in the easterly right-of-way of Midline Road, said point being approximately 150 feet south of the intersection of said easterly right-of-way line with the southerly right-of-way line of Hagaman ave, said point being also the northwest corner of the parcel identified as Tax Lot 25.14-2-24;

thence, 630.73' S 64°49'19" E to a point on the easterly boundary of Tax Lot 25.14-2-29;

thence, 471.43' S 8°59'16" W to a point on the easterly boundary of Tax Lot 25.18-1-5;

thence, 323.91' S 9°42'23" E to a point on the easterly boundary of Tax Lot 25.18-1-21.1;

thence, 781.94' S 64°43'4" E to a point on the easterly boundary of Tax Lot 25.18-1-21.1;

thence, 549.13' S 88°4'34" E to a point on the easterly boundary of Tax Lot 25.18-1-21.1 ;

thence, 86.49' N 66°28'10" E to a point on the easterly boundary of Tax Lot 25.18-1-26;

thence, 86.25' S 40°9'15" E to a point on the easterly boundary of Tax Lot 25.18-1-26;

thence, 177.00' S 55°20'24" W to a point on the southerly boundary of Tax Lot 25.18-1-26;

thence, 158.14' S 81°56'23" E to a point on the easterly boundary of Tax Lot 40.6-1-8.1, said point generally coinciding with the northerly bank of the North Chuctanunda Creek;

thence, 1053.46' S 56°45'31" W generally along the northerly bank of the North Chuctanunda Creek and southerly boundary of Tax Lots 40.6-1-8.1, 40.6-1-9, 40.6-1-10, 40.6-1-11, 40.6-1-12, 40.6-1-13, 40.6-1-14, 40.6-1-16, an 40.6-1-17 to a point on the southerly boundary of Tax Lot 40.6-1-17;

thence, 429.16' S 58°44'13" W generally along the northerly bank of the North Chuctanunda Creek and southerly boundary of Tax Lots 40.6-1-17, 40.6-1-29, and 40.6-1-19 to a point on the southerly boundary of Tax Lot 40.6-1-19;

thence, 119.47' N 59°5'54" W to a point on the westerly boundary of Tax Lot 40.6-1-19, said point also being situated on the southerly right-of-way line of Pioneer St.;

thence, 54.00' N 89°41'12" W to a point on the southerly boundary of Tax Lot 40.6-1-21, said point also being situated on the northerly right-of-way line of Pioneer St.;

thence, 48.93' S 56°24'55" W to a point on the southerly boundary of Tax Lot 40.6-1-21, said point also being situated on the northerly right-of-way line of Pioneer St.;

thence, 4.45' N 38°3'33" W to a point on the southerly boundary of Tax Lot 40.5-1.32, said point also being situated on the northerly right-of-way line of Pioneer St.;

thence generally along the northerly right-of-way line of Pioneer St. the following three (3) courses:

45.33' S 58°28'29" W to a point;

557.81' S 39°39'29" W to a point;

293.01' S 53°46'37" W to a point on the southerly boundary of Tax Lot 40.5-1-42;

thence, 119.29' N 24°1'34" W to a point on the southerly boundary of Tax Lot 40.5-1-45.2, said point also being situated on the northerly right-of-way line of Pioneer St.;

thence, 213.26' S 84°41'42" W to a point on the southerly boundary of Tax Lot 40.5-1-45.2;

thence, 327.57' N 29°45'32" E to a point on the westerly boundary of Tax Lot 40.5-1-45.2;

thence, 84.19' N 32°24'47" W to a point on the southerly boundary of Tax Lot 40.5-1-43.1;

thence, 19.35' N 32°5'10" E to a point on the southerly boundary of Tax Lot 40.5-1-44;

thence, 302.18' N 32°47'51" W to a point on the southerly boundary of Tax Lot 40.5-1-5;

thence, 21.53' S 33°10'38" W to a point on the southerly boundary of Tax Lot 40.5-1-4;

thence, 405.51' N 32°30'29" W to a point on the southerly boundary of Tax Lot 40.5-1-1;

thence, 309.14' N 71°30'7" W to a point on the westerly boundary of Tax Lot 40.5-1-1, said point also being situated on the southerly right-of-way line of Miami Ave;

² Note: This description has been prepared pursuant to NYS Town Law and is expressly not intended to serve as a legal description or for any other purpose save for that for which it has been prepared.

thence, 656.14' S 32°51'47" E along southerly right-of-way line of Miami Ave to a point on the northerly boundary of Tax Lot 40.5-1-5;
thence, 961.48' N 34°26'50" E to a point on the westerly boundary of Tax Lot 25.17-1-3, said point also being situated on the southerly right-of-way line of Saratoga Ave.;
thence, 153.15' S 31°32'22" E along the southerly right-of-way line of Saratoga Ave. to a point on the northerly boundary of Tax Lot 25.17-1-3;
thence, 2064.30' N 12°33'39" E to a point on the westerly boundary of Tax Lot 25.18-3-1.31;
thence, 422.08' S 86°49'40" E to a point on the westerly boundary of Tax Lot 25.14-2-28, said point also being situated on the easterly right-of-way line of Midline Rd.;
thence, 94.06' N 87°53'17" W along the easterly right-of-way line of Midline Rd. to a point on the westerly boundary of Tax Lot 25.14-2-27;
thence, 399.60' N 79°57'8" W along the easterly right-of-way line of Midline Rd. to the point or place of beginning. Containing 99.16 acres, more or less.

Attachment C – Town and City of Amsterdam Intermunicipal Agreement

AGREEMENT
SANITARY SEWAGE SERVICE BETWEEN
THE CITY OF AMSTERDAM, NEW YORK
AND
THE TOWN OF AMSTERDAM, NEW YORK

COPY

THIS AGREEMENT, made this 5 day of August, 1987,
between the City of Amsterdam, a Municipal Corporation under the
laws of the State of New York, hereinafter referred to as the
"CITY", and the Town of Amsterdam, County of Montgomery and State
of New York, acting for the Town of Amsterdam, hereinafter
referred to as the "TOWN".

WHEREAS, the TOWN is to construct a new sanitary sewer
system along Route 30, in the Town, a map of said area to be
initially served, being attached hereto as Exhibit "A", and made
a part hereof, and

WHEREAS, the TOWN wishes to discharge up to 500,000 gallons
per day of its wastewater to the wastewater collection system of
the CITY and the interceptor sewer system of the CITY for subse-
quent treatment at the City Wastewater Treatment Plant, which is
acceptable by the CITY subject to the covenants, provisions and
agreements hereinafter set forth.

NOW, THEREFORE, in consideration of the covenants and
agreements herein contained to be kept and performed by the
respective parties hereto, it is mutually agreed as follows:

SECTION 1. EFFECTIVE DATE OF OPERATION

The effective date of this Agreement shall be the date at which the Town formally initiates construction and in no event later than three(3) years from the date hereof. It being understood that in the event of such failure to complete connections to the system, this Agreement at the option of the City will be null and void.

SECTION 2. SERVICE AREA

A. The Town of Amsterdam has established a new service area and any reference hereinafter to "service area" shall refer to the area established by the Town of Amsterdam as set forth on a map marked Exhibit "A", attached hereto and made a part hereof by reference. It is understood and agreed that the service area is a creation of the Town and any obligation incurred hereby shall be the obligation of the Town of Amsterdam.

B. The service area may be expanded or new service areas established within the agreed reserve allocation by the City to include others in the Town not within the service area without City approval subject to the conditions set forth in Section 4 of this Agreement.

Payment to the City by the Town shall be as stipulated in Section 5 of this Agreement.

C. The Town shall connect to the City Wastewater Collection System at points mutually agreed upon and as set forth on a map attached hereto and made a part hereof designated as Exhibit "B", it being understood and agreed that the primary point of connection of the line coming from the Town of Amsterdam to the City of Amsterdam shall be at the intersection of Henrietta and Harvard Streets in the City of Amsterdam.

SECTION 3. GALLONAGE RESERVE

There is reserved for the Town of Amsterdam 500,000 gallons per day of its wastewater through the Wastewater Collection System. In so doing the peak rate flow at the primary connection point (Henrietta Avenue) must never be greater than 1562 gpm. It is understood that the flow will be monitored and subject to the confirmation by the City of Amsterdam and its authorized personnel.

SECTION 4. CONNECTION POINTS

The primary connection point shall be at the manhole in the intersection of Henrietta Avenue and Harvard Street. Prior to permitting wastewater flows from the Town, the existing sewer in Henrietta be replaced with a new ten inch (10") sewer, which the City of Amsterdam represents and warrants will then be adequate to accommodate the flow contemplated in Section 3 above. The cost of replacing the existing sewer, necessary manholes,

connections to services at the main, and paving the trench disturbed by the excavation, shall be borne by the Town (60%) and the City (40%).

It is further agreed the City sewer line serving the Golden Years Home for Adults, Mohawk Village Apartments, Flower Shop and Country Feed Store, will continue to be used and the method of determining the average daily flow will be the existing individual water meter readings.

Should additional connection points be requested by the Town for the service area or new or expanded service area, notification in writing shall be given the City. Approval for said new connection shall be subject to the inspection and approval of the City Engineer and Chief Plant Operator.

SECTION 5. MEASURING, SAMPLING & TESTING

A. The Town shall construct and provide flow metering chambers and appurtenances to measure all wastewater discharge to the wastewater collection system of the City prior to the primary connection point except as herein modified or agreed upon by the Town and City.

B. The sampling and testing of the Town's wastewater shall be carried out as provided by statute.

C. The sampling and testing shall be conducted with such frequency as will fairly reflect flow, biochemical oxygen demand, suspended solids and such other factors affecting compliance with the City Sewer Ordinance of the Town's wastewater discharge into the City wastewater collection system.

D. The results of measurements and tests made and taken shall be available to all parties.

E. Either party may sample and test its wastewater independently from the other if desired and in the event results of its tests differ materially, it may elect to have the sampling and testing reviewed.

SECTION 6. COST ALLOCATIONS

A. The basis for charge to the Town shall be user units of the Town and shall be the same system of units as utilized within the City of Amsterdam pursuant to Local Law No. 3 for the year 1973, and pursuant to its Ordinance entitled "Sewer Use Ordinance", for sanitary sewer services therein excepting that such charge shall be 1.50 times the unit rate charged within the City. The basis for such charge consists of Current Operating Expense and Debt Service; Excess Pumping Charge; Transportation Charge; Past Capital Improvement Charge; Past Debt Service and Reserved Capacity Debt Services. A property becomes a user when connected to the Town system.

B. The Town of Amsterdam and not the individual taxpayer of the Town shall be responsible for collecting and transmitting any payment under this Agreement which shall become due and owing to the City.

C. All charges by the City and payments by the Town shall be semi-annual based upon a schedule, which schedule shall be mutually agreed upon by the City and the Town.

D. All cost of construction in the establishment of the service area and connecting onto the City of Amsterdam lines shall be borne by the Town.

1. In the process of construction the City agrees to grant whatever easements are required in crossing City-owned properties for the installation of the sewer line within the City. Location of the line is as shown on Exhibit "C".
2. The City will permit the Town to condemn if required, and in the name of the City, but at the cost and expense of the Town.
3. In the event it becomes necessary to establish additional or other sewer lines or to correct lines to accommodate the Town, within the City, the cost thereof shall be borne by the Town (60%) and the City (40%).

E. Billing will be according to the City's system. There shall be an inventory of users and units and the obligation thereafter shall be on the Town to give notice as to any change therefrom on an annual basis.

SECTION 7. MISCELLANEOUS PROVISIONS

A. In the interest of mutual cooperation and benefit, and a desire not to burden either the City or Town with taxation of the current and anticipated water and/or sewer facilities of the other running under, through, and over the lands of both municipalities, the City and Town agree to exert a good faith effort to have such facilities declared exempt on the assessment rolls of the respective parties.

B. The Town agrees to comply with the City Ordinances, rules and regulation for Wastewater and Sewer Use, and further agrees to adopt such municipal enactments which will cause the City's Sewer Use Ordinance, including amendments which may be made thereto, to be applicable to all users, as defined in the aforesaid Sewer Use Ordinance, within the Town and directly enforceable upon such users by the City.

C. In the construction phase, every reasonable effort will be made to preserve trees over six (6") inches in diameter six (6') feet above the ground in Golf Course property. Location of the line shall generally be as shown on Exhibit "C".

D. Maintenance of all Town owned sewer lines within the Town, including the Golf Course line shall be the responsibility of the Town.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written, and the parties have caused their seals to be set to this Instrument.

CITY OF AMSTERDAM

By: *Mario H. Villa*
HON. MARIO H. VILLA, Mayor
DATED: *8/5/87*, 1987

TOWN OF AMSTERDAM

By: *Frank P. Kwiatkowski*
HON. FRANK P. KWIAKOWSKI
DATED: *8/5/87*, 1987

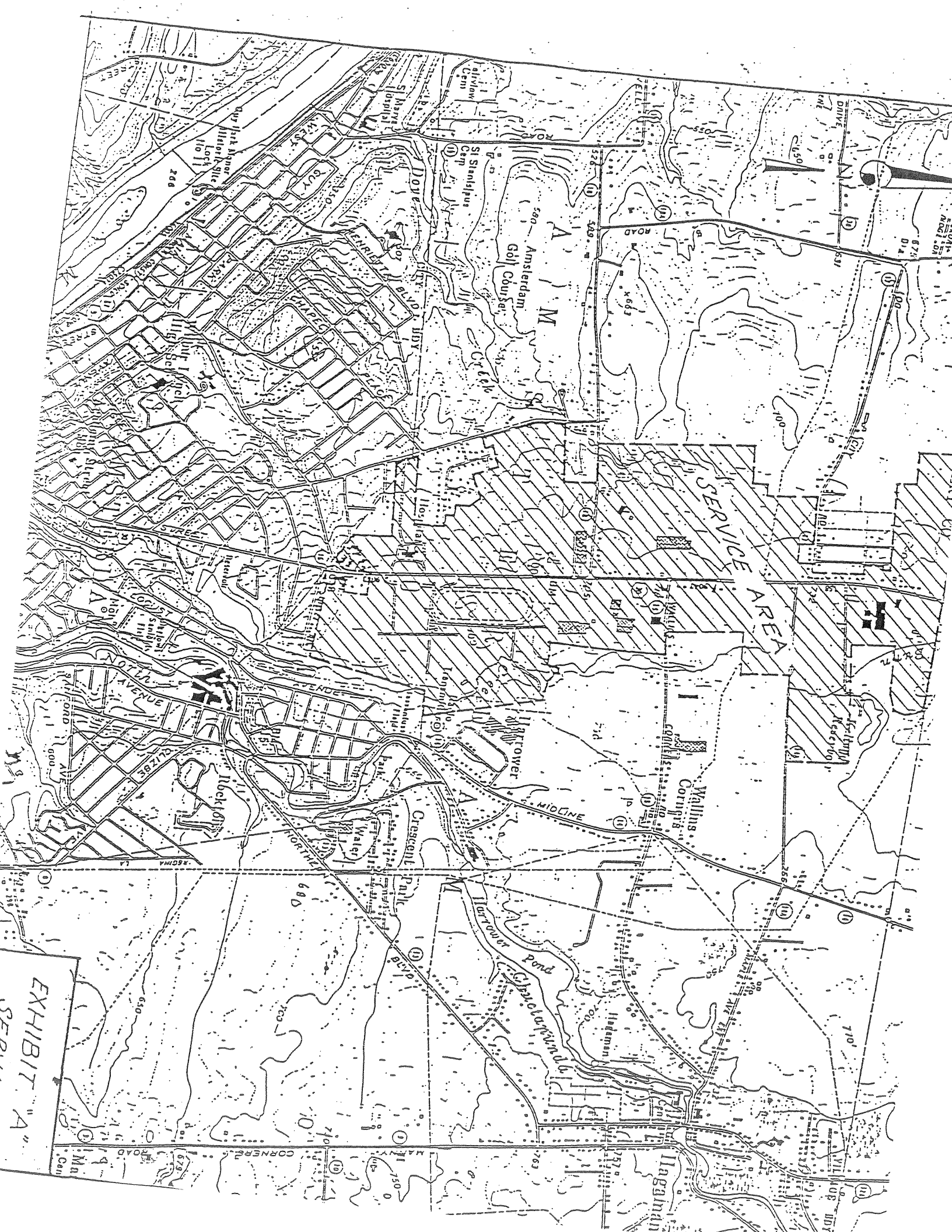
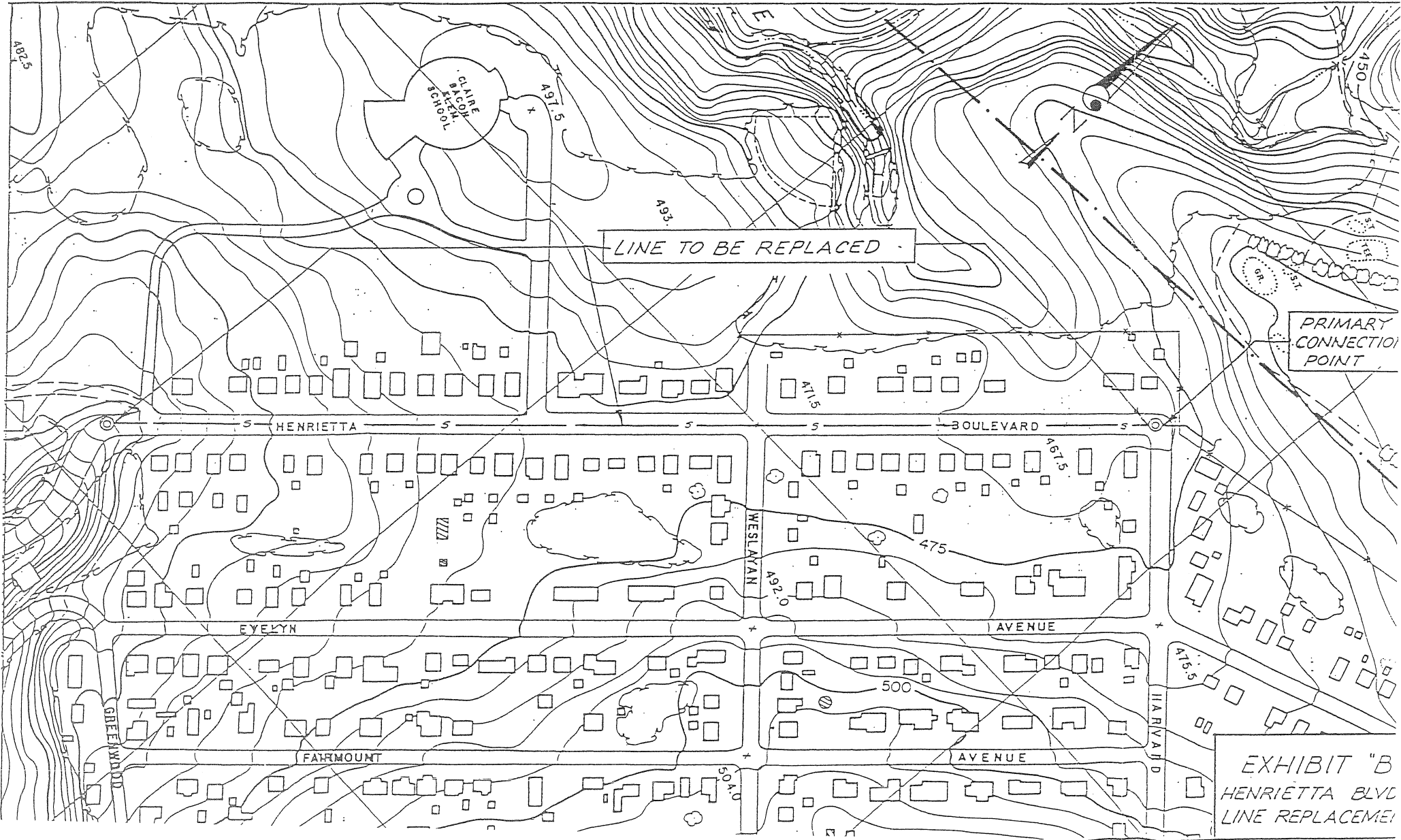


EXHIBIT "A"
SERV...



LINE TO BE REPLACED

PRIMARY CONNECTION POINT

EXHIBIT "B"
HENRIETTA BLVD
LINE REPLACEMENT

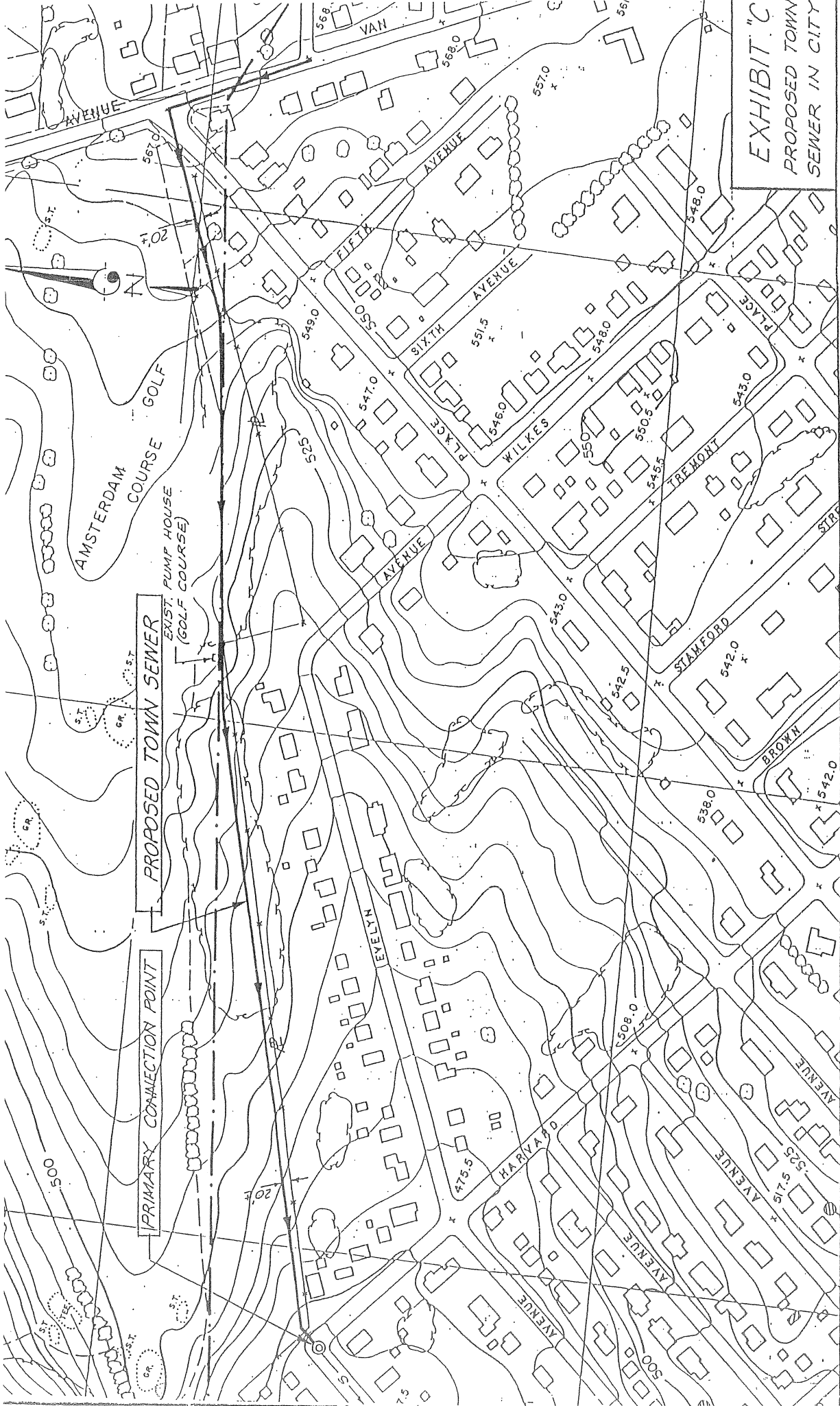


EXHIBIT "C"
PROPOSED TOWN
SEWER IN CITY

CITY OF AMSTERDAM
COMMON COUNCIL MEETING
NOVEMBER 19, 1991

RESOLUTION #91/92-113

RESOLUTION AUTHORIZING MAYOR TO SIGN AMENDMENT
TO AGREEMENT DATED AUGUST 5, 1987

BY: ALDERMAN MORIN

Motion by Alderman Morin

RESOLVED, that the Mayor of the City of Amsterdam is authorized to sign an amendment to an agreement between the City of Amsterdam and the Town of Amsterdam dated August 5, 1987, which agreement will be amended as follows:

1. Page 6, Section 6, Paragraph C - Delete in its entirety and insert the following:

"C. All annual user charges by the City to the Town shall be payable semi-annually. Payments for fifty (50%) percent of the annual charges shall be payable by February 15th and July 15th of each year. Annual charges shall be determined by December 15th for the current year. Payment to the City for each permit to connect to the Town sewer shall be payable prior to issuance of the permit by the Town at the rate of \$150.00 per permit.

2. Page 7, Section 6, Paragraph E - Delete in it's entirety and insert the following:

"E. Billing to the Town will be in accordance with the City's system. the Town will provide a list of current users, City units, and base charges to the City by November 15. Both the City and Town shall maintain and make available to the other party a list of users and pertinent information needed to determine the units and base charges. The City shall provide the Town with the projected and final annual sewer budget, including cost, anticipated revenues, anticipated unit and base charge, and calculations for determining said charges. The City's procedure for determined units and base charges is defined in Local Law. No. 3 dated 1973.

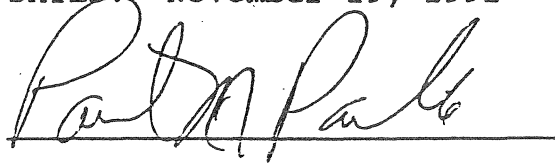
3. Page 7, Section 7, Paragraph B - Change the paragraph to read as follows:

"The Town agrees to comply with the City Ordinances, rules and regulations for Wastewater and Sewer Use, and further agrees to adopt such municipal enactments which will cause the City's sewer Use Ordinance, including amendments which may be made thereto, to be applicable to all users, as defined in the aforesaid Sewer Use Ordinance, within the Town and directly enforceable upon the City industrial users in the event of discharge violations by the industrial user."

ADOPTED:

APPROVED:

DATED: November 19, 1991



PAUL M. PARILLO, Mayor

COMMON COUNCIL
CITY OF AMSTERDAM, N.Y.

	AYE	NO
MAYOR PARILLO		
ALD. WEBER	✓	
ALD. CONSTANTINE	✓	
ALD. MORIN	✓	
ALD. KRAJEWSKI	✓	
ALD. MARTUSCELLO	✓	

Attachment D – Town of Amsterdam Sewer Rate Charges

Town of Amsterdam

Sewer Service Area Benefit-Point Formulas

A sophisticated set of formulas are used to determine the annual user charges for each parcel in the service area. There is a set of formulas for determining Town “benefit- points” and City “units” whereby living units, assessed value, acreage, floor space, number of nursing home or hospital beds, gallons of water used, and other factors are used as the basis for assigning a score to each parcel. The following formulas were adopted by the Town of Amsterdam for the Route 30 Sewer Service Area:

Town Benefit-Point Formulas

- A. Residential = $\frac{1}{2}$ point/building lot + 1 point/acre + $\frac{1}{2}$ point/family dwelling + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- B. Vacant Land = $\frac{1}{2}$ point/acre + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- C. Commercial, Industrial & Business = 6 points/10 employees + 6 point/1,000 square feet of floor space + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- C1. Restaurant, Bowling Alley & Carwash = 6 points/10 employees + 6 point/1,000 square feet of floor space + $\frac{1}{2}$ point/\$1,000 assessed valuation + 1 point/80 gallons per day of water use.
- D. Hospital = 4 points/hospital bed + 4 points/nursing room + 3 points/1,000 square feet of nursing floor space + 1 point/1,000 square feet of hospital floor space.
- E. Nursing Home = 4 points/nursing room + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- F. Motel = 4 points/living unit + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- G. Apartment = 5 points/living unit + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- H. Bowling Alley (without restaurant) = 6 points/10 employees + 6 point/1,000 square feet of floor space + $\frac{1}{2}$ point/\$1,000 assessed valuation.
- I. Church or Volunteer Fire Department = 3 points/10 employees + 3 points/1,000 square feet of floor space.

City Unit Formulas

The 1987 agreement between the City and Town specifies that the City unit charge to the Town will be 1.5 times the City’s Unit charge to in-City users. A Single-Family House is one City Unit. The 2012 City Unit charge to Town sewer users is \$396.85 per Unit per year.

- Single Family House = 1 unit/house
- Apartments = 1 unit/apartment
- Schools = 1 unit/20 pupils + 1 unit/20 employees

Town of Amsterdam

Sewer Service Area Benefit-Point Formulas

- Hospital = 1 unit/hospital bed
- Motels, Hotels & Boarding Houses = 1 unit (based on 75 % of occupancy)
- Professional Buildings & Dry Industries = 1 unit/2,000 square feet + 1 unit/10 employees
- Industrial & Coin Operated Laundries, Carwash & Restaurant = Special charges based on special formulas
- Any real property not falling within any classification set forth shall be placed in the category most applicable under the above classifications; in the event any parcel of real property in its entirety falls within more than one of the above classifications, that classification, which produces the greatest number of units shall be the one applicable. In the event any parcel or real property is divisible into two or more classifications, the number of units in each classification shall be determined and the total therefore shall constitute then number of units applicable to the entire parcel.

Multiple Use

If a property has multiple uses, the point value shall be the total of the various uses.

Town of Amsterdam

Sewer Service Area Benefit-Point Formulas

Annual User Cost Calculation – Town of Amsterdam Sewer Extension Project

The following provides an estimate of typical residential user costs based on current charges. Using the formula and information provided above a residential lot is assessed ½ point/building lot + 1 point/acre + ½ point/family dwelling + ½ point/\$1,000 assessed valuation.

The average residential lot size in the existing Town of Amsterdam Sewer District is 0.995 acres. The Montgomery County 2022 Property Tax Roll was analyzed in order to estimate the typical assessed valuation of the existing homes. Residential properties have an average Assessed Value of \$11,814. (The Equalization Rate for the Town of Amsterdam is 7% so the average Full Market Value is \$168,770.)

The Benefit Point for a single-family is: $0.5 + 0.995 + 0.5 + 0.5(\$11,814/\$1,000) = \sim 8$ Points

Therefore, the typical user would pay \$0.00 x 8 or \$0.00 annually for Debt Service.

The typical residential user would pay \$4.261231 x 8 or \$34.09 annually for O&M costs.

The 2024 City Unit charge to Town sewer users is \$554.99 per Unit per year.

The total estimated annual Sewer Rent for a typical user is as follows:

Typical Property Annual Costs			
Item	Charge	Points	Total
Debt Service	\$0.00	8	\$0
O&M	\$4.261231	8	\$34.09
City Charge	\$554.99	1	\$554.99
Total Annual Sewer Rent =			\$589.08

**Attachment E – 2025 Clean Water State Revolving Fund (CWSRF) Intended Use Plan (IUP)
Annual List**

descending order of score. A project may receive financial assistance in the IUP Period only if it is on the Annual List.

See [Section 5](#) for information about adding a project to these lists in future FFYs.

B. Project Categories

The Annual List is divided into seven categories as follows:

- Category A - Projects in municipalities² where population is 3,500 or less.
- Category B - Projects in municipalities where population is 3,501 through 2,000,000.
- Category C - Projects in municipalities where population is more than 2,000,000.
- Category D - Projects which meet eligibility criteria for interest-free financing in accordance with the Hardship Policy.
 - Subcategory D1 - BIL General Supplemental Additional Subsidy projects.
- Category E - Non-municipally owned projects. EFC is not entering into new agreements with non-municipal entities in FFY 2025.
- Category EC - BIL Emerging Contaminants Additional Subsidy projects.
- Category G - Green Innovation Grant Program (GIGP) projects that meet EPA's Green Project Reserve criteria ([Section 9G](#)).

Municipal population is determined based on population data from the 2021 American Community Survey's five-year estimates, or, in EFC's discretion, by other means if the five-year estimates are not reflective of the population served by and financially responsible for the project.

C. Project Score System

EFC scores CWSRF-eligible projects in Categories A, B, C, D, EC, and E using the criteria stated in 6 NYCRR § 649.3. These scoring criteria are available on [EFC's website](#). Projects that improve and restore water quality generally receive the highest scores.

EFC scores projects based on:

- Existing Source – the existing conditions of the receiving waterbody based on DEC classification;
- Water Quality Improvement – the DEC classification of the resource that will be improved, restored, or protected based on the classification of the receiving waterbody; the severity of impairment of the affected waterbody; and the degree of improvement likely to result from completing the project;
- Consistency with DEC-Approved Management Plans;

² "Municipality" means any county, city, town, village, district corporation, county or town improvement district, school district, Indian nation or tribe recognized by the state or the United States with a reservation wholly or partly within the boundaries of New York state, any public benefit corporation or public authority established pursuant to the laws of New York or any agency of New York state which is empowered to construct and operate an eligible project, or any two or more of the foregoing which are acting jointly in connection with an eligible project.

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Category D - All Projects

(sorted in Total Score order)

BIL*= See Subcategory D1 for Projects that Qualify to Apply for BIL General Supplemental Add Sub

Project No.	Applicant Name	IUP Description	Total Cost	IUP Amount	2025 Need	Base Hardship Financing	Base Subsidized Financing	Base Add Sub	Notes	Total Score
C8-6430-10-00	Medina, Village of	Planning, design, and construction of pump station improvements to protect water quality in Oak Orchard Creek.	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$0	-	C	33
C8-6402-12-00	Penn Yan, Village of	Planning, design, and construction of collection system improvements to maintain water quality in Keuka Lake Outlet.	\$937,000	\$937,000	\$937,000	\$937,000	\$0	-	-	33
C8-6466-07-00	Seneca Falls, Town of	Planning, design, and construction for Kingdom Road Pump Station and Force Main improvements to protect water quality in the Seneca River.	\$5,560,000	\$5,560,000	\$5,560,000	\$5,560,000	\$0	-	E	33
C4-5476-02-00	Seward, Town of	Planning, design, and construction of wastewater treatment plant upgrades to protect water quality in West Creek.	\$995,000	\$995,000	\$995,000	\$995,000	\$0	-	-	33
C3-5311-03-00	Amenia, Town of	Design and construction of a new wastewater collection and treatment system to improve groundwater quality.	\$19,823,000	\$19,823,000	\$19,823,000	\$19,823,000	\$0	-	-	31
C4-5441-04-00	Amsterdam, Town of	Planning, design, and construction of a sewer extension to protect groundwater quality.	\$8,531,000	\$8,531,000	\$8,531,000	\$8,531,000	\$0	-	-	31
C5-5556-02-00	Argyle, Village of	Planning, design, and construction of wastewater collection and treatment system to protect groundwater quality.	\$19,592,000	\$19,592,000	\$19,592,000	\$19,592,000	\$0	-	-	31
C6-6008-02-00	Herkimer, Town of	Planning, design, and construction of collector sewers in the East Herkimer Sewer District to protect groundwater quality.	\$2,732,036	\$1,792,036	\$1,792,036	\$1,792,036	\$0	-	-	31
C3-5339-02-00	Millerton, Village of	Design and construction of a septic tank effluent pump collection system, biofiltration treatment, and subsurface disposal system to protect groundwater quality.	\$12,283,000	\$12,283,000	\$11,158,248	\$11,158,248	\$0	-	C E	31
C3-6562-01-00	Pound Ridge, Town of	Design and construction of a new sewer system and wastewater treatment plant serving Hamlet of Scotts Corners to protect water quality in the Mianus River.	\$22,428,300	\$22,428,300	\$22,428,300	\$22,428,300	\$0	-	-	31
C8-6117-03-00	Southport, Town of	Planning, design, and construction of new sanitary sewer main and pump station to protect water quality in the Chemung River.	\$1,662,500	\$622,500	\$622,500	\$622,500	\$0	-	-	31

C=Acceptable finance apps eligible for subsidized financing in FFY 2025

E=Subject to Equivalency Requirements

F=Financing anticipated in FFY 2024

Per muni hardship limit of \$25 mill over a 5-year period