

TOWN OF DRYDEN WATER AND SEWER DISTRICT CONSOLIDATION STUDY

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Appendix 3 – Definition of Units for Purposes of Consolidated Sewer District Charges

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1 BACKGROUND

The Dryden Town Board is responsible for the oversight and management of seven water and seven sanitary sewer benefit districts. Annually, the Town must assess the infrastructure, fiscal and operational needs of each individual district, rather than treating the systems as a whole. This takes several meetings between the Supervisor's bookkeeper and Town Board members as well as the Superintendent of the Department of Public Works, Southern Cayuga Lake Intermunicipal Water Commission Plant Manager and Ithaca Area Wastewater Treatment Facility Chief Operator to define the systems, and then establish the needs for each one in the coming year. Then, this all has to be communicated to the authorities that deliver sewer treatment or water, for billing purposes.

Consolidation will reduce confusion, and better enable the Town to properly plan for the infrastructure in place, which will ultimately result in a more efficient and transparent system, and an anticipated equalization in tax levies.

2 STUDY GOALS AND OBJECTIVES

The principal goals of initiating a consolidation proceeding for the water and sewer benefit districts are:

- Achieve a more manageable approach to budgeting and funding for improvements, repairs, and maintenance of the systems.
- Greater efficiencies in planning for improvements and replacement of aging infrastructure.
- Increase productivity and transparency in the budgeting process.

Direct savings will only result if the Town proceeds to implement consolidation. The objective of this study is to identify the potential for interconnected and interdependent systems of individual districts to be operated, maintained and administered as a single entity. To facilitate consideration of a consolidation proceeding, this study has included an evaluation of the following technical factors:

- Repair histories and historical documentation related to the construction of the water and sanitary sewer systems.
- Updated planning maps of the water and sanitary sewer systems to confirm benefit district boundaries and schematically illustrate the extent of existing infrastructure including mains, pump stations and storage tanks.
- Quantify the physical assets of the existing districts.
- Verify the database of benefitted land owners relative to the district boundaries.
- Recommend critical capital improvements for each system that may be required over the next 10-years.

Completion of this study also provides the Town with useful information when applying for funding that may be available to support consolidated district infrastructure improvements at equalized rates for the benefitted users. Relative to furthering the Town's land use and economic development planning efforts, the data contained in this study can inform where district expansion, in keeping with smart growth concepts, could be appropriate.

3 ASSESSMENT OF TOWN WATER BENEFIT DISTRICTS

3.1 OVERVIEW OF WATER SUPPLY SOURCES

The source of supply for six of the Town's seven water districts is the Southern Cayuga Lake Intermunicipal Water Commission ('Commission'). The Commission is an inter-municipal organization dedicated to providing water to its member municipalities. The current members include the Village of Cayuga Heights, Town of Dryden, Town of Ithaca, Town of Lansing and the Village of Lansing. This facility is permitted to produce 6 million gallons per day of water to be used for domestic consumption and firefighting and does so by drawing water from Cayuga Lake at the Bolton Point Treatment Plant on Route 34 in the Village of Lansing. In 2015, the Plant delivered an average of 2.795 million gallons of water per day. Approximately 231 Town customer accounts are served by the Commission.

Only the Yellow Barn Road Water District is served from ground water wells. The source of supply for this district are four drilled wells, each equipped with submersible pumps and producing a total of approximately 13,500 gallons per day.

3.2 WATER BENEFIT DISTRICTS

The existing seven water districts include nearly 64,000 feet of distribution pipe ranging in size from 4- to 12-inch diameter. One large pump station supplies water to two welded steel storage tanks and a smaller booster station is used to serve a limited number of residential customers. The approximate extents of the existing individual water districts are illustrated in Figure W-1.

3.2.1 Varna (SW1)

Water District No. 1 (SW1) serves the hamlet of Varna and lands adjacent to Sapsucker Woods Road. The district was officially formed in 1966. The distribution system includes nearly 9,200 feet of 8-inch cast iron pipe. Water pressure and storage for the 69 customer accounts is supplied primarily from the 0.36 MG Town of Ithaca Sapsucker Tank through a connection to the Town of Ithaca distribution system. There is an auxiliary connection to the Commission transmission main through the Apple Orchard Pressure Reducing Valve that augments service to the Varna system under certain high flow demand conditions.

3.2.2 Snyder Hill (SW2)

The Snyder Hill Water District serves properties along Snyder Hill Road and Peregrine Way. The district was initially established in 1987 and was extended in 1996 for the benefit of the Peregrine Hollow Subdivision. The distribution system is comprised of over 3,400 feet of 8-inch ductile iron pipe. The 36 district customer accounts are supplied water from the 0.5 MG Town of Ithaca Hungerford Hill Tank through a connection to the Town of Ithaca distribution system. The Town of Dryden's below grade booster pump station is needed to increase main pressure for domestic demands, but cannot provide fire flow. The booster pump is located within a permanent easement on private land.

3.2.3 Monkey Run (SW3)

The Monkey Run Water District serves properties along NYS Route 366 north of Varna as well as the commercial developments on Barr and Abbot Roads. The district was formed in 1987 and has 21 customer accounts, primarily commercial. The water system includes nearly 11,500 feet of 12-inch ductile iron transmission pipe and over 6,500 feet of 8-inch ductile iron distribution pipe. Water pressure and storage is supplied from the two NYSEG Tanks which have capacities of 0.2 MG and 0.4 MG. Both NYSEG Tanks

are owned by the district and are filled by the Pump Station in Varna which is connected to the east end of the Water District No. 1 distribution system. The tanks and pump station are located on private lands within permanent easements. The NYSEG storage tanks may have limited fire flow duration if future main extensions are added to the Monkey Run, Hall Road, Turkey Hill Road, Royal Road Districts. Additional tanks may be required to provide fire protection per current standards.

3.2.4 Hall Road (SW4)

The Hall Road Water District, established in 1990, serves the Vanguard Printing property located at the intersection of Hall Road and NYS Route 13. This District is also supplied from the two Town of Dryden NYSEG Tanks through the Monkey Run Water District piping. The distribution system is a combination of 12 and 8-inch pipe.

3.2.5 Turkey Hill (SW5)

The Turkey Hill Water District serves properties on NYS Route 366, Mount Pleasant Road, Turkey Hill Road, Observatory Circle, Forest Lane and Monkey Run Road. The final order for this District was adopted in 1993. The District is supplied water from the two Town of Dryden NYSEG Tanks through the Monkey Run Water District piping. The distribution system consists of over 11,400 feet of 8-inch and roughly 1,250 feet of 6-inch pipe.

3.2.6 Royal Road (SW6)

The Royal Road Water District was established in 2004 and serves 6 commercial properties on Royal Road. This District is supplied water from the two Town of Dryden NYSEG Tanks through the Monkey Run Water District piping. The distribution system consists of 8-inch pipe.

3.2.7 Yellow Barn (SW7)

The Yellow Barn Road Water District was recently established by the Town to facilitate municipal operation, maintenance and financial management of a public water system originally created by the Yellow Barn Water Company. The District includes 81 tax map parcels and the system serves 78 occupied residential lots. Distribution pipe sizes range from 1-inch to 4-inch in diameter and pipe materials include galvanized, polyethylene, PVC, copper and cast iron. A new water storage tank with a useable volume of 53,000 gallons and a new water treatment building were constructed in 2015.

4 ASSESSMENT OF TOWN SANITARY SEWER BENEFIT DISTRICTS

4.1 SEWAGE TREATMENT FACILITIES

Sewage treatment is provided for the Town's seven sewer districts at three separate wastewater facilities. The majority of the Town's 274 customer accounts are connected to the Ithaca Area Wastewater Treatment Facility located in the City of Ithaca. Customers in the Sapsucker Woods Sewer District are afforded sewage treatment services under contract with the Village of Cayuga Heights. Town customers of the Cortland Road Sewer District receive sewage treatment service from the Village of Dryden.

4.1.1 Ithaca Area Wastewater Treatment Facility (IAWTF)

The IAWTF is jointly owned and operated by the City of Ithaca, Town of Ithaca and Town of Dryden. The IAWTF is the largest facility in the region. The design capacity of the plant is 13.1 million gallons per day (MGD), monthly average. The average flow of sewage treated daily at the IAWTF is approximately 6.5

MGD. Peak flows in excess of 30 MGD have been recorded. There is significant additional capacity in the treatment works. The Town has a 1.98% ownership interest in the IAWTF and the treatment capacity. At present, the sewage flow attributable to the Town's districts is 0.15 MGD.

4.1.2 Village of Cayuga Heights Wastewater Treatment Plant (VCHWTP)

The wastewater treatment plant for the Village of Cayuga Heights is a trickling filter plant with tertiary phosphorus removal, which treats flow from the Village of Cayuga Heights, Town of Ithaca, Village and Town of Lansing and the Town of Dryden. The permitted capacity of the plant is 2.0 MGD and some additional wastewater can be treated without any major upgrades. The plant was recently upgraded to improve the Phosphorus removal capability and it is currently operating within the limits set by the New York State Discharge Permit.

4.1.3 Village of Dryden Wastewater Treatment Plant (VDWTP)

Facility improvements completed by the Village in 2011 incorporated the Sequencing Batch Reactor (SBR) process to enhance the removal of phosphorous. The design capacity of plant is 0.6 MGD.

4.2 SEWER BENEFIT DISTRICTS

The seven sewer benefit districts include over 40,700 feet of gravity collection mains, 4,300 feet of shared gravity transmission pipe through Cornell University and 7,000 feet of pressurized (force main) pipe. There are four municipal sewage lift stations that are maintained by Town Department of Public Works or the City of Ithaca. The approximate extents of the existing individual sewer districts are illustrated in Figure S-1.

4.2.1 Sapsucker Woods (SS1)

Sewer District No. 1 serves Meadowlark Road, Cardinal Drive and properties on the east side of Sapsucker Woods Road and runs by gravity to the Town of Ithaca system. Flows are conveyed through the Town of Ithaca and Village of Cayuga Heights collection systems to the Village of Cayuga Heights Wastewater Treatment Plant. The collection system includes 8-inch ACP pipe. As many as 6 properties along Sapsucker Woods Road are served as out-of-district users by the Town of Ithaca.

4.2.2 Varna (SS2)

Sewer District No. 2 serves the Varna area and drains by gravity to the wet well in the Varna Pump Station. This station has (2) 535 gallon per minute (gpm) pumps which lift sewage to the joint Cornell University/Town 16-inch transmission main on NYS Route 366 through an 8-inch cast iron force main. Sewage is then conveyed through the Cornell University and City of Ithaca collection systems to the IAWTF. The route of mains connecting the Varna Pump Station to the IAWTF is illustrated on Figure S-2. The collection system includes 8-inch ACP pipe. Agreements currently exist between the Town and Cornell University for apportioning of capacity in the joint 16-inch transmission main and any upgrades to the Varna Pump Station and Force Main. This district includes a second, smaller pump station on Freese Road, which serves properties just south of Fall Creek. The Freese Road pump station discharges into the gravity main on NYS Route 366.

4.2.3 Cortland Road (SS3)

The Cortland Road Sewer District serves the area of the Town north of the Village of Dryden including TC3, Dryden HS/MS and the commercial properties along North Road. Sewage flows by gravity to the Village of Dryden and is treated at the Village of Dryden Wastewater Treatment Plant. The collection system

includes 8-inch PVC pipe. This district also has a small pump station, which serves part of Mott Road and pumps to a gravity manhole near the intersection of North Road.

4.2.4 Monkey Run (SS4)

The Monkey Run Sewer District serves properties along NYS Route 366 north of Varna as well as the commercial developments on Barr and Abbot Roads (NY Armory). The service area ultimately discharges to the collection system in Sewer District No. 2 and utilizes the Varna Pump Station to convey sewage to the IAWTF for treatment. The gravity mains are a combination of 10 and 8-inch PVC pipe. The NY Armory area drains by 8-inch PVC gravity piping to the Lower Creek Road Pump Station and is pumped through a 6-inch PVC force main to the Monkey Run gravity system on NYS Route 366. The Vanguard Printing parcel adjacent on Hall Road is an out-of-district user. This property utilizes a private pump station to force sewage beneath NYS Route 13 to the Monkey Run Sewer District.

4.2.5 Turkey Hill (SS5)

The Turkey Hill Sewer District serves properties on NYS Route 366, Mount Pleasant Road, Turkey Hill Road, Observatory Circle, Forest Lane and Monkey Run Road. The district runs by 8-inch PVC gravity piping to the Monkey Run gravity system.

4.2.6 Peregrine Hollow (SS6)

Originally established in 1995 as the Snyder Hill Sewer District, this District was renamed in 1997 to more accurately reflect the properties served in the Peregrine Hollow Subdivision. Sewage is collected by gravity and discharges into the Town of Ithaca system. Flows are conveyed through the Town and City of Ithaca collection systems to the IAWTF. The collection system includes 8-inch PVC pipe. This system will require the installation of a flowmeter at the Town of Ithaca line if the district is enlarged.

4.2.7 Royal Road (SS7)

The Royal Road Sewer District serves 6 commercial properties on Royal Road. The distribution system includes 1-1/4 to 2-inch PE force main and individual pump stations. The force main connects to the Monkey Run gravity system that flows to the Lower Creek Road Pump Station.

5 CAPITAL IMPROVEMENTS

Based on an understanding of the relative ages, materials and repair histories of the water and sewer district infrastructure it is possible to identify those critical assets that have a higher risk of failure resulting in major service disruption or other harmful consequences. While the inventory of individual water and sewer district facilities has been generally summarized above, a more detailed assessment of the assets should be obtained through the preparation of a written asset management plan. To initiate consideration of future repair and replacement needs, the following capital improvements within each individual district may become necessary within the next ten years to maintain adequate levels of service. Further, the customary day-to-day activities to repair and replace short-lived assets, maintain property and support customer needs can be planned and implemented annually and be funded in a sustainable manner through the respective water or sewer rents.

| Table 5.1 – Ten Year Capital Improvement Needs for Critical Infrastructure | | | |
|--|---------------|---|------------------------------------|
| District | | Critical Infrastructure | Estimated Repair/Replacement Costs |
| SW1 | Varna | <ul style="list-style-type: none"> • Freese Road bridge crossing • Water main between Apple Orchard PRV and Monkey Run Pump Station • Apple Orchard PRV improvements | \$2.6-3.3M |
| SW2 | Snyder Hill | <ul style="list-style-type: none"> • Booster Pump Station | \$250,000 |
| SW3 | Monkey Run | <ul style="list-style-type: none"> • Pump Station in Varna • 0.2 MG and 0.4 MG Welded Steel Storage Tanks | \$720,000 |
| SS2 | Varna | <ul style="list-style-type: none"> • Varna Sewage Pump Station • 8-inch force main • 10-inch gravity replacement | \$1.7M |
| SS3 | Cortland Road | <ul style="list-style-type: none"> • Mott Road Sewage Pump Station | \$50,000 |
| SS4 | Monkey Run | <ul style="list-style-type: none"> • Lower Creek Road Sewage Pump Station | \$100,000 |

6 INTERMUNICIPAL AGREEMENTS

There are various legal agreements between the Town’s benefit districts and other entities, such as Cornell University and the Town of Ithaca, that set forth terms and conditions of utilizing shared water and sewerage facilities. There are other contracts that are known to have lapsed or may not exist at all, such as sewage treatment service at the Village of Cayuga Heights and Village of Dryden wastewater treatment plants. To the extent these existing agreements may impact district consolidation proceedings, they are briefly summarized below.

6.1 CORNELL UNIVERSITY INTERCEPTOR SEWER

The agreement between Cornell University and the Town of Dryden acting on behalf of Sewer District #2 (SS2), Monkey Run Sewer District (SS4) and “*additional sewer districts to be formed*” is dated December 10, 1990 and expired on December 31, 2008. In essence, the agreement grants permission to the Town to use the University owned 16-inch interceptor sewer to transport sewage from the Town districts to the City of Ithaca sewer main located immediately north of the Thurston Avenue Bridge over Fall Creek. Conversely, the Town agreed to allow the University to connect its existing and future facilities into the Town owned transmission mains constructed within the Town of Ithaca. Further, the University reserved the right to limit the Town’s use of the University owned 16-inch interceptor to a peak flow of 530 gpm should the University desire to utilize the maximum amount of reserve capacity in the 16-inch interceptor sewer line. This flow limitation must be recognized in the design of any capital improvements or repairs to the wet well and pump system at the Varna Pump Station.

6.2 JOINT SEWER AGREEMENT

The City of Ithaca, Town of Ithaca, and Town of Dryden jointly own and operate the Ithaca Area Wastewater Treatment Facility (IAWTF) pursuant to a Joint Sewer Agreement dated December 22, 1981, first amended on April 11, 1984, and further amended on December 31, 2003 to update its provisions, amend the service area, and resolve outstanding disputes over its implementation. The agreement includes Appendix II titled ‘Permitted Capacity and Excess Capacity Allocations’. This appendix recognizes the Town of Dryden having approximately 1.98% Plant Ownership and as of the date of the agreement the peak flow from the Town was estimated to be 0.15 MGD with an excess capacity of 0.11 MGD.

6.3 TOWN OF ITHACA SEWER SERVICE AGREEMENT FOR SEWER DISTRICT NO. 1 (SS1)

This agreement dated July 31, 2014 between the Town of Ithaca and the Town of Dryden, on behalf of Sewer District No. 1 sets forth payment terms and conditions to allow the transportation of sewage from the District through the Town of Ithaca collection system and into the Village of Cayuga Heights collection system. The agreement is effective until June 30, 2019.

6.4 TOWN OF ITHACA SEWER SERVICE AGREEMENT FOR PEREGRINE HOLLOW SEWER DISTRICT (SS6)

Similar to SS1, this agreement dated July 31, 2014 between the Town of Ithaca and the Town of Dryden, on behalf of the Peregrine Hollow Sewer District sets forth payment terms and conditions to allow the transportation of sewage from the District through the Town of Ithaca collection system, City/Town of Ithaca jointly owned interceptors and pump stations, and/or City of Ithaca collection system to the IAWTF. The agreement, which is effective until June 30, 2019, also clarifies the Town of Ithaca ownership and maintenance responsibilities for those portions of the District infrastructure originally constructed within the boundary of the Town of Ithaca.

7 FINANCIAL CONSIDERATIONS

7.1 EXISTING DISTRICT INDEBTEDNESS

As of January 2016, six of the seven water districts and all seven sewer districts had retired the respective capital indebtedness. Only the Yellow Barn Water District has incurred recent debt for the improvements completed in 2015. The current fund balances of all other districts are summarized in Table 7.1.

| | District | Fund Balance | # Units* | Balance/Unit |
|-----|-------------|--------------|----------|--------------|
| SW1 | Varna | \$428,799 | 406 | \$ 1,056 |
| SW2 | Snyder Hill | \$ 92,179 | 49 | \$ 1,881 |
| SW3 | Monkey Run | \$281,850 | 351 | \$ 803 |
| SW4 | Hall Road | \$ 15,420 | 1 | \$15,420 |
| SW5 | Turkey Hill | \$191,445 | 206 | \$ 929 |
| SW6 | Royal Road | \$ 77,294 | 4 | \$19,324 |
| SW7 | Yellow Barn | \$ 4,434 | | |
| SS1 | Sapsucker | \$ 46,439 | 71 | \$ 654 |

| | | | | |
|----------------|---------------|-----------|-----|----------|
| SS2 | Varna | \$160,655 | 375 | \$ 428 |
| SS3 | Cortland Road | \$325,995 | 480 | \$ 679 |
| SS4 | Monkey Run | \$238,065 | 351 | \$ 678 |
| SS5 | Turkey Hill | \$211,605 | 206 | \$ 1,027 |
| SS6 | Peregrine Way | \$ 94,746 | 22 | \$ 4,307 |
| SS7 | Royal Road | \$ 58,907 | 4 | \$14,727 |
| *Per 2015 Levy | | | | |

7.2 CURRENT BENEFIT ASSESSMENT FORMULA

As evidenced by the summary of individual district benefit assessment, or tax levy formulas in Table 7.2, varied combinations of units, parcel acreage, front footage and assessed value have been used to derive equitable methods of charging benefitted properties for their proportional share of capital debt repayment. While these formulas have been determined reasonable at the time of district formation, the parcel acreage, front footage and assessed value criteria are more subject to change over time as a result of subdivision, consolidation and County revaluation. Accounting for these changes annually requires a high level of administrative oversight.

| District | | Tax Levy Formula | | | |
|----------|------------------|-----------------------------|---------|---------|------------|
| | | Units | Acreage | Footage | Assessment |
| SW1 | Varna | 60% | - | 10% | 30% |
| SW2 | Snyder Hill | 50% | - | 10% | 40% |
| SW3 | Monkey Run | 15% | 35% | | 50% |
| SW4 | Hall Road | No Formula- one parcel only | | | |
| SW5 | Turkey Hill | 25% | 25% | - | 50% |
| SW6 | Royal Road | 15% | 35% | - | 50% |
| SW7 | Yellow Barn | 100% | - | - | - |
| SS1 | Sapsucker | 100% | - | - | - |
| SS2 | Varna | 100% | - | - | - |
| SS3 | Cortland Road | 40% | - | 10% | 50% |
| SS4 | Monkey Run | 15% | 35% | - | 50% |
| SS5 | Turkey Hill | 25% | 25% | - | 50% |
| SS6 | Peregrine Hollow | 50% | - | 10% | 40% |
| SS7 | Royal Road | 15% | 35% | - | 50% |

7.3 RATE STRUCTURE FOR SYSTEMS OPERATION AND MAINTENANCE

Water and sanitary sewer use charges are billed to connected customers quarterly based on metered water consumption and at the following current rates:

Table 7.3.1 - Current Quarterly Water Rents

| District | Rate/10,000 Gallons | | |
|--------------------|---------------------|-----------|------------|
| | Bolton Point | Dryden(T) | Total Rent |
| SW1-SW6 | \$44.40 | \$5.90 | \$50.30 |
| SW 7 (Yellow Barn) | NA | \$128.50 | \$128.50 |

Table 7.3.2 – Current Quarterly Sewer Rents

| District | | Rate/10,000 Gallons | | | | | Total Rent |
|----------|------------------|---------------------|-----------|---------|---------|----------|------------|
| | | Ithaca(T) | Dryden(T) | IAWTF | VCHWTP | VDWTP | |
| SS1 | Sapsucker | \$8.80 | \$7.20 | NA | \$32.20 | NA | \$48.20 |
| SS2 | Varna | NA | \$3.00 | \$19.71 | NA | NA | \$22.71 |
| SS3 | Cortland Road | NA | NA | NA | NA | \$101.34 | \$101.34 |
| SS4 | Monkey Run | NA | \$3.00 | \$19.71 | NA | NA | \$22.71 |
| SS5 | Turkey Hill | NA | \$3.00 | \$19.71 | NA | NA | \$22.71 |
| SS6 | Peregrine Hollow | \$8.80 | \$3.00 | \$19.71 | NA | NA | \$31.51 |
| SS7 | Royal Road | NA | \$3.00 | \$19.71 | NA | NA | \$22.71 |

8 DISTRICT CONSOLIDATION

8.1 ENABLING LEGISLATION

The procedure for water and sewer district consolidation is established in New York General Municipal Law Article 17-A. Two or more local government entities, which includes benefit improvement districts, may be consolidated into a single local government entity (LGE). Consolidation requires a proposed joint consolidation agreement, defined in GML Section 750 as "...a written document that contains terms and information regarding the consolidation of two or more local government entities and that has been proposed, but not yet finalized and approved, by such entities' governing body or bodies pursuant to this article." The proceeding is commenced by a joint resolution of the governing bodies of the local government entities, which in this instance is the Dryden Town Board on behalf of some or all of the benefit districts.

The requirements for drafting the proposed joint consolidation agreement are defined in GML Section 752(2) and include, as applicable to consolidation of benefit districts the following:

- (a) the name of each district to be consolidated.
- (b) the name of the proposed consolidated district(s), which name shall be such as to distinguish it from the name of any other like unit of government in the state of New York (except the name of any one of the entities to be consolidated).
- (c) the rights, duties and obligations of the proposed consolidated LGE;
- (d) the territorial boundaries of the proposed consolidated LGE;
- (e) the type and/or class of the proposed consolidated LGE;

(f) the governmental organization of the proposed consolidated local government entity insofar as it concerns elected and appointed officials and public employees, along with a transitional plan and schedule for elections and appointments of officials;

(g) a fiscal estimate of the cost of and savings which may be realized from consolidation;

(h) each entity's assets, including, but not limited to, real and personal property, and the fair value thereof in current money of the United States;

(i) each entity's liabilities and indebtedness, bonded and otherwise, and the fair value thereof in current money of the United States;

(j) terms for the disposition of existing assets, liabilities and indebtedness of each local government entity, either jointly, separately or in certain defined proportions;

(k) terms for the common administration and uniform enforcement of local laws, ordinances, resolutions, orders and the like, within the proposed consolidated LGE, consistent with GML §769;

(l) the effective date of the proposed consolidation;

(m) the time and place or places for the public hearing or hearings on such proposed joint consolidation agreement pursuant to GML §754.

The Town Board needs to adopt the proposed JCA by resolution. After adoption, the JCA must be displayed and publishes as required by GML §753. Concurrently or at a later date, the Town Board must set a time and place or places for one or more public hearings on the proposed joint consolidation agreement. Notice of the public hearings must be published as required by GML §754. The hearing or hearings must be held no less than 35 days and no more than 90 days after adoption of the proposed JCA by resolution of the Town Board. After the public hearing(s), the Town Board has three options (GML 754):

(a) Amend the proposed JCA, provided that the amended version is publicized as follows within five business days after adopting the amended proposed JCA (GML §754(4)) :

i. display a copy of the amended version of the proposed JCA, with a descriptive summary, readily accessible to the public in a public place or places within each entity;

ii. post it on the Town's website.

-or-

(b) Approve a final version of the JCA. This must occur within 180 days of the final public hearing.

-or-

(c) Decline to proceed further with consolidation proceedings. Any approval by the entities' governing body or bodies of the final version of the joint consolidation agreement must occur within one hundred eighty days of such final hearing.

The JCA takes effect on the date specified therein. (GML §756). The effects of consolidation are as follows: (GML §765):

(d) On and after the effective date of a consolidation, the consolidating LGE's are treated and considered for all purposes as one LGE, under the name and on the terms and conditions set forth in the JCA.

(e) All rights, privileges and franchises of each component LGE and all assets, real and personal property, books, records, papers, seals and equipment, belonging to each component LGE is deemed as transferred to and vested in the consolidated LGE without the need for further acts or deeds.

(f) All property, rights-of-way and other interests become the property of the consolidated LGE. The title to real estate, either by deed or otherwise vested in any of the component local government entities shall not be deemed to revert or be in any way impaired by reason of the consolidation.

(g) The consolidated LGE has all the rights, powers, and privileges, and is subject to all the legal obligations and liabilities imposed on other similar entities.

(h) The JCA is subordinate to the contract rights of all holders of any securities or obligations of the local government entities outstanding at the effective date of the consolidation.

8.2 CONSOLIDATION OPPORTUNITIES

8.2.1 Water Districts

Aside from the Snyder Hill (SW2) and Yellow Barn (SW7) water districts, the water system infrastructure of the remaining districts is already interconnected and interdependent. The Varna Water District (SW1) provides the necessary links to the source of supply for all other districts. With respect to a source of supply and administration of water rents, all of the water districts excluding Yellow Barn (SW7) share in the ownership of the Bolton Point system and a common rate for metered water. Given that all prior capital indebtedness of SW1 through SW6 has been retired, the original individually tailored benefit assessment formulas no longer need to present an impediment to homogeneity. Given the special circumstances of its formation, remote location to the other districts and the level of capital debt the opportunity to consolidate the Yellow Barn Water District (SW7) is limited.

8.2.2 Sewer Districts

Similar to the water system, the Varna Sewer District (SS2) provides the core conveyance infrastructure to connect the users of the Monkey Run (SS4), Turkey Hill (SS5) and Royal Road (SS7) sewer districts to the Town's owned sewage treatment capacity in the IAWTF. Although it is not physically connected to SW2, the Peregrine Hollow Sewer District (SS6) does utilize the Town's treatment capacity in the IAWTF and is experiencing similar sewer rents. The Sapsucker Woods (SS1) sewer district with the connections to the Town of Ithaca and Village of Cayuga Heights collection systems as well as contracted sewage treatment at VCHWTP creates administrative disparities that may preclude consolidation at this time. Clearly, the Cortland Road Sewer District (SS3) with connections to the Village of Dryden collection system and VDWTP should remain a distinct benefit district.

8.3 CONSOLIDATING DISTRICT FUND BALANCE

According to the Town's financial advisor, Fiscal Advisors & Marketing, Inc., and the Office of the State Comptroller (OSC), the fund balances that are listed in Table 7.1 for each water and sewer district, can be merged into one water district and one sewer district fund balance following adoption of the consolidation agreement. For those water and sewer districts that will not be part of the consolidation, the fund balances and repayment of any indebtedness will remain the responsibility of those districts. The accounting procedures pertaining to the merging of the fund balances will be prepared by the Town and

reported to OSC through the Town's Annual Financial Report which is prepared at the end of each fiscal year.

9 RECOMMENDED ACTION

9.1 PROPOSED TOWN OF DRYDEN CONSOLIDATED WATER DISTRICT

9.1.1 Existing Districts to be Consolidated

It is recommended that the following existing water districts be included in a proposed Town of Dryden Consolidated Water District (CWD): Varna (SW1), Snyder Hill (SW2), Monkey Run (SW3), Hall Road (SW4), Turkey Hill (SW5) and Royal Road (SW6).

It will become the function of the CWD to operate, maintain and repair all of the water system infrastructure including, but not necessarily limited to, the following: water pipes of all materials and diameters, fire hydrants, valves, service laterals up to the customer's curb valve; the Monkey Run pump station; the booster station on Snyder Hill Road; and the 0.2 MG and 0.4 MG welded steel water storage tanks known collectively as the NYSEG Tanks.

The extent of the CWD boundary is generally outlined in Figure CWD-1 and more specifically delineated in Figures CWD-2 through CWD-7.

The Town of Dryden Board, on behalf of the CWD, will continue to be responsible for the fiscal, administrative and enforcement activities necessary for the proper function of the CWD.

In addition to the physical assets, the fund balance of each individual water district will be merged to one CWD fund balance. At present, the CWD fund balance will be approximately \$1,086,987.

9.1.2 Proposed Benefit Formula for Capital Improvements

In the event that any capital improvement within the CWD is to be financed by the issuance of bonds, the annual payment for any such indebtedness will be shared amongst the benefitted properties following a formula derived by the Town Board and considered equitable for the economic and other demographic characteristics of the CWD. If the benefit formula utilizes the equivalent dwelling unit (EDU) method of assessment, in whole or in part, the EDU can be determined from a schedule similar to that titled "*Definition of Units for Purposes of Consolidated Water District Charges*" and included as Appendix 1. Equivalent dwelling unit means a system user that consumes potable water (measured in gallons per day) equivalent to a typical single-family residence, which serves as a means of proportioning system usage and costs.

The preliminary list of tax map parcels to be included in the CWD, together with associated landowner information and tentative EDU count, is attached as Appendix 2.

9.2 PROPOSED TOWN OF DRYDEN CONSOLIDATED SEWER DISTRICT

9.2.1 Existing Districts to be Consolidated

It is recommended that the following existing sewer districts be included in a proposed Town of Dryden Consolidated Sewer District (CSD): Varna (SS2), Monkey Run (SS4), Turkey Hill (SS5), Peregrine Hollow (SS6) and Royal Road (SS7).

It will become the function of the CSD to operate, maintain and repair all of the sanitary sewer infrastructure including, but not necessarily limited to, the following: gravity and force main pipes of all materials and diameters, manholes, service laterals up to the customer's property line; the Varna Sewage Pump Station; and the Lower Creek Road Sewage Pump Station.

The extent of the CSD boundary is generally outlined in Figure CSD-1 and more specifically delineated in Figures CSD-2 through CSD-7.

The Town of Dryden Board, on behalf of the CSD, will continue to be responsible for the fiscal, administrative and enforcement activities necessary for the proper function of the CSD.

In addition to the physical assets, the fund balance of each individual sewer district will be merged to one CSD fund balance. At present, the CSD fund balance will be approximately \$763,978.

9.2.2 Proposed Benefit Formula for Capital Improvements

In the event that any capital improvement within the CSD is to be financed by the issuance of bonds, the annual payment for any such indebtedness will be shared amongst the benefitted properties following a formula derived by the Town Board and considered equitable for the economic and other demographic characteristics of the CSD. If the benefit formula utilizes the equivalent dwelling unit (EDU) method of assessment, in whole or in part, the EDU can be determined from a schedule similar to that titled *"Definition of Units for Purposes of Consolidated Sewer District Charges"* and included as Appendix 3. Equivalent dwelling unit means a system user that produces a wastewater flow (measured in gallons per day) and/or strength (measured in pounds per day of various pollutants) equivalent to a typical single-family residence, which serves as a means of proportioning system usage and costs. Equivalent Dwelling

The preliminary list of tax map parcels to be included in the CSD, together with associated landowner information and tentative EDU count, is attached as Appendix 4.

DEFINITION OF UNITS FOR PURPOSES OF CONSOLIDATED WATER DISTRICT CHARGES

| | |
|---|--|
| Single Family House | 1 Unit |
| Two Family House | 2 Units |
| Multiple Dwellings | 1 Unit for each dwelling unit |
| Mobile Home Park | 1 Unit for each approved and occupied space 0.25 Unit per approved vacant space (spaces as approved by Tompkins County Health Department) |
| Commercial Property/Professional Offices | 1 Unit for each store or separate place of business |
| School – Education, Non-Residential | 1 Unit for each 10 students, faculty and full-time equivalent staff (Annual update based on enrollment in September) |
| Group Living Accommodations | 1 Unit for each 3 beds, based on maximum permitted occupancy (dormitories or other facilities where groups of generally unrelated persons reside) |
| Motel, Boarding Houses, Bed-n-Breakfasts | 1 Unit for the first 3 sleeping rooms. For the fourth and each subsequent room 0.75 unit. |
| Industrial | 1 Unit for each 60,000 gallons, or part thereof, of water consumed annually based on water meter readings. |
| In Home/On-Premises Occupation with Employees | 1 Unit for each separate business |
| Cold Storage Warehouse – Without Office | 0.25 Unit per parcel |
| Vacant Land | 0.25 Unit per parcel |

Any use or occupancy which is reasonably susceptible of inclusion in more than one category, shall be deemed to be in the category resulting in the largest number of units. The final determination of the applicable category shall rest with the Dryden Town Board.

Any uses not specifically defined may be defined by the Dryden Town Board.

PROPOSED CONSOLIDATED WATER DISTRICT LANDOWNER LIST

| Landowner Name | Tax Map Parcel # | Land Use | Preliminary EDU | Historic District # |
|------------------------|------------------|------------------|-----------------|---------------------|
| 1015 Dryden Rd LLC | 55-1-17.2 | Multi-family | 5 | SW1 |
| 800 Dryden Rd LLC | 56-2-5 | multipurpose | 2 | SW1 |
| 800 Dryden Rd LLC | 56-2-6 | multipurpose | 2 | SW1 |
| 902 Dryden Rd LLC | 56-3-20 | 2 Family | 2 | SW1 |
| 981 Dryden LLC | 56-5-19.1 | 2 Family | 2 | SW1 |
| Abeles, William | 57-1-14 | 2 Family | 2 | SW5 |
| Adams, Augustine | 69-2-23.40 | Vacant | 0.5 | SW2 |
| Addy, Danny | 55-3-2 | 1 Family | 1 | SW5 |
| Albanese, Jonathan | 54-1-9.4 | 1 Family | 1 | SW5 |
| Allevato, Camillo | 57-1-26 | 1 Family | 1 | SW5 |
| Alton Reed - Family | 57.-1-7.2 | Multi-family | 5 | SW5 |
| Ames, Robert | 55-1-8 | 2 Family | 2 | SW5 |
| Anderson, Phillip | 56-3-6 | 3 family | 3 | SW1 |
| Ansty, Felicia | 69-1-7 | 2 Family | 1.5 | SW2 |
| Arnold, Carolyn | 43-1-16.2 | 1 Family | 1 | SW1 |
| Ashdown, Wm | 55-1-4 | 1 Family | 1 | SW5 |
| Atlantic Lucky Fortune | 56-3-7 | storage | 2 | SW1 |
| Atzberger, Brian | 43-1-9.4 | 2 Family | 2 | SW1 |
| Barbour-March, Cass | 54-1-9.3 | 1 Family | 1 | SW5 |
| Barry, Bridget | 69-1-9 | 1 Family | 1 | SW2 |
| Bell, Mark | 56-5-8.1 | auto shop | 1 | SW1 |
| Bellisario, Nickolas | 53-1-3.2 | 1 Family | 1 | SW1 |
| Bellisario, Nickolas | 53-1-3.4 | Vacant | 0 | SW1 |
| Bellisario, Nickolas | 54-1-5 | other storage | 0.25 | SW5 |
| Bellisario, Nickolas | 54-1-7 | Vacant | 0 | SW5 |
| Bellisario, Nickolas | 54-1-9.5 | other storage | 2 | SW5 |
| Bellisario, Nickolas | 54-1-9.6 | other storage | 0.25 | SW5 |
| Bellisario, Nickolas | 54-1-9.7 | sand and gravel | 0 | SW5 |
| Berry, Bridgette | 69-2-4 | 1 Family | 1 | SW2 |
| Best, Ronald | 43-1-7 | 1 Family | 1 | SW1 |
| Biddinger, Karen | 55-3-1.2 | 1 Family | 1 | SW5 |
| Bojanczyk, Adam | 43-1-9.6 | 1 Family | 1 | SW1 |
| Boutros, Susan | 54-1-9.2 | 1 Family/rec use | 1 | SW5 |
| Bovt, Aleksandr | 69-2-11 | 2 Family | 1.5 | SW2 |
| Brous, Melissa | 54-2-5 | 1 Family | 1 | SW5 |
| Brown Dog, LLC | 52-1-4.32 | manufacturing | 37.8 | SW4 |
| Brown, Jamaica | 52-1-16 | 1 Family | 1 | SW5 |
| Brown, Thomas | 55-1-1 | Vacant | 0 | SW5 |
| Brown, Thomas | 55-1-6 | 1 Family | 1 | SW5 |
| Burke, Charles | 43-1-19.6 | 1 Family | 1 | SW1 |

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|---------------------------|---------------|---------------------|----------|------------|
| Busse, Anthony | 56-5-10 | 2 Family | 2 | SW1 |
| Bybee-Finley | 56-3-11.2 | 1 Family | 1 | SW1 |
| Cadbury, Joel | 55-2-3 | 1 Family | 1 | SW5 |
| Campbell, Betty | 69-1-5 | 1 Family | 1 | SW2 |
| Carpenter, John | 55-1-5 | 2 Family | 2 | SW5 |
| Cheetham, Jonathon | 69-1-10 | 2 Family | 1.5 | SW2 |
| Chen, Jiunn | 56-3-16.1 | 1 Family | 1 | SW1 |
| Chen, Jiunn | 56-3-2.3 | university | 0 | SW1 |
| Chen, Jiunn | 56-5-5 | motor vehicle | 4 | SW1 |
| Chen, Wen-Ching | 56-3-17.2 | 1 Family | 1 | SW1 |
| Cheong, Soon Hon | 57-1-41.1 | 1 Family | 1 | SW5 |
| Civiletto, James | 43-1-19.17 | 2 Family | 2 | SW1 |
| CLF Solutions LLC | 69-2-23.29 | 2 Family | 1.5 | SW2 |
| Copobianco, Eva | 57-1-22 | 1 Family | 1 | SW5 |
| Cornell University | 43-1-1 | college | 1 | SW1 |
| CORNELL UNIV | 57-1-12.2 | 1 Family | 1 | SW5 |
| Cornell University | 53-1-16 | college | 0 | SW3 |
| Cornell University | 53-1-2 | use ad val | 2 | SW1 |
| Cornell University | 53-1-3.1 | college | 0 | SW1 |
| Cornell University | 53-1-9.2 | college | 0 | SW3 |
| Cornell University | 56-2-1.1 | Vacant | 0 | SW1 |
| Cornell University | 56-2-2.2 | university | 0 | SW1 |
| Cornell University | 56-3-1 | Vacant | 0 | SW1 |
| Cornell University | 56-3-2.2 | Vacant | 0 | SW1 |
| Cornell University | 56-3-22 | Vacant/university | 0.25 | SW1 |
| Cornell University | 56-5-1 | 1 Family | 1 | SW1 |
| Cornell University | 56-5-20 | field crops | 0.25 | SW5 |
| Cornell University | 56-5-22 | 2 Family | 2 | SW5 |
| Cornell University | 56-5-24 | 1 Family | 1 | SW5 |
| Cornell University | 56-5-25.11 | Vacant | 0 | SW5 |
| Cornell University | 56-5-25.12 | 1 Family | 1 | SW5 |
| Cornell University | 56-5-25.2 | Vacant | 0 | SW5 |
| Cornell University | 56-5-26 | 1 Family | 1 | SW5 |
| Cornell University | 56-5-31 | agriculture | 0 | SW1 |
| Cornell University | 56-5-33 | agriculture | 0 | SW1 |
| Cornell University | 57.-1-7.1 | Vacant | 0 | SW5 |
| Cornell University | 57-1-6 | college/univ | 1 | SW1 |
| Cornell, Daniel | 43-1-19.4 | 1 Family | 1 | SW1 |
| Crawford, Ryan | 57-1-17 | 1 Family | 1 | SW5 |
| Crowe, Rosalie | 52-1-17 | Vacant | 0 | SW5 |
| Dale, Clara | 69-2-8 | 1 Family | 1 | SW2 |
| Danko, Charles | 57-1-24 | 1 Family | 1 | SW5 |
| Darchangelo, M | 56-3-4./6 | sr cit | 0.75 | SW1 |
| Davis, Joshua | 43-1-9.12 | 2 Family | 2 | SW1 |

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|--------------------------------|-------------|------------------|------|-----|
| Davis, Keith | 69-2-5 | 2 Family | 1.5 | SW2 |
| Demaris, Brian | 56-5-27 | 1 Family | 1 | SW5 |
| Diamond, Christiana | 43-1-4 | 1 Family | 1 | SW1 |
| Divens-Mullins Realty | 43.-1-33.11 | whse | 1 | SW6 |
| Dolgikh, Iryna | 69-1-1.13 | 1 Family | 1 | SW2 |
| Doob, Zachary | 69-2-23.38 | 1 Family | 1 | SW2 |
| Druce, Robert | 43-1-9.11 | 2 Family | 2 | SW1 |
| Dryden 1102 LLC | 55-2-5 | multi? | 1 | SW5 |
| Dryden Radio & TV | 52-1-4.11 | sales/service | 1 | SW3 |
| Elaineast LLC | 56-5-23 | Multi-family | 7 | SW5 |
| Eleanor Foote Income Only Trst | 71-1-1.2 | Vacant | 0.5 | SW2 |
| English, Diane | 43-1-9.7 | 2 Family | 2 | SW1 |
| Fabbroni, Lawrence | 69-2-23.27 | Vacant | 0.5 | SW2 |
| Fabbroni, Lawrence | 69-2-23.43 | 2 Family | 1.5 | SW2 |
| Faessler, Lauren | 54-1-22 | 1 Family | 1 | SW5 |
| Fahmy, Ziad | 57-1-43.2 | 1 Family | 1 | SW5 |
| Faline Woods, LLC | 71-1-6 | rurl res & rec | 1 | SW2 |
| Farrell, Adam | 54-1-17 | 1 Family | 1 | SW5 |
| Farrell, Adam | 54-1-8 | office bldg | 1 | SW5 |
| Farrell, Matthew | 54-1-10 | 1 Family | 1 | SW5 |
| Felker, Stephen | 56-3-8 | 2 Family | 2 | SW1 |
| Finger Lakes Library | 52-1-4.6 | prof bldg | 1 | SW3 |
| Fire Rocket LLC | 56-4-7.10 | Vacant | 0 | SW5 |
| Fire Rocket LLC | 56-4-7.12 | 2 Family | 2 | SW5 |
| Fire Rocket LLC | 56-4-7.13 | Vacant | 0 | SW5 |
| Fire Rocket LLC | 56-4-7.14 | Vacant | 0 | SW5 |
| Fire Rocket LLC | 56-4-7.15 | 1 Family | 1 | SW5 |
| Fire Rocket LLC | 56-4-7.21 | 1 Family | 1 | SW5 |
| Fire Rocket LLC | 56-4-7.22 | 1 Family | 1 | SW5 |
| Fire Rocket LLC | 56-4-7.51 | 1 Family | 1 | SW5 |
| Fire Rocket LLC | 56-4-7.8 | Vacant | 0 | SW5 |
| Fire Rocket LLC | 56-4-7.9 | Vacant | 0 | SW5 |
| Foote, Betty | 52-1-25.2 | 2 Family | 2 | SW5 |
| Foote, Donald | 52-1-25.5 | multi/mobile | 2 | SW5 |
| Foote, Donald | 56-3-11.1 | 1 Family | 1 | SW1 |
| Foote, Gary | 71-1-1.1 | 1 Family | 1 | SW2 |
| Frostclapp, David | 43-1-19.1 | 1 Family | 1 | SW1 |
| Garner, Matthew | 43-1-19.11 | 2 Family | 2 | SW1 |
| Garner, Matthew | 43-1-9.1 | 2 Family | 2 | SW1 |
| Garner, Matthew | 43-1-9.3 | 2 Family | 2 | SW1 |
| Georgia, Margaret | 56-3-4./2 | mobile home | 0.75 | SW1 |
| Gesslein, Paul | 43-1-10 | Vacant/sm improv | 1 | SW1 |
| Gesslein, Paul | 43-1-11 | 1 Family | 1 | SW1 |
| Giordano, Joseph | 43-1-19.10 | 1 Family | 1 | SW1 |

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|------------------------|-------------|-----------------|------|-----|
| Gombas, Frank | 55-1-10 | 1 Family | 1 | SW5 |
| Gomes, Mario | 56-4-5.321 | Vacant | 0 | SW5 |
| Gomes, Mario | 56-4-5.322 | 1 Family | 1 | SW5 |
| Graham, Rachel | 54-2-11 | 1 Family | 1 | SW5 |
| Granato-Cramner | 54-2-4 | multiple | 2 | SW5 |
| Greenhouse, Brooke | 52-1-18 | office bldg | 1 | SW5 |
| Gregory, Donald | 56-3-4./10 | mobile home | 0.75 | SW1 |
| Grover, Robert | 43-1-13 | 3 family | 3 | SW1 |
| Grover, Robert | 43-1-14.1 | Multi-family | 4 | SW1 |
| Guthrie Healthcare Sys | 43.1-33.2 | health facility | 1 | SW6 |
| Hagin, Robert | 52-1-26.1 | 1 Family | 1 | SW5 |
| Hall, Lois | 55-3-9 | 1 Family | 1 | SW5 |
| Halton | 56-5-15 | 2 Family | 2 | SW1 |
| Hardy, Candyce | 43.1-31 | 1 Family | 1 | SW6 |
| Harmon, Randolph | 57-1-28 | 1 Family | 1 | SW5 |
| Hillebrandt, Joseph | 54-1-14 | 1 Family | 1 | SW5 |
| HILLMAN | 52-1-21 | 10 Multi-family | 10 | SW5 |
| Hine, Melissa | 69-2-3.3 | 2 Family | 1.5 | SW2 |
| Hoffman, Robert | 43-1-19.19 | 2 Family | 2 | SW1 |
| Hollalary Properties | 56-5-17 | 2 Family | 2 | SW1 |
| Holland, Charles | 43-1-19.18 | 2 Family | 2 | SW1 |
| Huling, William | 69-1-1.14 | 1 Family | 1 | SW2 |
| Humerez, Eric | 56-3-18 | 1 Family | 1 | SW1 |
| Humerez, Ricardo | 56-3-19 | coded 1 Family | 1 | SW1 |
| Hurwitz, Mark | 69-2-7 | 1 Family | 1 | SW2 |
| IRR Supply Center | 43-2-1.2 | industrial | 1 | SW3 |
| J Ray | 56-5-4./10 | | 0.75 | SW1 |
| J Ray | 56-5-4./100 | | 0.75 | SW1 |
| J Ray | 56-5-4./101 | | 0.75 | SW1 |
| J Ray | 56-5-4./102 | | 0.75 | SW1 |
| J Ray | 56-5-4./104 | | 0.75 | SW1 |
| J Ray | 56-5-4./105 | | 0.75 | SW1 |
| J Ray | 56-5-4./106 | | 0.75 | SW1 |
| J Ray | 56-5-4./107 | | 0.75 | SW1 |
| J Ray | 56-5-4./108 | | 0.75 | SW1 |
| J Ray | 56-5-4./11 | | 0.75 | SW1 |
| J Ray | 56-5-4./12 | | 0.75 | SW1 |
| J Ray | 56-5-4./16 | | 0.75 | SW1 |
| J Ray | 56-5-4./18 | | 0.75 | SW1 |
| J Ray | 56-5-4./20 | | 0.75 | SW1 |
| J Ray | 56-5-4./200 | | 0.75 | SW1 |
| J Ray | 56-5-4./23 | | 0.75 | SW1 |
| J Ray | 56-5-4./24 | | 0.75 | SW1 |
| J Ray | 56-5-4./250 | | 0.75 | SW1 |

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|----------------------------|-------------|----------------|--------|-----|
| J Ray | 56-5-4./260 | | 0.75 | SW1 |
| J Ray | 56-5-4./261 | | 0.75 | SW1 |
| J Ray | 56-5-4./262 | | 0.75 | SW1 |
| J Ray | 56-5-4./27 | | 0.75 | SW1 |
| J Ray | 56-5-4./3 | | 0.75 | SW1 |
| J Ray | 56-5-4./30 | | 0.75 | SW1 |
| J Ray | 56-5-4./303 | | 0.75 | SW1 |
| J Ray | 56-5-4./35 | | 0.75 | SW1 |
| J Ray | 56-5-4./4 | | 0.75 | SW1 |
| J Ray | 56-5-4./5 | | 0.75 | SW1 |
| J Ray | 56-5-4./5 | | 0.75 | SW1 |
| J Ray | 56-5-4./54 | | 0.75 | SW1 |
| J Ray | 56-5-4./56 | | 0.75 | SW1 |
| J Ray | 56-5-4./58 | | 0.75 | SW1 |
| J Ray | 56-5-4./90 | | 0.75 | SW1 |
| J Ray | 56-5-4./91 | | 0.75 | SW1 |
| J Ray | 56-5-4./93 | | 0.75 | SW1 |
| James, Mary | 56-3-15 | 1 Family | 1 | SW1 |
| JC Leasing LLC | 42-1-35.2 | storage | 0.25 | SW3 |
| JC Leasing LLC | 42-1-35.3 | whse | 1 | SW3 |
| JCMD Associates LLC (HEPS) | 52-1-14.2 | sales/service | 1 | SW3 |
| Jim Ray Mobile Homes | 56-5-4 | 213 plus 1 | 134.25 | SW1 |
| Johnson, Claudette | 53-1-6 | 1 Family | 1 | SW1 |
| Jones, Christopher | 43-1-19.7 | 2 Family | 2 | SW1 |
| Jones, Susan | 54-1-15 | 1 Family | 1 | SW5 |
| Juers, David | 55-3-6 | 1 Family | 1 | SW5 |
| Kappler, Chris | 52-1-25.4 | bar | 2 | SW5 |
| Kehoe, William | 69-2-23.28 | 1 Family | 1 | SW2 |
| Kellog, Robert | 53-1-19 | 1 Family | 1 | SW5 |
| Kilts, Suzanne | 69-2-23.33 | 1 Family | 1 | SW2 |
| Kim, Bong Ho | 56-4-7.31 | 1 Family | 1 | SW5 |
| Kimball, Michael | 53-1-7 | 1 Family | 1 | SW1 |
| Kimball, Michael | 55-1-17.3 | multipurpose | 3 | SW1 |
| Kimball, Michael | 56-1-1.2 | 11 pads | 11 | SW1 |
| Kimball, Michael | 56-2-1.2 | multipurpose | 6 | SW1 |
| Kimball, Michael | 56-4-2 | row type | 11 | SW1 |
| Kimberly Realty Co | 43.-1-32 | Vacant | 0 | SW6 |
| Klein, Kim | 56-3-3 | 1 Family | 1 | SW1 |
| Klimowicz, Edward | 71-1-5 | rurl res & rec | 1 | SW2 |
| Kohn, Nina | 57-1-12.2 | 1 Family | 1 | SW5 |
| Kohn, Nina | 57-1-12.2 | 1 Family | 1 | SW5 |
| Kornreich, Bruce | 43-1-9.8 | 2 Family | 2 | SW1 |
| Kossowski, Jan | 69-2-23.31 | 1 Family | 1 | SW2 |
| Krasicky, Philip | 69-2-2 | 1 Family | 1 | SW2 |

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|------------------------|------------|---------------------|-----|-----|
| Kyong, Song-ja | 43-1-19.12 | 2 Family | 2 | SW1 |
| Lake, Randi | 55-3-8 | 1 Family | 1 | SW5 |
| Lane, Becky | 69-2-23.32 | 1 Family | 1 | SW2 |
| Laurent, Simon | 52-1-31.3 | Vacant | 0 | SW5 |
| Laurie Synder Rev | 53-1-2.1 | 1 Family | 1 | SW1 |
| Lecoq, Arthur | 56-5-6 | 1 Family | 1 | SW1 |
| Lesiuk, Nicholas | 55-1-16 | 1 Family | 1 | SW5 |
| Linville | 43-1-8 | 1 Family | 1 | SW1 |
| Liu, Yu Po | 52.-1-4.42 | dealer | 1 | SW3 |
| Lounsberry Real estate | 52-1-14.1 | minimart | 1 | SW3 |
| Lucente, Patricia | 56-4-7.11 | Vacant | 0 | SW5 |
| Lucente, Rocco | 43-1-19.2 | storage | 1 | SW1 |
| Lucente, Rocco | 43-1-19.21 | Vacant | 0 | SW1 |
| Lucente, Rocco | 43-1-19.5 | 1 Family | 1 | SW1 |
| Lucente, Stephen | 56-3-12 | 1 Family | 1 | SW1 |
| Lucente, Stephen | 56-3-9 | Vacant/w improvemen | 1 | SW1 |
| Lucente, Stephen | 56-5-11 | 3 family | 3 | SW1 |
| Lucente, Stephen | 56-5-12 | Multi-family | 6 | SW1 |
| Lucente, Waltraud | 43-1-9.10 | 2 Family | 2 | SW1 |
| Ma, He | 56-4-7.61 | 1 Family | 1 | SW5 |
| Madsen | 52-1-28 | Vacant | 0 | SW5 |
| Madsen, Eugene | 52-1-31 | Vacant | 0 | SW5 |
| Madsen, Eugene | 52-1-31.2 | rurl res & rec | 1 | SW5 |
| Manee Inc | 55-1-13.12 | motel - 10 | 10 | SW5 |
| Marsit, Nicholas | 69-2-13 | 1 Family | 1 | SW2 |
| Martin, Carolyn | 57-1-18 | 1 Family | 1 | SW5 |
| Martz, John | 55-1-7 | 1 Family | 1 | SW5 |
| Matsudaura, Marisa | 54-2-6 | 1 Family | 1 | SW5 |
| Maxwell, Richard | 55-1-14 | 2 Family | 2 | SW5 |
| McArt, Scott | 57-1-21 | 1 Family | 1 | SW5 |
| McDonald, Emily | 55-2-4.1 | 1 Family | 1 | SW5 |
| Medvecky, Beth | 57-1-41.2 | 1 Family | 1 | SW5 |
| Mettler Toledo LLC | 42-1-31.6 | manufacturing | 4.9 | SW3 |
| Miller, Sara | 56-4-6 | 1 Family | 1 | SW5 |
| Miller, Steven | 56-4-7.62 | 1 Family | 1 | SW5 |
| Miner, John | 69-2-23.42 | 2 Family | 1.5 | SW2 |
| Modular Heating System | 52-1-25.3 | Sales and Service | 2 | SW5 |
| Modular Heating System | 52-1-26.2 | 1 Family | 1 | SW5 |
| Moore, David | 52-1-4.31 | 1 Family | 1 | SW3 |
| Moore, David | 52-1-4.9 | office | 2 | SW3 |
| Morse, Helen | 57-1-19 | 1 Family | 1 | SW5 |
| Moseley, Michael | 69-2-12 | 2 Family | 1.5 | SW2 |
| Mundell, Helen | 43-1-6 | 1 Family | 1 | SW1 |
| Nemcek, Alan | 54-2-9 | 3 family | 3 | SW5 |

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|--------------------------------|------------|---------------|------|-----|
| Nevins, Dana | 54-1-18 | 1 Family | 1 | SW5 |
| New York State | 43-2-3.1 | Vacant | 0 | SW3 |
| New York State adult care (12) | 42-1-31.5 | government | 1 | SW3 |
| New York State Armory (200) | 42-1-31.3 | Armed Forces | 1 | SW3 |
| Nicholson, P James | 54-1-20 | multiple | 2 | SW5 |
| Niktin, Alexander | 69-2-23.36 | 1 Family | 1 | SW2 |
| NYS | 53-1-1 | university | 2 | SW1 |
| NYSEG (550) | 52-1-13 | gas/elec | 15.4 | SW3 |
| NYSEG (lettuce) | 52-1-13/1 | greenhouse | 1 | SW3 |
| NYSEG (lettuce) | 52-1-5./1 | greenhouse | 1 | SW3 |
| Parker, William | 53-1-5.1 | 2 Family | 2 | SW1 |
| Paw, Aye | 54-1-11 | 1 Family | 1 | SW5 |
| Payne, Gladys | 54-2-12 | 1 Family | 1 | SW5 |
| Petricola, Joseph | 57-1-27 | 1 Family | 1 | SW5 |
| Pha, Paw | 54-1-2 | 1 Family | 1 | SW5 |
| Piskorowski, Joseph | 42-1-31.21 | prof bldg | 1 | SW3 |
| Piskorowski, Joseph | 42-1-31.22 | Vacant | 0 | SW3 |
| Platt, Jody | 69-2-9 | 1 Family | 1 | SW2 |
| Polasek, Katherine | 43-1-19.14 | 2 Family | 2 | SW1 |
| Prezioso, Mathew | 69-2-6 | 1 Family | 1 | SW2 |
| Prudence Prop of Ithaca | 43.-1-29.6 | whse | 1 | SW6 |
| Pulleyn, David | 53-1-5.2 | multipurpose | 4 | SW1 |
| Purdey, Laura | 57-1-25 | 2 Family | 2 | SW5 |
| Quick, Howard | 71-1-7 | Vacant | 0.5 | SW2 |
| Ramelot, Denise | 43-1-5 | 1 Family | 1 | SW1 |
| Reed, William | 55-1-15.2 | apt | 4 | SW5 |
| Reiff, Meghan | 57-1-42 | 1 Family | 1 | SW5 |
| Resler Living Trust | 56-5-28 | Vacant | 0 | SW5 |
| Resler Living Trust | 56-5-29 | 1 Family | 1 | SW5 |
| Rev Trust Agm of Bet | 55-1-9.1 | 3 family | 3 | SW5 |
| Richards, Mary | 56-5-7 | 1 Family | 1 | SW1 |
| Richards, Troy | 54-1-3.2 | 1 Family | 1 | SW5 |
| Rockey, Steven | 55-1-3 | 1 Family | 1 | SW5 |
| Rose, Earl | 43-1-19.8 | 2 Family | 2 | SW1 |
| Rose, Earl | 43-1-19.9 | 2 Family | 2 | SW1 |
| Ross, Elizabeth | 56-3-21 | 1 Family | 1 | SW1 |
| Rushlow Properties | 52.-1-4.41 | Vacant | 0 | SW3 |
| Rushlow Properties | 52-1-4.10 | motor vehicle | 2 | SW3 |
| Saga Communication | 43-2-3.2 | office | 3 | SW3 |
| Sambolec, Eric | 56-3-10 | 1 Family | 1 | SW1 |
| Sandvik, Asia | 69-1-8 | 1 Family | 1 | SW2 |
| Sanford, Rose | 57-1-23 | 1 Family | 1 | SW5 |
| Sarkus, Peter | 56-4-1 | Multi-family | 9 | SW1 |
| Sarkus, Peter | 56-4-3 | 1 Family | 1 | SW1 |

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| Sarkus, Peter | 56-4-5.1 | Vacant | 0 | SW1 |
| Sarkus, Peter | 56-5-14 | 1 Family | 1 | SW1 |
| Sarkus, Peter | 56-5-16 | 1 Family | 1 | SW1 |
| Sayada, Davide | 55-2-2.2 | multiple | 2 | SW5 |
| Sayada, Davide | 56-5-21 | multiple | 4 | SW5 |
| Schichor, Jeremy | 43-1-19.3 | 1 Family | 1 | SW1 |
| Schlather, Kathleen | 56-3-4 | 8 pads | 3.75 | SW1 |
| Schlenker, Richie | 56-4-7.52 | 1 Family | 1 | SW5 |
| Schmiderer, Nancy | 57-1-20 | 1 Family/rec use | 1 | SW5 |
| Schug Realty, LLC | 43-2-1.3 | industrial | 1 | SW3 |
| Schulman, Edward | 56-4-7.42 | 1 Family | 1 | SW5 |
| Scoones, Helen | 43-1-15 | multipurpose | 2 | SW1 |
| Shan, Lian | 56-4-7.41 | 1 Family | 1 | SW5 |
| Shipman, Keith | 54-1-26 | apt -4 | 4 | SW5 |
| Shippos, Richard | 54-2-7.1 | 1 Family | 1 | SW5 |
| Shukla, Sanjeev | 43-1-19.20 | 2 Family | 2 | SW1 |
| Sill, Stella | 54-1-1 | 1 Family | 1 | SW5 |
| Simmons, Catherine | 56-2-3 | 1 Family | 1 | SW1 |
| Simmons, Catherine | 56-2-4 | multipurpose | 3 | SW1 |
| Singer, Michelle | 43-1-9.5 | 2 Family | 2 | SW1 |
| Sivananthan, Rohan | 43-1-19.16 | 2 Family | 2 | SW1 |
| Sivananthan, Rohan | 43-1-9.9 | 2 Family | 2 | SW1 |
| Skaley, James | 56-3-14 | 1 Family | 1 | SW1 |
| Smith, Frank | 69-2-1 | Vacant | 0.5 | SW2 |
| Snyder, Donald | 54-2-10 | 3 MHP | 3 | SW5 |
| Snyder, gary | 69-2-10 | 1 Family | 1 | SW2 |
| Spencer Properties | 54-1-23 | Vacant | 0 | SW5 |
| Spencer, Brian | 52-1-19 | 1 Family | 1 | SW5 |
| Spoon, William | 54-1-13 | 1 Family | 1 | SW5 |
| St. Laurent, Simon | 52-1-27 | 1 Family | 1 | SW5 |
| Stark, Bruce | 69-2-23.41 | 2 Family | 1.5 | SW2 |
| Sternberg, Bruce | 55-3-10 | 1 Family | 1 | SW5 |
| Stratton, Brian | 54-2-1 | multiple | 5 | SW5 |
| Stratton, Brian | 54-2-2 | 1 Family | 1 | SW5 |
| Stratton, Brian | 54-2-3 | 1 Family | 1 | SW5 |
| Stratton, Brian | 55-1-12 | apt - 4 | 4 | SW5 |
| Stratton, Brian | 55-2-4 | Vacant | 0 | SW5 |
| Strebel, Leslie | 56-3-13 | office | 1 | SW1 |
| Striano, Daniel | 54-1-16.3 | 1 Family | 1 | SW5 |
| Suci, Michael | 52-1-15 | 1 Family | 1 | SW5 |
| Suci, Nancy | 57-1-13 | 1 Family | 1 | SW5 |
| Sullivan, Daniel | 56-3-5 | 2 Family | 2 | SW1 |
| Teng, Felicia | 43-1-9.13 | 2 Family | 2 | SW1 |
| Teng, Qiuyun | 56-4-7.72 | 1 Family | 1 | SW5 |

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| Thornton, Dawn | 54-1-19 | 1 Family | 1 | SW5 |
| Town of Dryden | 54-1-16.2 | Vacant | 0 | SW5 |
| Town of Dryden | 56-4-5.21 | Vacant | 0 | SW5 |
| Tseng, Helen | 56-4-5.31 | 1 Family | 1 | SW5 |
| Tucker, William | 52-1-20 | 2 Family | 2 | SW5 |
| Two Stables Inc | 54-1-12 | restaurant | 1 | SW5 |
| Uhl, Charles | 43-1-16.1 | Vacant | 0 | SW1 |
| Uhl, Charles | 43-1-17 | rec use | 2 | SW1 |
| Uhl, Charles | 43-1-17/99 | cell tower | 1 | SW1 |
| Underwood, Warren | 69-2-3.4 | 2 Family | 1.5 | SW2 |
| Vargas-Mendez | 69-1-6 | 1 Family | 1 | SW2 |
| Variseddy, Dhanunja | 56-4-7.32 | 1 Family | 1 | SW5 |
| Varna Comm Assoc | 56-5-8.2 | community | 1 | SW1 |
| Varna I Inc | 56-5-3 | Multi-family | 25 | SW1 |
| Varna II, LLC | 56-5-19.3 | Vacant | 0 | SW1 |
| Varna II, LLC | 56-5-19.4 | Vacant | 0 | SW1 |
| Varna II, LLC | 56-5-9 | multipurpose | 6 | SW1 |
| Varna Methodist Church | 56-5-13 | church | 2 | SW1 |
| Varna Volunteer Fire Co Inc | 55-1-13.13 | fire dept | 2 | SW5 |
| Vasse, Alberta | 56-5-2 | Multi-family | 11 | SW1 |
| Veritas Group V LLC | 43.-1-33.121 | whse | 1 | SW6 |
| Villagonzalo, Victor | 69-2-23.39 | 1 Family | 1 | SW2 |
| VTT, LLC | 53-1-3.7 | Vacant | 0.25 | SW1 |
| Vuong, Duc | 43-1-12 | 1 Family | 1 | SW1 |
| Wang, Irene | 56-4-7.71 | 1 Family | 1 | SW5 |
| Wawak, Ryszard | 55-1-11 | Apartments | 21 | SW5 |
| Weinstein, David | 53-1-3.5 | Vacant | 0 | SW1 |
| Weinstein, David | 53-1-4 | 1 Family | 1 | SW1 |
| Whitlow, Carol | 55-1-15.1 | 1 Family | 1 | SW5 |
| Whitlow, Carol | 57-1-18.1 | 2 Family | 2 | SW5 |
| Willemsen, Susan | 69-1-4 | 2 Family | 1.5 | SW2 |
| Wilson, Katherine | 54-2-8 | 1 Family | 1 | SW5 |
| Wolga, George | 69-1-1.11 | Vacant | 0.5 | SW2 |
| Wolga, George | 69-1-1.2 | 1 Family | 1 | SW2 |
| Wolga, Kenneth | 69-1-1.12 | 2 Family | 1.5 | SW2 |
| Wood, Chrisatopher | 53-1-17 | 1 Family | 1 | SW5 |
| Woodcock, Gordon | 43-1-19.15 | 2 Family | 2 | SW1 |
| Woodie, Daniel | 69-2-23.34 | 1 Family | 1 | SW2 |
| Yang, Shijie | 69-2-23.44 | 1 Family | 1 | SW2 |
| Yasmin, Rubina | 43-1-19.13 | 1 Family | 1 | SW1 |
| Yavits, Robert | 69-2-23.37 | 1 Family | 1 | SW2 |
| Yearwood, Geoffrey | 69-2-23.30 | 1 Family | 1 | SW2 |
| Yiwei Luo Irrevocable | 56-4-7.16 | 1 Family | 1 | SW5 |
| Young, James | 69-2-3.2 | Vacant | 0.5 | SW2 |

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| Yuan, Yu | 57-1-16 | 1 Family | 1 | SW5 |
| Zhang, X | 57-1-15 | 1 Family | 1 | SW5 |
| Zimmerman, Ray | 69-2-23.35 | 1 Family | 1 | SW2 |
| | | | | |
| Out of District Users | | | | |
| NYSEG | 52.-1-5 | Out of District User | 0 | SW4 |
| Hillman, Viesia | 52.-1-21 | Out of District User | 10 | SW5 |
| Cornell University | 57-1-11 | Out of District User | 0 | SW5 |
| Marks, Matthew | 57-1-12.2 | Out of District User | 1 | SW5 |

DEFINITION OF UNITS FOR PURPOSES OF CONSOLIDATED SEWER DISTRICT CHARGES

| | |
|---|--|
| Single Family House | 1 Unit |
| Two Family House | 2 Units |
| Multiple Dwellings | 1 Unit for each dwelling unit |
| Mobile Home Park | 1 Unit for each approved and occupied space 0.25 Unit per approved vacant space (spaces as approved by Tompkins County Health Department) |
| Commercial Property/Professional Offices | 1 Unit for each store or separate place of business |
| School – Education, Non-Residential | 1 Unit for each 10 students, faculty and full-time equivalent staff (Annual update based on enrollment in September) |
| Group Living Accommodations | 1 Unit for each 3 beds, based on maximum permitted occupancy (dormitories or other facilities where groups of generally unrelated persons reside) |
| Motel, Boarding Houses, Bed-n-Breakfasts | 1 Unit for the first 3 sleeping rooms. For the fourth and each subsequent room 0.75 unit. |
| Industrial | 1 Unit for each 60,000 gallons, or part thereof, of water consumed annually based on water meter readings. |
| In Home/On-Premises Occupation with Employees | 1 Unit for each separate business |
| Cold Storage Warehouse – Without Office | 0.25 Unit per parcel |
| Vacant Land | 0.25 Unit per parcel |

Any use or occupancy which is reasonably susceptible of inclusion in more than one category, shall be deemed to be in the category resulting in the largest number of units. The final determination of the applicable category shall rest with the Dryden Town Board.

Any uses not specifically defined may be defined by the Dryden Town Board.

PROPOSED CONSOLIDATED SEWER DISTRICT LANDOWNER LIST

| Landowner Name | Tax Map Parcel # | Land Use | Preliminary EDU | Historic District # |
|------------------------|------------------|---------------------|-----------------|---------------------|
| 1015 Dryden Rd LLC | 55-1-17.2 | Multi-family | 5 | SS2 |
| 800 Dryden Rd LLC | 56-2-5 | multi | 2 | SS2 |
| 800 Dryden Rd LLC | 56-2-6 | multi | 2 | SS2 |
| 902 Dryden Rd LLC | 56-3-20 | 2 family | 2 | SS2 |
| 981 Dryden LLC | 56-5-19.1 | 2 family | 2 | SS2 |
| Abeles, William | 57-1-14 | 2 family | 2 | SS5 |
| Adams | 69-2-23.40 | Vacant | 0.5 | SS6 |
| Addy, Danny | 55-3-2 | 1 Family | 1 | SS5 |
| Albanese, Jonathan | 54-1-9.4 | 1 Family | 1 | SS5 |
| Allevato, Camillo | 57-1-26 | 1 Family | 1 | SS5 |
| Alton Reed-Family | 57-1-7.2 | multi | 5 | SS5 |
| Ames, Robert | 55-1-8 | 2 family | 2 | SS5 |
| Anderson | 56-3-6 | 3 family | 3 | SS2 |
| Ashdown, Wm | 55-1-4 | 1 Family | 1 | SS5 |
| Atlantic Lucky Fortune | 56-3-7 | business | 2 | SS2 |
| Barbour-March, Cass | 54-1-9.3 | 1 Family | 1 | SS5 |
| Bell | 56-5-8.1 | auto body | 1 | SS2 |
| Bellisario | 53-1-3.2 | 1 Family | 1 | SS2 |
| Bellisario | 53-1-3.4 | Vacant | 0 | SS2 |
| Bellisario, Nickolas | 54-1-5 | other storage | 0.25 | SS5 |
| Bellisario, Nickolas | 54-1-7 | Vacant | 0 | SS5 |
| Bellisario, Nickolas | 54-1-9.5 | other storage | 2 | SS5 |
| Bellisario, Nickolas | 54-1-9.6 | other storage | 0.25 | SS5 |
| Bellisario, Nickolas | 54-1-9.7 | sand and gravel | 0 | SS5 |
| Biddinger, Karen | 55-3-1.2 | 1 Family | 1 | SS5 |
| Boutros, Susan | 54-1-9.2 | 1 Family/rec use | 1 | SS5 |
| Brous, Melissa | 54-2-5 | 1 Family | 1 | SS5 |
| BROWN DOG, LLC | 52-1-4.32 | sales/service | 37.8 | SS4 |
| Brown, Jamaica | 52-1-16 | 1 Family | 1 | SS5 |
| Brown, Thomas | 55-1-1 | Vacant | 0 | SS5 |
| Brown, Thomas | 55-1-6 | 1 Family | 1 | SS5 |
| Busse | 56-5-10 | 2 family | 2 | SS2 |
| Bybee-Finley | 56-34-11.2 | 1 Family | 1 | SS2 |
| Cadbury, Joel | 55-2-3 | 1 Family | 1 | SS5 |
| Carpenter, John | 55-1-5 | 2 family | 2 | SS5 |
| Chen | 56-3-16.1 | 1 Family | 1 | SS2 |
| Chen | 56-3-17.2 | 1 Family | 1 | SS2 |
| Chen | 56-3-2.3 | college | 0 | SS2 |
| Chen | 56-5-5 | gas/service station | 4 | SS2 |
| Cheong, Soon Hon | 57-1-41.1 | 1 Family | 1 | SS5 |

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| CLF Solutions LLC | 69-2-23.29 | 2 family | 2 | SS6 |
| Copobianco, Eva | 57-1-22 | 1 Family | 1 | SS5 |
| Cornell | 43-1-1 | college | 1 | SS1 |
| Cornell | 56-2-2.2 | college | 0 | SS2 |
| Cornell | 56-3-2.2 | Vacant | 0 | SS2 |
| Cornell | 56-3-22 | college | 0.25 | SS2 |
| Cornell | 56-5-1 | 1 Family | 1 | SS2 |
| Cornell | 56-5-31 | Agriculture | 0 | SS2 |
| Cornell | 56-5-33 | Agriculture | 0 | SS2 |
| Cornell Univ | 56-2-1.1 | Vacant | 0 | SS2 |
| Cornell University | 53-1-3.1 | college/univ | 0 | SS2 |
| Cornell University | 57-1-6 | college/univ | 1 | SS2 |
| Cornell University | 53-1-16 | colleges | 0 | SS4 |
| Cornell University | 53-1-9.2 | colleges | 0 | SS4 |
| Cornell University | 56-5-20 | field crops | 0.25 | SS5 |
| Cornell University | 56-5-22 | 2 family | 2 | SS5 |
| Cornell University | 56-5-24 | 1 Family | 1 | SS5 |
| Cornell University | 56-5-25.11 | Vacant | 0 | SS5 |
| Cornell University | 56-5-25.12 | 1 Family | 1 | SS5 |
| Cornell University | 56-5-25.2 | Vacant | 0 | SS5 |
| Cornell University | 57-1-7.1 | Vacant | 0 | SS5 |
| Crawford, Ryan | 57-1-17 | 1 Family | 1 | SS5 |
| Crowe, Rosalie | 52-1-17 | Vacant | 0 | SS5 |
| Danko, Charles | 57-1-24 | 1 Family | 1 | SS5 |
| Darchangelo | 56-3-4./6 | sr cit | 1 | SS2 |
| Demaris, Brian | 56-5-27 | 1 Family | 1 | SS5 |
| Divens-Mullins Realty | 43.-1-33.11 | whse | 1 | SS7 |
| Doob | 69-2-23.38 | 1 Family | 1 | SS6 |
| Dryden 1102 LLC | 55-2-5 | multi | 1 | SS5 |
| Dryden Radio & TV | 52-1-4.11 | dealership | 1 | SS4 |
| Elaineast, LLC | 56-5-23 | Multi-family | 7 | SS5 |
| Fabbroni | 69-2-23.27 | Vacant | 0.5 | SS6 |
| Fabbroni | 69-2-23.43 | 2 family | 2 | SS6 |
| Faessler, Lauren | 54-1-22 | 1 Family | 1 | SS5 |
| Fahmy, Ziad | 57-1-43.2 | 1 Family | 1 | SS5 |
| Farrell, Adam | 54-1-17 | 1 Family | 1 | SS5 |
| Farrell, Adam | 54-1-8 | office bldg | 1 | SS5 |
| Farrell, Matthew | 54-1-10 | 1 Family | 1 | SS5 |
| Felker, Steven | 56-3-8 | 2 family | 2 | SS2 |
| Fingers Lakes Library | 52-1-4.6 | multiuse | 1 | SS4 |
| Fire Rocket, LLC | 56.-4-7.51 | 1 family | 1 | SS5 |
| Fire Rocket, LLC | 56-4-7.10 | Vacant | 0 | SS5 |
| Fire Rocket, LLC | 56-4-7.12 | 2 family | 2 | SS5 |
| Fire Rocket, LLC | 56-4-7.13 | Vacant | 0 | SS5 |

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| Fire Rocket, LLC | 56-4-7.14 | Vacant | 0 | SS5 |
| Fire Rocket, LLC | 56-4-7.15 | 1 family | 1 | SS5 |
| Fire Rocket, LLC | 56-4-7.21 | 1 family | 1 | SS5 |
| Fire Rocket, LLC | 56-4-7.22 | 1 family | 1 | SS5 |
| Fire Rocket, LLC | 56-4-7.8 | Vacant | 0 | SS5 |
| Fire Rocket, LLC | 56-4-7.9 | Vacant | 0 | SS5 |
| Foote | 56-3-11.1 | 1 Family | 1 | SS2 |
| Foote, Betty | 52-1-25.2 | 2 family | 2 | SS5 |
| Foote, Donald | 52-1-25.5 | multimobile | 2 | SS5 |
| Frost, amanda | 56-5-26 | 1 Family | 1 | SS5 |
| Georgia | 56-3-4/2 | | 1 | SS2 |
| Gombas, Frank | 55-1-10 | 1 Family | 1 | SS5 |
| Gomes, Mario | 56-4-5.321 | Vacant | 0 | SS5 |
| Gomes, Mario | 56-4-5.322 | 1 Family | 1 | SS5 |
| Graham, Rachael | 54-2-11 | 1 Family | 1 | SS5 |
| Granato-Cramner | 54-2-4 | multiple | 2 | SS5 |
| Greenhouse, Brooke | 52-1-18 | office bldg | 1 | SS5 |
| Gregory | 56-3-4./10 | | 1 | SS2 |
| Guthrie Healthcare Sys | 43.1-33.2 | | 1 | SS7 |
| Hagin, Robert | 52-1-26.1 | 1 Family | 1 | SS5 |
| Hall, Lois | 55-3-9 | 1 Family | 1 | SS5 |
| Halton | 56-5-15 | 2 family | 2 | SS2 |
| Hardy, Candyce | 43.1-31 | 1 family | 1 | SS7 |
| Harmon, Randolph | 57-1-28 | 1 Family | 1 | SS5 |
| Hillebrandt, Joseph | 54-1-14 | 1 Family | 1 | SS5 |
| Hillman | 52-1-21 | Multi-family - 10 | 10 | SS5 |
| Hollalary Properties | 56-5-17 | 2 family | 2 | SS2 |
| Humerez | 56-3-18 | 1 Family | 1 | SS2 |
| Humerez | 56-3-19 | 1 Family | 1 | SS2 |
| IRR Supply Center Inc | 43-2-1.2 | manufacturing | 1 | SS4 |
| James | 56-3-15 | 1 Family | 1 | SS2 |
| JC Leasing LLC | 42-1-35.2 | storage | 0.25 | SS4 |
| JC Leasing LLC | 42-1-35.3 | unmanned whse | 1 | SS4 |
| JCMD Associates LLC (HEPS) | 52-1-14.2 | sales/service | 1 | SS4 |
| Jones, Susan | 54-1-15 | 1 Family | 1 | SS5 |
| Juers, David | 55-3-6 | 1 Family | 1 | SS5 |
| Kappler, Chris | 52-1-25.4 | bar | 2 | SS5 |
| Kehoe | 69-2-23.28 | 1 Family | 1 | SS6 |
| Kellog, Robert | 53-1-19 | 1 Family | 1 | SS5 |
| Kilts | 69-2-23.33 | 1 Family | 1 | SS6 |
| Kim, Bong Ho | 56-4-7-31 | 1 family | 1 | SS5 |
| Kimball | 55-1-17.3 | multi | 3 | SS2 |
| Kimball | 56-1-1.2 | 11 pads | 11 | SS2 |
| Kimball | 56-2-1.2 | multi | 6 | SS2 |

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| Kimball | 56-4-2 | row type | 11 | SS2 |
| Kimberly Realty Co | 43.-1-32 | Vacant | 0 | SS7 |
| Klein | 56-3-3 | 1 Family | 1 | SS2 |
| Kossowski | 69-2-23.31 | 1 Family | 1 | SS6 |
| Lake,Randi | 55-3-8 | 1 Family | 1 | SS5 |
| Lane | 69-2-23.32 | 1 Family | 1 | SS6 |
| Laurent, Simon | 52-1-31.3 | Vacant | 0 | SS5 |
| Lecoq | 56-5-6 | 1 Family | 1 | SS2 |
| Lesiuk, Nicholas | 55-1-16 | 1 Family | 1 | SS5 |
| Liu, Yu Po | 52.1-4.42 | sales/service | 1 | SS4 |
| Lounsberry Real Estate | 52-1-14.1 | Mini Mart | 1 | SS4 |
| Lucente | 56-3-12 | 1 Family | 1 | SS2 |
| Lucente | 56-3-9 | small improvement | 1 | SS2 |
| Lucente | 56-5-11 | 3 family | 3 | SS2 |
| Lucente | 56-5-12 | Multi-family | 6 | SS2 |
| Lucente, Patricia | 56-4-7.11 | Vacant | 0 | SS5 |
| Lucente, Rocco | 43.-1-19.21 | Vacant | 0 | SS2 |
| Ma, He | 56-4-7.61 | 1 family | 1 | SS5 |
| Madsen, Eugene | 52-1-31 | Vacant | 0 | SS5 |
| Madsen, Eugene | 52-1-31.2 | rurl res & rec | 1 | SS5 |
| Manee Inc | 55-1-13.12 | motel - 10 | 10 | SS5 |
| Marks, Matthew | 57-1-12.2 | 1 Family | 1 | SS5 |
| Martin, Carolyn | 57-1-18 | 1 Family | 1 | SS5 |
| Martz, John | 55-1-7 | 1 Family | 1 | SS5 |
| Matsudaura, Marisa | 54-2-6 | 1 Family | 1 | SS5 |
| Maxwell, Richard | 55-1-14 | 2 family | 2 | SS5 |
| McArt, Scott | 57-1-21 | 1 Family | 1 | SS5 |
| McDonald, Emily | 55-2-4.1 | 1 Family | 1 | SS5 |
| Mecenas, Mark | 69-2-16.4 | Vacant | 0 | SS6 |
| Medvecky, Beth | 57-1-41.2 | 1 Family | 1 | SS5 |
| Mettler Toledo LLC | 42-1-31.6 | manufacturing | 4.9 | SS4 |
| Miller, Sara | 56-4-6 | 1 Family | 1 | SS5 |
| Miller, Steven | 56-4-7.62 | 1 family | 1 | SS5 |
| Miner | 69-2-23.42 | 2 family | 2 | SS6 |
| Modular Heating Sys | 52-1-25.3 | sales and serv | 2 | SS5 |
| Modular Heating Sys | 52-1-26.2 | 1 Family | 1 | SS5 |
| Moore, David | 52-1-4.31 | 1 Family | 1 | SS4 |
| Moore, David | 52-1-4.9 | office | 2 | SS4 |
| Morse, Helen | 57-1-19 | 1 Family | 1 | SS5 |
| Nemcek, Alan | 54-2-9 | 3 family | 3 | SS5 |
| Nevins, Dana | 54-1-18 | 1 Family | 1 | SS5 |
| New York State | 43-2-3.1 | Vacant | 0 | SS4 |
| New York State adult care (12) | 42-1-31.5 | Government | 1 | SS4 |
| New York State Armory (200) | 42-1-31.3 | Armed Forces | 1 | SS4 |

| | | | | |
|-------------------------|--------------|------------------|------|-----|
| Nicholson, P James | 54-1-20 | multiple | 2 | SS5 |
| Niktin | 69-2-23.36 | 1 Family | 1 | SS6 |
| NYSEG (550) | 52-1-13 | electric/gas | 15.4 | SS4 |
| NYSEG (lettuce) | 52-1-5 | greenhouse | 1 | SS4 |
| Paw | 54-1-11 | 1 Family | 1 | SS5 |
| Payne, Gladys | 54-2-12 | 1 Family | 1 | SS5 |
| Petricola, Joseph | 57-1-27 | 1 Family | 1 | SS5 |
| Pha, Paw | 54-1-2 | 1 Family | 1 | SS5 |
| Piskorowski, Joseph | 42-1-31.21 | prof bldg | 1 | SS4 |
| Piskorowski, Joseph | 42-1-31.22 | Vacant | 0 | SS4 |
| Prudence Prop of Ithaca | 43.-1-29.6 | whse | 1 | SS7 |
| Purdey, Laura | 57-1-25 | 2 family | 2 | SS5 |
| Ray | 56.-5-4./100 | | 1 | SS2 |
| Ray | 56.-5-4./101 | | 1 | SS2 |
| Ray | 56.-5-4./102 | | 1 | SS2 |
| Ray | 56.-5-4./104 | | 1 | SS2 |
| Ray | 56.-5-4./105 | | 1 | SS2 |
| Ray | 56.-5-4./106 | | 1 | SS2 |
| Ray | 56.-5-4./107 | | 1 | SS2 |
| Ray | 56.-5-4./108 | | 1 | SS2 |
| Ray | 56.-5-4./200 | | 1 | SS2 |
| Ray | 56.-5-4./250 | | 1 | SS2 |
| Ray | 56.-5-4./260 | | 1 | SS2 |
| Ray | 56.-5-4./261 | | 1 | SS2 |
| Ray | 56.-5-4./262 | | 1 | SS2 |
| Ray | 56.-5-4./303 | | 1 | SS2 |
| Ray | 56.-5-4./93 | | 1 | SS2 |
| Ray | 56-5-4 | 213 pads + house | 179 | SS2 |
| Ray | 56-5-4./10 | sr cit | 1 | SS2 |
| Ray | 56-5-4./11 | | 1 | SS2 |
| Ray | 56-5-4./12 | | 1 | SS2 |
| Ray | 56-5-4./16 | | 1 | SS2 |
| Ray | 56-5-4./18 | | 1 | SS2 |
| Ray | 56-5-4./20 | | 1 | SS2 |
| Ray | 56-5-4./23 | | 1 | SS2 |
| Ray | 56-5-4./24 | | 1 | SS2 |
| Ray | 56-5-4./27 | | 1 | SS2 |
| Ray | 56-5-4./3 | sr cit | 1 | SS2 |
| Ray | 56-5-4./30 | | 1 | SS2 |
| Ray | 56-5-4./35 | | 1 | SS2 |
| Ray | 56-5-4./4 | sr cit | 1 | SS2 |
| Ray | 56-5-4./5 | | 1 | SS2 |
| Ray | 56-5-4./54 | sr cit | 1 | SS2 |
| Ray | 56-5-4./56 | sr cit | 1 | SS2 |

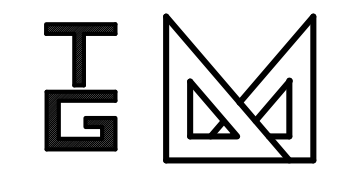
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| Ray | 56-5-4./58 | sr cit | 1 | SS2 |
| Ray | 56-5-4./6 | | 1 | SS2 |
| Ray | 56-5-4./90 | sr cit | 1 | SS2 |
| Ray | 56-5-4./91 | sr cit | 1 | SS2 |
| Reed, William | 55-1-15.2 | Multi-family | 4 | SS5 |
| Reiff, Meghan | 57-1-42 | 1 Family | 1 | SS5 |
| Resler Living Trust | 56-5-28 | Vacant | 0 | SS5 |
| Resler Living Trust | 56-5-29 | 1 Family | 1 | SS5 |
| Rev Trust Agm of Bet | 55-1-9.1 | 3 family | 3 | SS5 |
| Richards | 56-5-7 | 1 Family | 1 | SS2 |
| Richards, Troy | 54-1-3.2 | 1 Family | 1 | SS5 |
| Rockey, Steven | 55-1-3 | 1 Family | 1 | SS5 |
| Ross | 56-3-21 | 1 Family | 1 | SS2 |
| Rushlow Properties | 52.1-4.41 | Vacant | 0 | SS4 |
| Rushlow Properties | 52-1-4.10 | motor vehicle | 2 | SS4 |
| Saga Communication | 43-2-3.2 | office | 3 | SS4 |
| Sambolec | 56-3-10 | 1 Family | 1 | SS2 |
| Sanford, Rose | 57-1-23 | 1 Family | 1 | SS5 |
| Sarkus | 56-4-1 | Multi-family | 9 | SS2 |
| Sarkus | 56-4-3 | 1 Family | 1 | SS2 |
| Sarkus | 56-4-5.1 | Vacant | 0 | SS2 |
| Sarkus | 56-5-14 | 1 Family | 1 | SS2 |
| Sarkus | 56-5-16 | 1 Family | 1 | SS2 |
| Sayada, Davide | 55-2-2.2 | multiple | 2 | SS5 |
| Sayada, Davide | 56-5-21 | multiple | 4 | SS5 |
| Schlather | 56-3-4 | 8 pads | 5 | SS2 |
| Schlenker, Richie | 56.-4-7.52 | 1 family | 1 | SS5 |
| Schmiderer, Nancy | 57-1-20 | 1 Family/rec use | 1 | SS5 |
| Schug Realty, LLC | 43-2-1.3 | manufacturing | 1 | SS4 |
| Schulman, Edward | 56.-4-7.42 | 1 family | 1 | SS5 |
| Shan, Lian | 56.-4-7.41 | 1 family | 1 | SS5 |
| Shipman, Keith | 54-1-26 | Multi-family -4 | 4 | SS5 |
| Shippas, Richard | 54-2-7.1 | 1 Family | 1 | SS5 |
| Sill, Stella | 54-1-1 | 1 Family | 1 | SS5 |
| Simmons | 56-2-3 | 1 Family | 1 | SS2 |
| Simmons | 56-2-4 | multi | 3 | SS2 |
| Skaley | 56-3-14 | 1 Family | 1 | SS2 |
| Snyder, Donald | 54-2-10 | 3 family | 3 | SS5 |
| Spencer Properties | 54-1-23 | Vacant | 0 | SS5 |
| Spencer, Brian | 52-1-19 | 1 Family | 1 | SS5 |
| Spoon, William | 54-1-13 | 1 Family | 1 | SS5 |
| St. Laurent, Simon | 52-1-27 | 1 Family | 1 | SS5 |
| Stark | 69-2-23.41 | 2 family | 2 | SS6 |
| Sternberg, Bruce | 55-3-10 | 1 Family | 1 | SS5 |

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|-----------------------------|------------------|---------------------|----------|------------|
| Stratton, Brian | 54-2-1 | multiple | 5 | SS5 |
| Stratton, Brian | 54-2-2 | 1 Family | 1 | SS5 |
| Stratton, Brian | 54-2-3 | 1 Family | 1 | SS5 |
| Stratton, Brian | 55-1-12 | Multi-family - 4 | 4 | SS5 |
| Stratton, Brian | 55-2-4 | Vacant | 0 | SS5 |
| Strebel | 56-3-13 | office | 1 | SS2 |
| Striano, Daniel | 54-1-16.3 | 1 Family | 1 | SS5 |
| Suci, Michael | 52-1-15 | 1 Family | 1 | SS5 |
| Suci, Nancy | 57-1-13 | 1 Family | 1 | SS5 |
| Sullivan, Daniel | 56-3-5 | 2 family | 2 | SS2 |
| Teng, Qiuyun | 56-4-7.72 | 1 family | 1 | SS5 |
| Thornton, Dawn | 54-1-19 | 1 Family | 1 | SS5 |
| Town of Dryden | 53-1-3.3 | water transp | 0 | SS2 |
| Town of Dryden | 54-1-16.2 | Vacant/1 Family | 0 | SS5 |
| Town of Dryden | 56-4-5.21 | Town | 0 | SS5 |
| Tseng, Helen | 56-4-5.31 | 1 Family | 1 | SS5 |
| Tucker, William | 52-1-20 | 2 family | 2 | SS5 |
| Two Stables Inc | 54-1-12 | restaurant | 1 | SS5 |
| Uhl, Charles | 43-1-17 | rurl res & rec | 2 | SS1 |
| Variseddy, Dhanunja | 56-4-7.32 | 1 family | 1 | SS5 |
| Varna Community Assoc | 56-5-8.2 | | 1 | SS2 |
| Varna I Inc | 56-5-3 | Multi-family | 25 | SS2 |
| Varna II, LLC | 56-5-19.3 | Vacant | 0 | SS2 |
| Varna II, LLC | 56-5-19.4 | Vacant | 0 | SS2 |
| Varna II, LLC | 56-5-9 | multi | 6 | SS2 |
| Varna Methodist Chur | 56-5-13 | church | 2 | SS2 |
| Varna Volunteer Fire Co Inc | 55-1-13.13 | fire dept | 2 | SS5 |
| Vasse | 56-5-2 | Multi-family | 11 | SS2 |
| Veritas Group V LLC | 43.-1-33.121 | mini whse | 1 | SS7 |
| Villagonzalo | 69-2-23.39 | 1 Family | 1 | SS6 |
| VTT, LLC | 53-1-3.7 | Vacant | 0.25 | SS2 |
| Wang, Jackie | 56-4-7.71 | 1 family | 1 | SS5 |
| Wawak, Ryszard | 55-1-11 | Multi-family | 21 | SS5 |
| Weinstein | 53.1.3.5 | Vacant | 0 | SS2 |
| Whitlow, Carol | 55-1-15.1 | 1 Family | 1 | SS5 |
| Whitlow, Carol | 57-1-18.1 | 2 family | 2 | SS5 |
| Wilson, Katherine | 54-2-8 | 1 Family | 1 | SS5 |
| Wood, Christopher | 53-1-17 | 1 Family | 1 | SS5 |
| Woodie | 69-2-23.34 | 1 Family | 1 | SS6 |
| Yang | 69-2-23.44 | 1 Family | 1 | SS6 |
| Yavits | 69-2-23.37 | 1 Family | 1 | SS6 |
| Yearwood | 69-2-23.30 | 1 Family | 1 | SS6 |
| Yiwei Luo Irrevocable | 56-4-7.16 | 1 family | 1 | SS5 |
| Young | 69-2-3.2 | Vacant | 0.5 | SS6 |

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|-----------|------------|----------|---|-----|
| Yuan, Yu | 57-1-16 | 1 Family | 1 | SS5 |
| Zhang, X | 57-1-15 | 1 Family | 1 | SS5 |
| Zimmerman | 69-2-23.35 | 1 Family | 1 | SS6 |

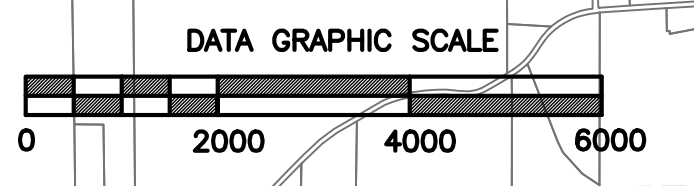
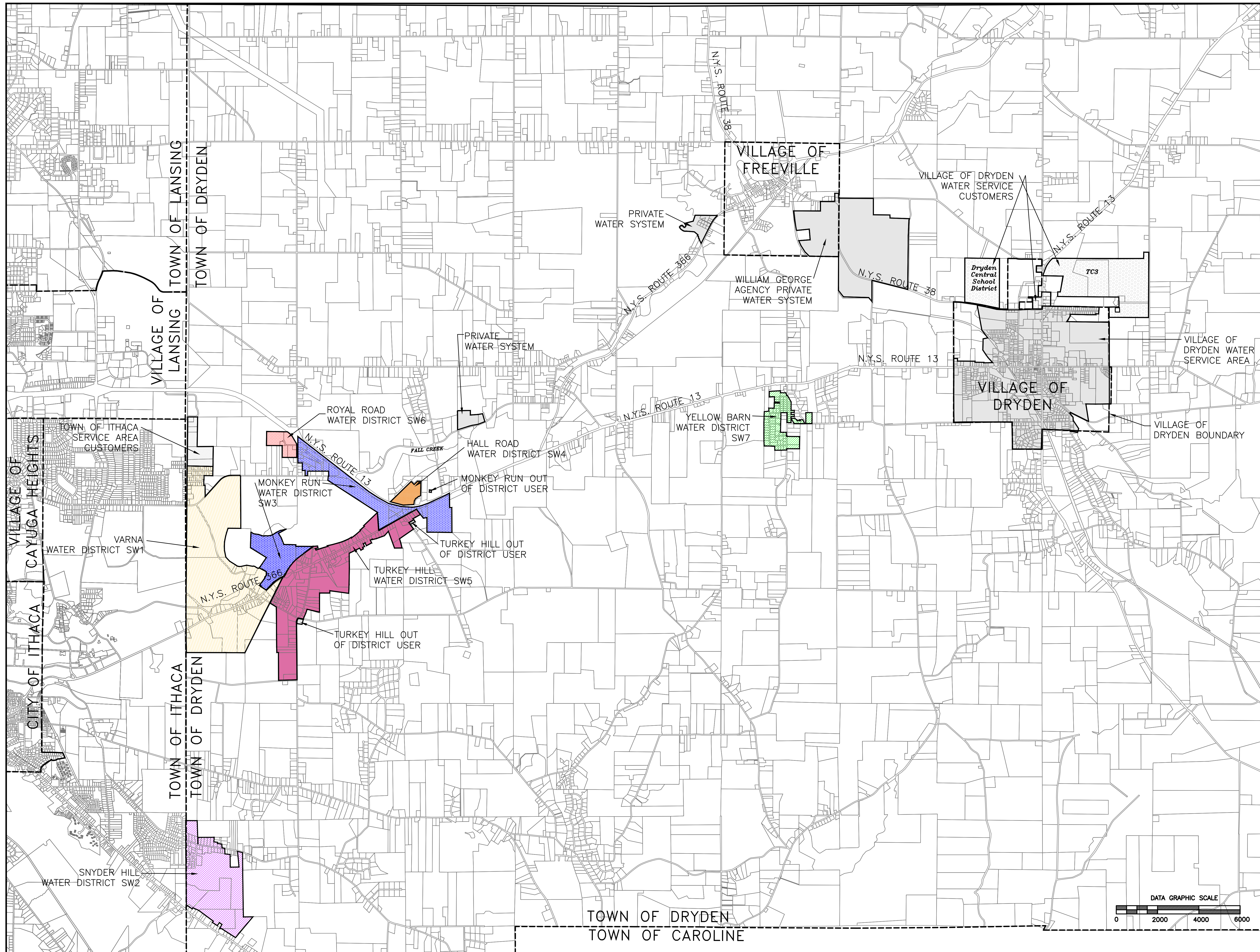
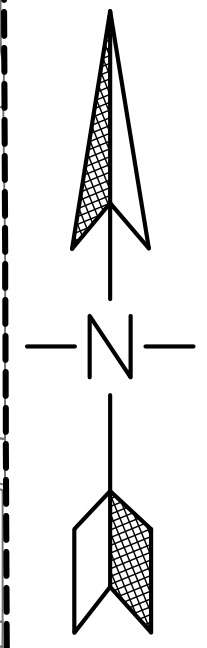
Out of District Users

| | | | | |
|--------------------|-----------|----------------------|------|-----|
| Brown Dog, LLC | 52-1-4.32 | Out of District User | 37.8 | SS4 |
| Hillman, Viesia | 52-1-21 | Out of District User | 10 | SS5 |
| Cornell University | 57-1-14 | Out of District User | 0 | SS5 |
| Marks, Matthew | 57-1-12.2 | Out of District User | 1 | SS5 |



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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



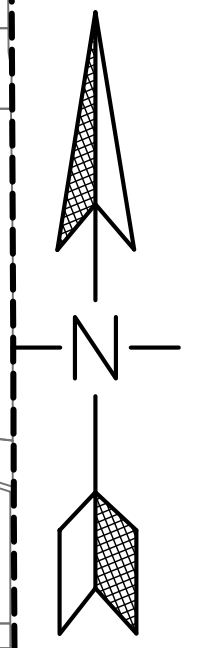
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| SHEET TITLE | |
| WATER SERVICE AREAS | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | FIGURE W-1 |
| DRAWN BY: TRT | CHECKED: DMH |

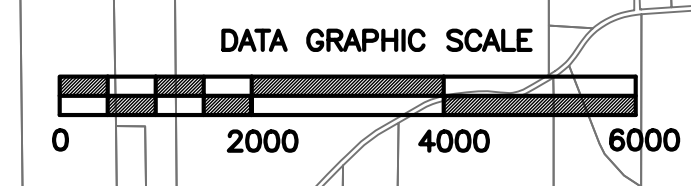
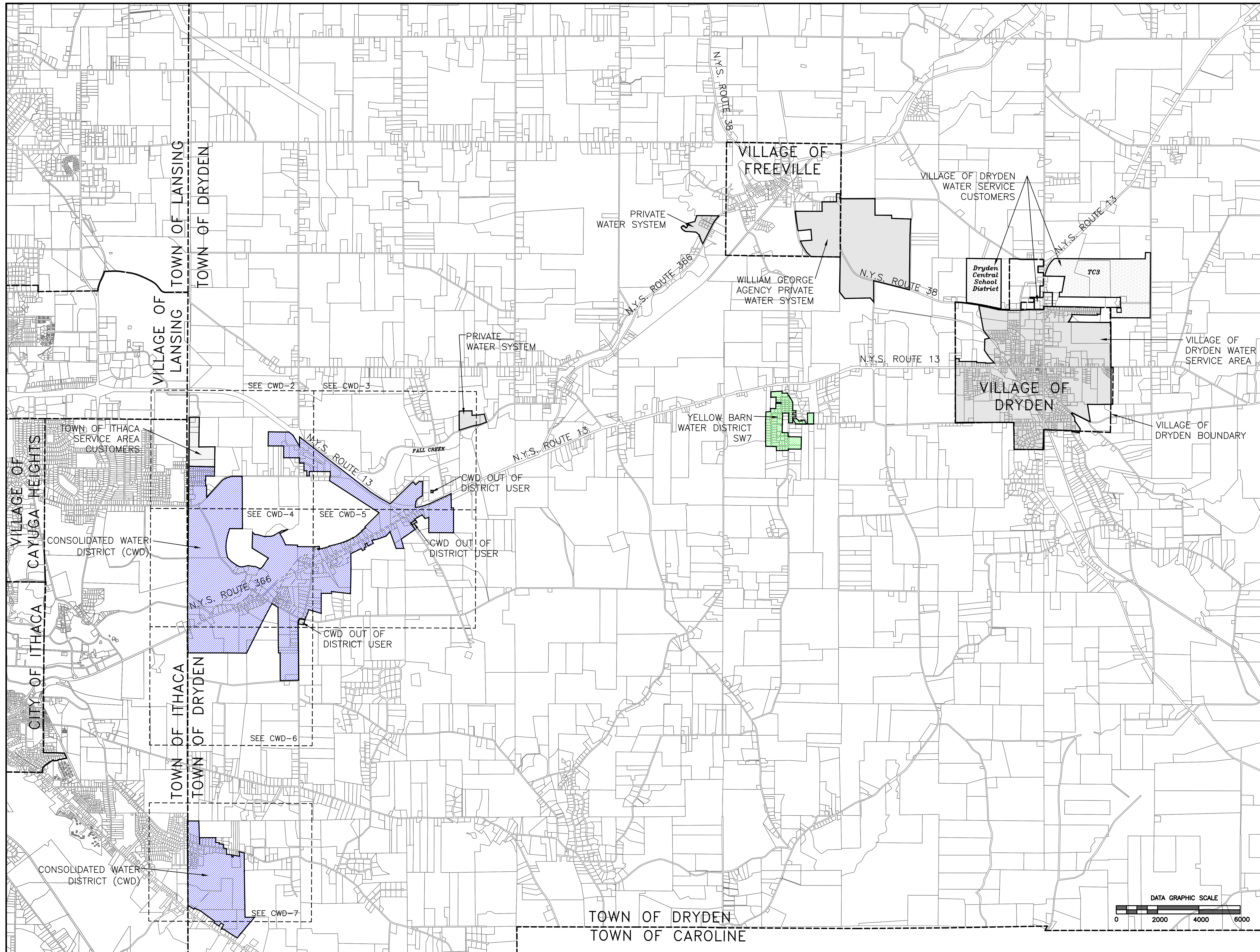
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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



| ISSUE | DATE | REVISION |
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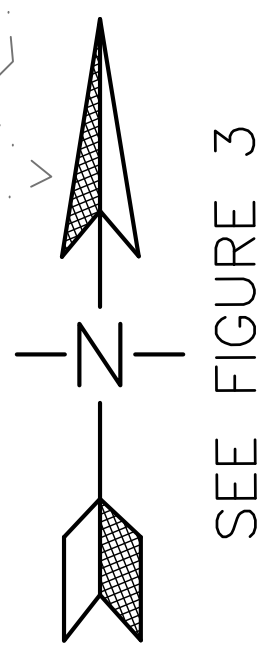
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| SHEET TITLE | |
| PROPOSED CONSOLIDATED WATER DISTRICT | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | FIGURE |
| DRAWN BY: TRT | CWD-1 |
| CHECKED: DMH | |

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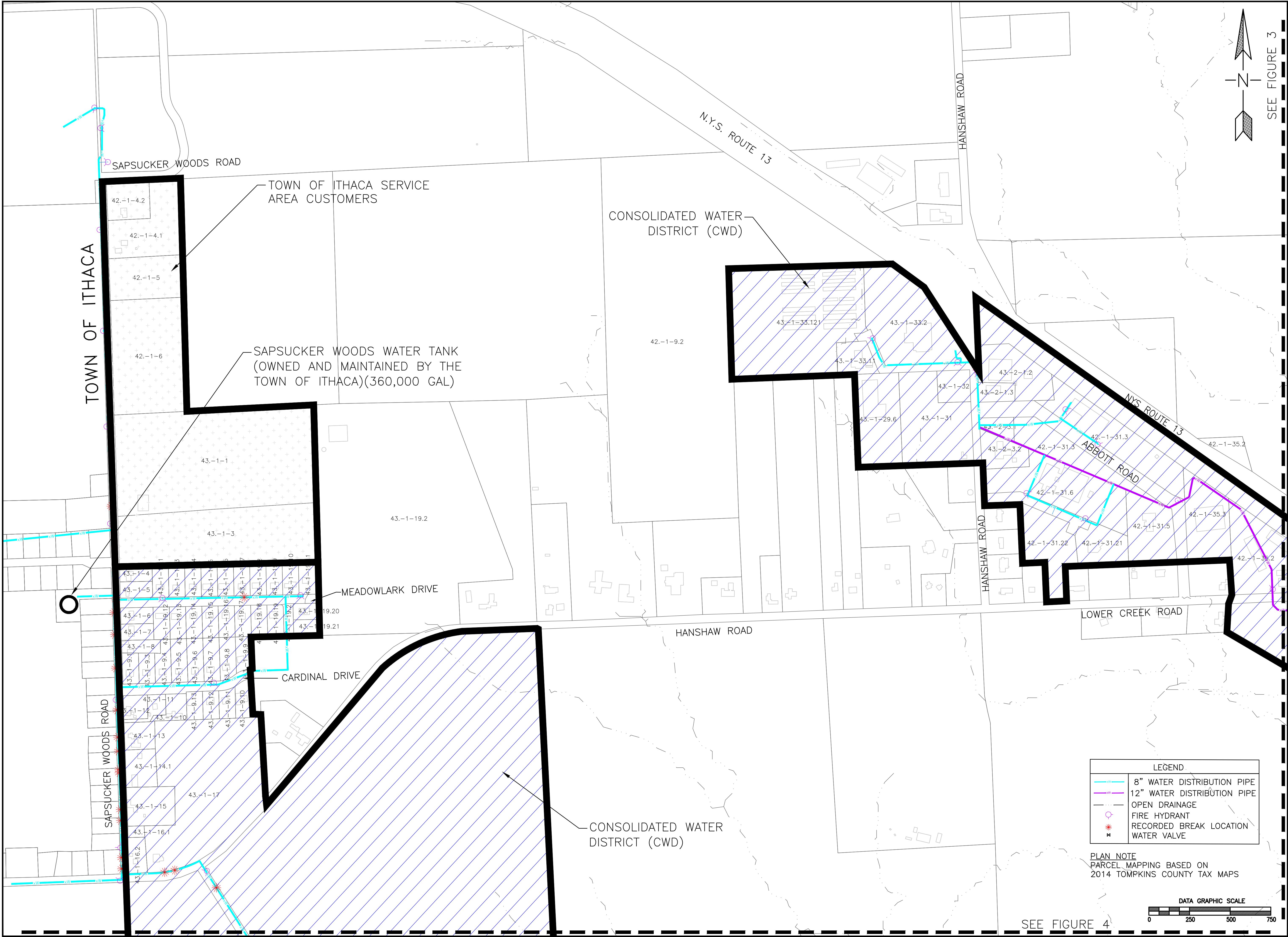
**TOWN OF DRYDEN
 WATER AND SEWER DISTRICT CONSOLIDATION STUDY**

TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

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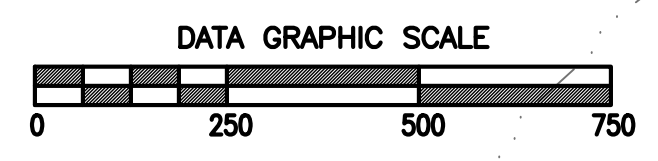
SEE FIGURE 3



LEGEND

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| | 8" WATER DISTRIBUTION PIPE |
| | 12" WATER DISTRIBUTION PIPE |
| | OPEN DRAINAGE |
| | FIRE HYDRANT |
| | RECORDED BREAK LOCATION |
| | WATER VALVE |

PLAN NOTE
 PARCEL MAPPING BASED ON
 2014 TOMPKINS COUNTY TAX MAPS



SEE FIGURE 4

| ISSUE | DATE | REVISION |
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SHEET TITLE
PROPOSED CONSOLIDATED WATER DISTRICT

DATE: 11/03/16 JOB No. E14-02
 SCALE: AS SHOWN
 DRAWN BY: TRT FIGURE CWD-2
 CHECKED BY: DMH

TOWN OF ITHACA SERVICE AREA CUSTOMERS

SAPSUCKER WOODS WATER TANK (OWNED AND MAINTAINED BY THE TOWN OF ITHACA)(360,000 GAL)

CONSOLIDATED WATER DISTRICT (CWD)

CONSOLIDATED WATER DISTRICT (CWD)

TOWN OF ITHACA

SAPSUCKER WOODS ROAD

MEADOWLARK DRIVE

CARDINAL DRIVE

HANSHAW ROAD

LOWER CREEK ROAD

ABBOTT ROAD

N.Y.S. ROUTE 13

HANSHAW ROAD

N.Y.S. ROUTE 13

SAPSUCKER WOODS ROAD

42.-1-4.2

42.-1-4.1

42.-1-5

42.-1-6

43.-1-1

43.-1-19.2

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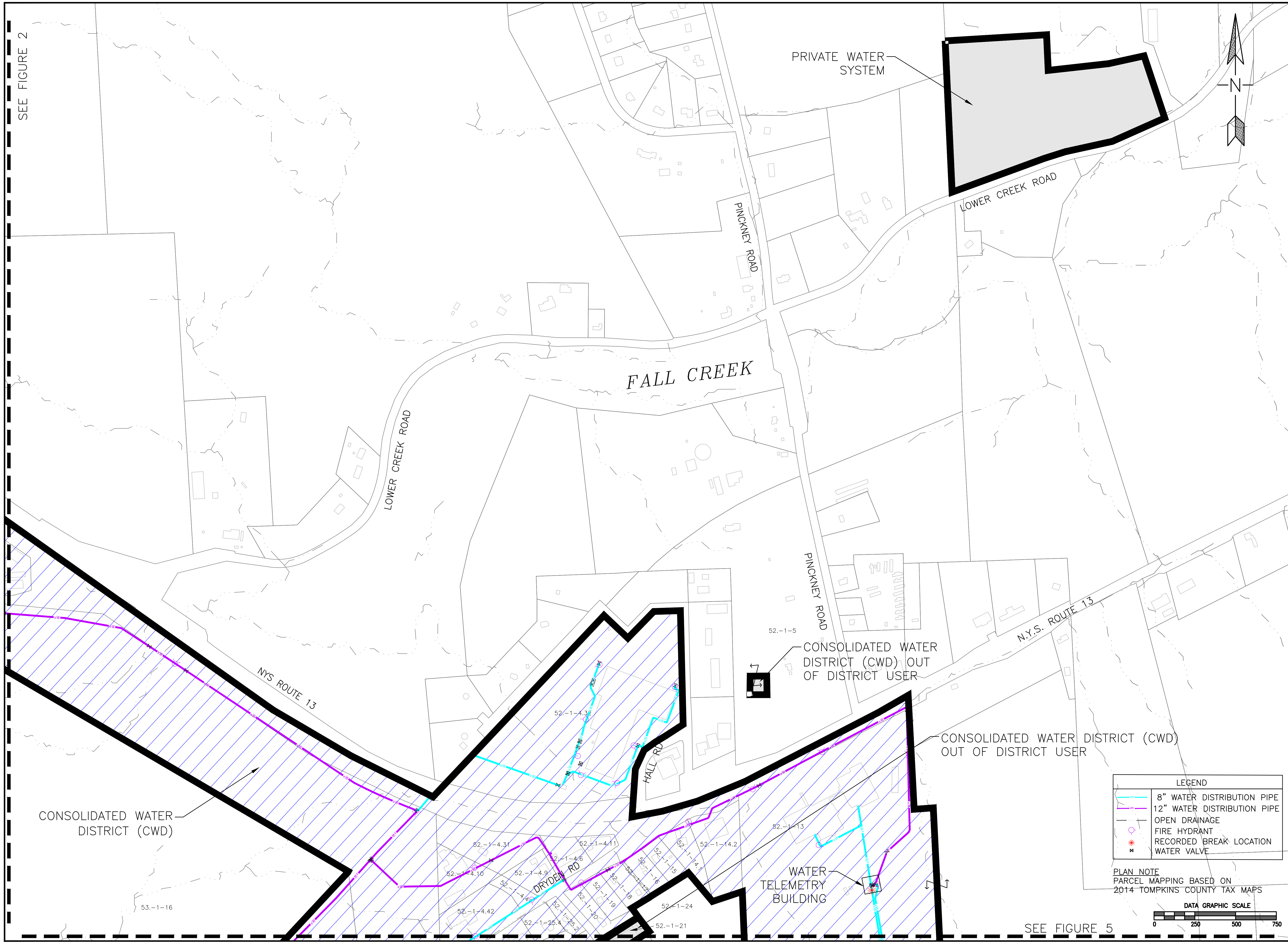
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43.-1-21.17

43.-1

SEE FIGURE 2

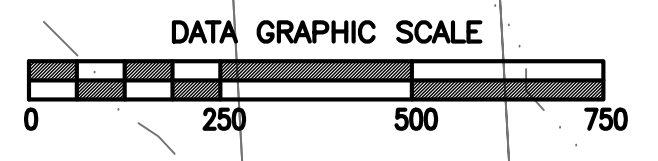
TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



LEGEND

| | |
|--|-----------------------------|
| | 8" WATER DISTRIBUTION PIPE |
| | 12" WATER DISTRIBUTION PIPE |
| | OPEN DRAINAGE |
| | FIRE HYDRANT |
| | RECORDED BREAK LOCATION |
| | WATER VALVE |

PLAN NOTE
 PARCEL MAPPING BASED ON
 2014 TOMPKINS COUNTY TAX MAPS



| ISSUE | DATE | REVISION |
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SHEET TITLE

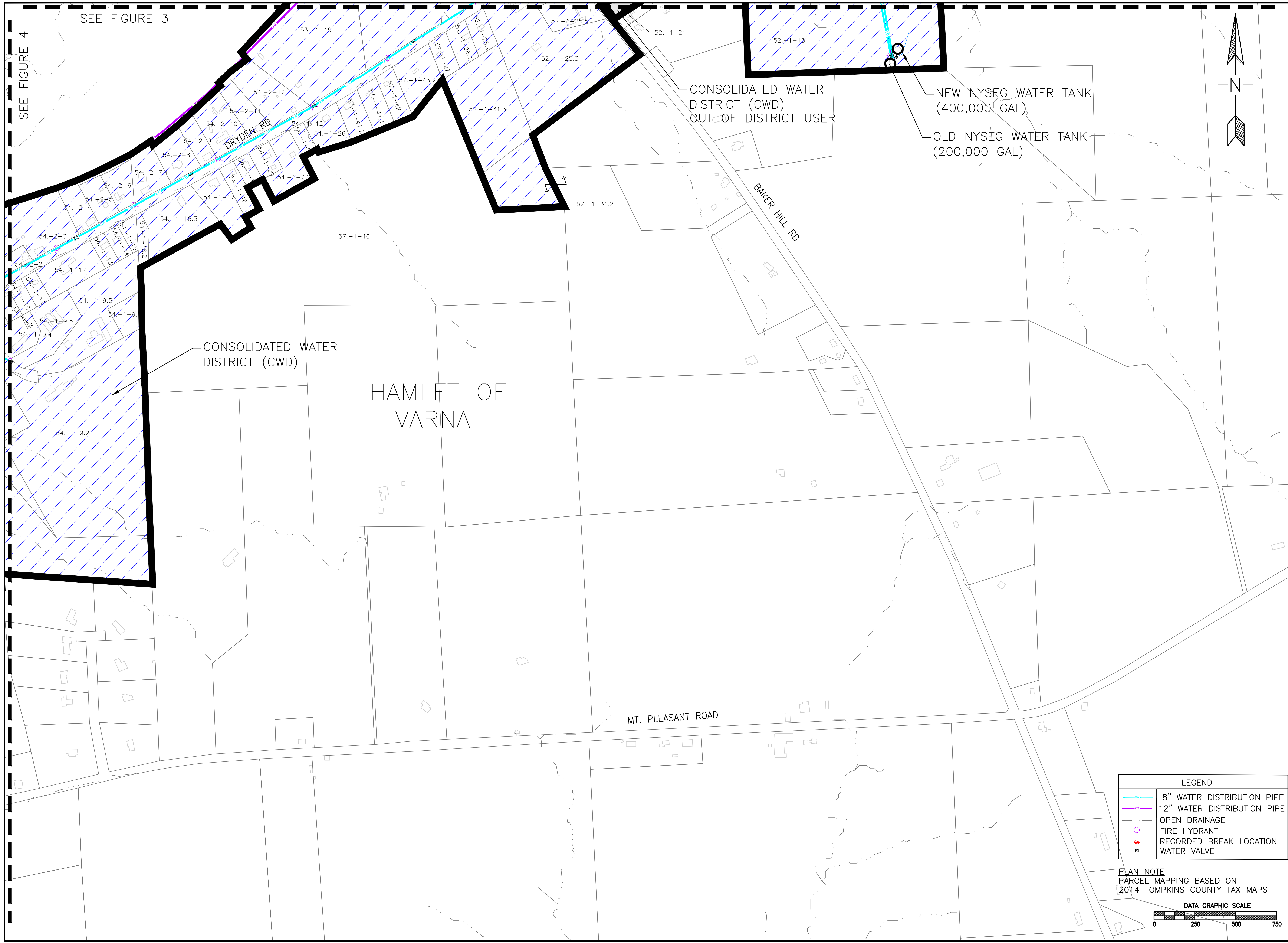
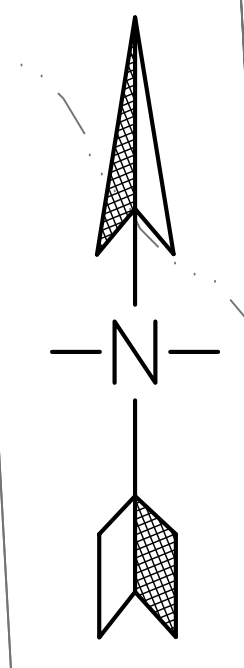
PROPOSED CONSOLIDATED WATER DISTRICT

| | |
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| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | FIGURE CWD-3 |
| DRAWN BY: TRT | CHECKED: DMH |

SEE FIGURE 5

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**TOWN OF DRYDEN
 WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK**



SEE FIGURE 4

SEE FIGURE 3

| ISSUE | DATE | REVISION |
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| SHEET TITLE | |
| PROPOSED CONSOLIDATED WATER DISTRICT | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | FIGURE CWD-5 |
| DRAWN BY: TRT | CHECKED: DMH |

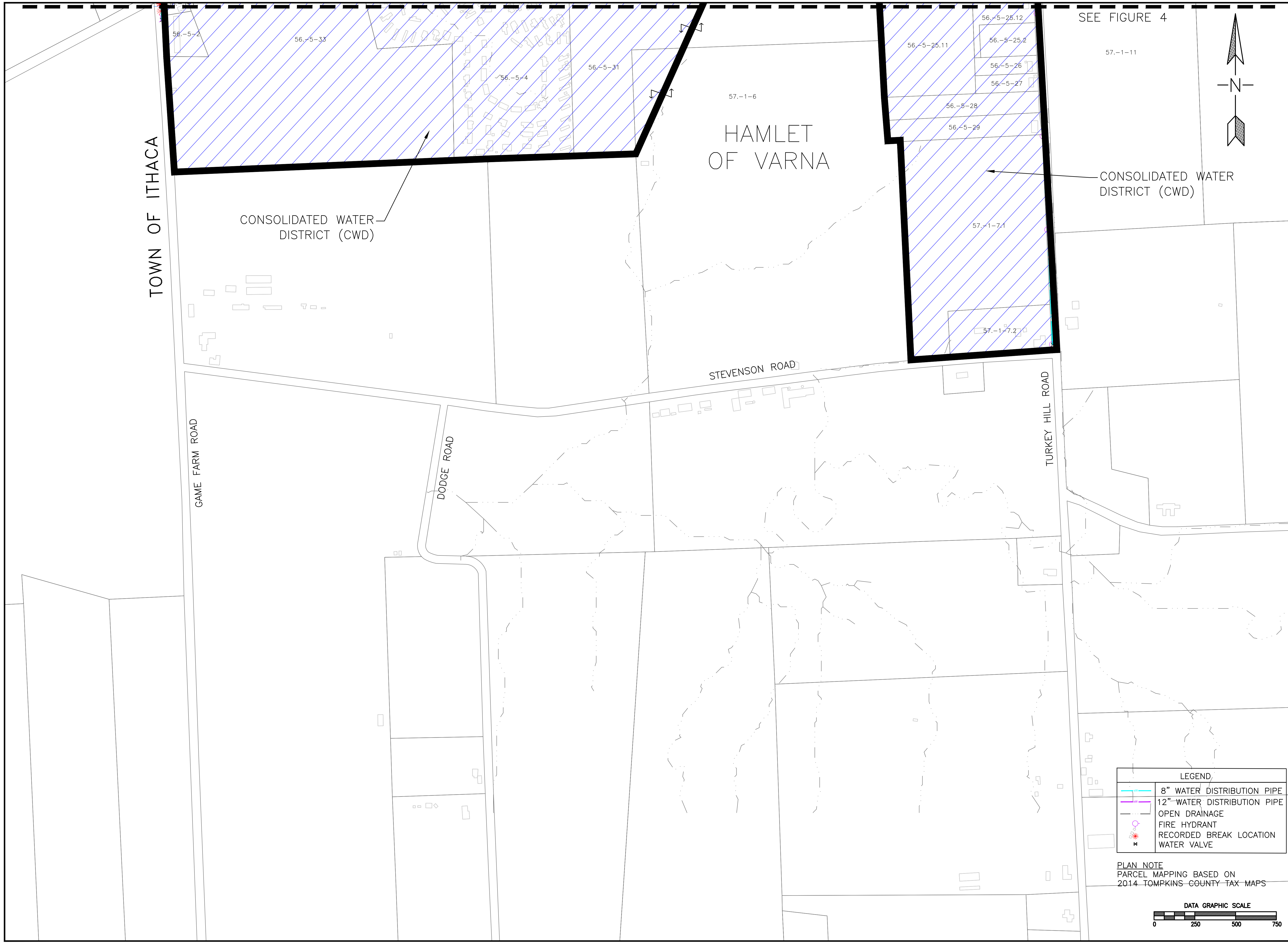
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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

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| SHEET TITLE | |
| PROPOSED CONSOLIDATED WATER DISTRICT | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | FIGURE |
| DRAWN BY: TRT | CWD-6 |
| CHECKED: DMH | |

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TOWN OF ITHACA

SEE FIGURE 4

CONSOLIDATED WATER DISTRICT (CWD)

HAMLET OF VARNA

CONSOLIDATED WATER DISTRICT (CWD)

STEVENSON ROAD

GAME FARM ROAD

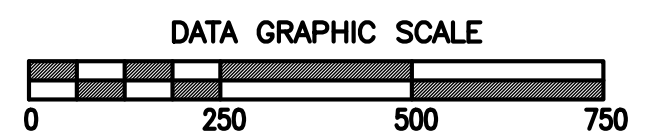
DODGE ROAD

TURKEY HILL ROAD

LEGEND

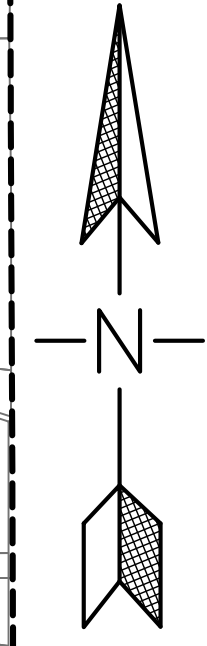
| | |
|--|-------------------------------------|
| | 8" WATER DISTRIBUTION PIPE |
| | 12" WATER DISTRIBUTION PIPE |
| | OPEN DRAINAGE |
| | FIRE HYDRANT |
| | RECORDED BREAK LOCATION WATER VALVE |

PLAN NOTE
 PARCEL MAPPING BASED ON
 2014 TOMPKINS COUNTY TAX MAPS

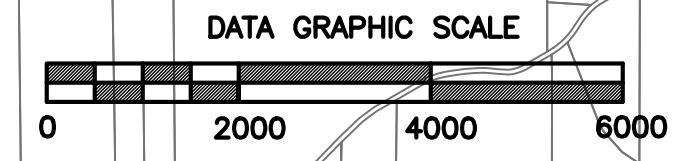
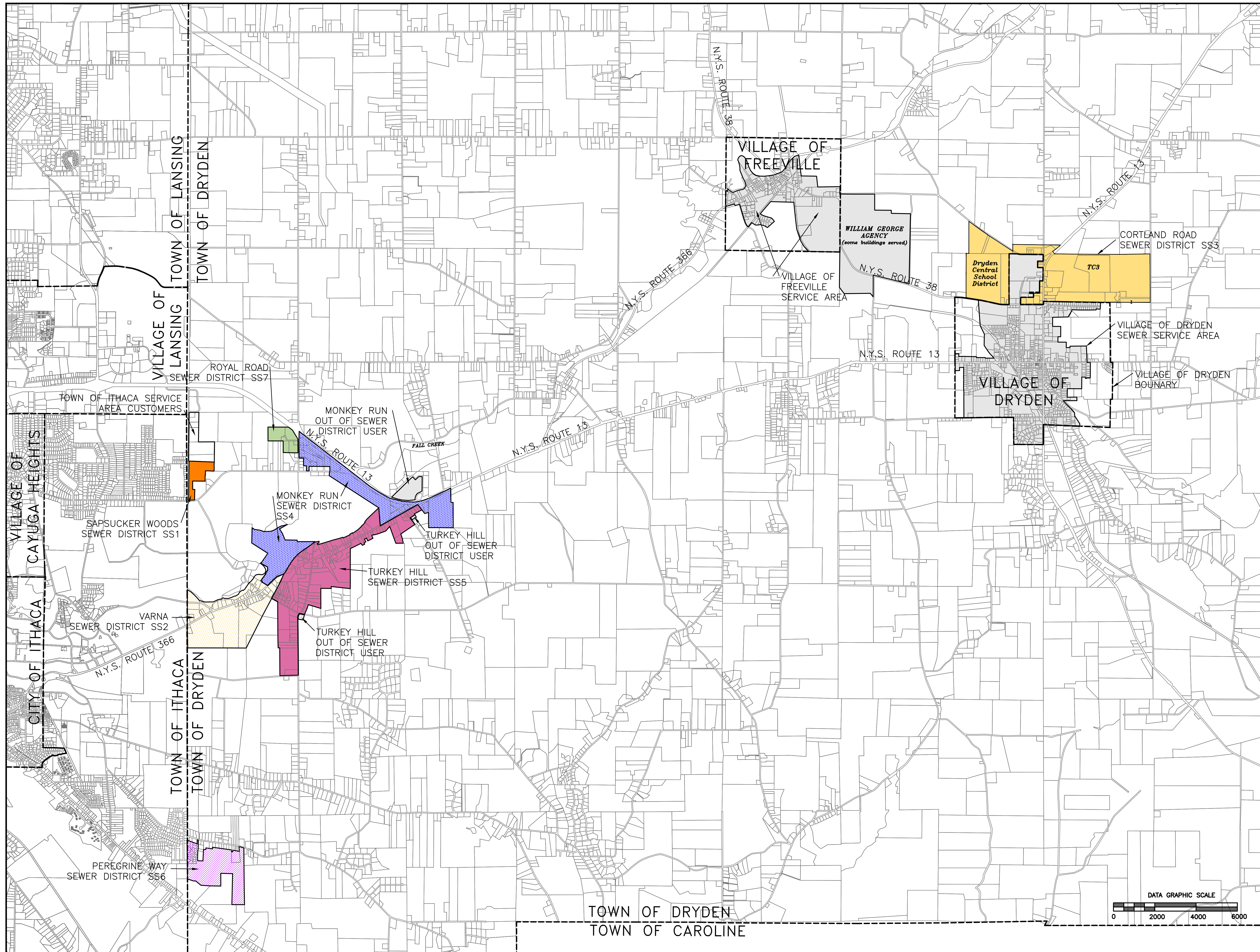




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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



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| SHEET TITLE | |
| SEWER SERVICE AREAS | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | |
| DRAWN BY: TRT | FIGURE S-1 |
| CHECKED: DMH | |

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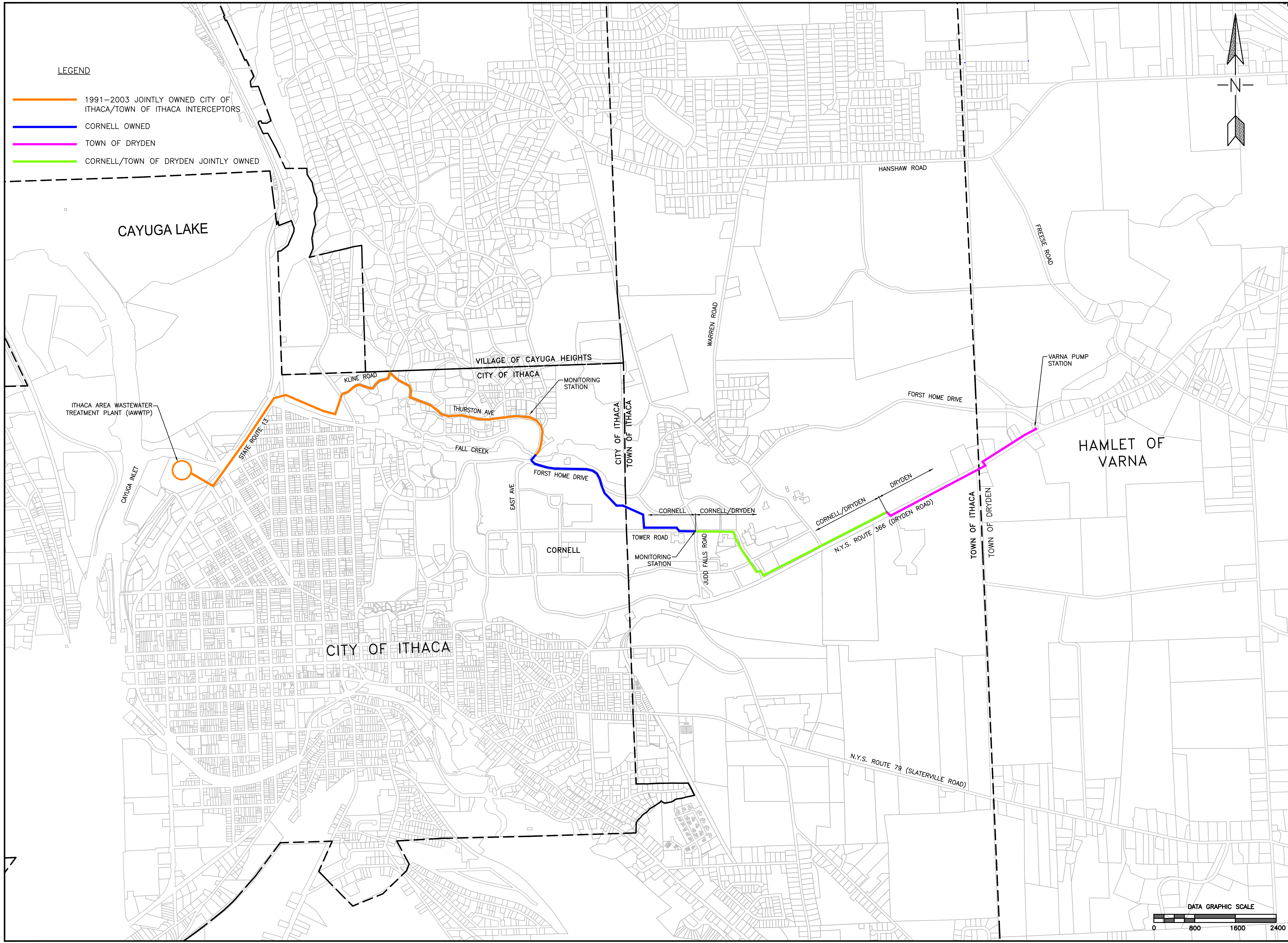
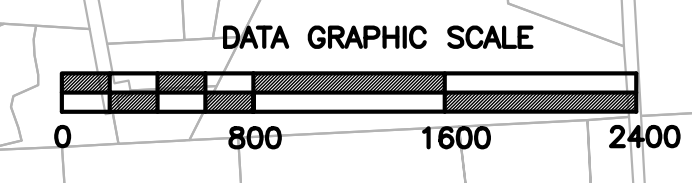
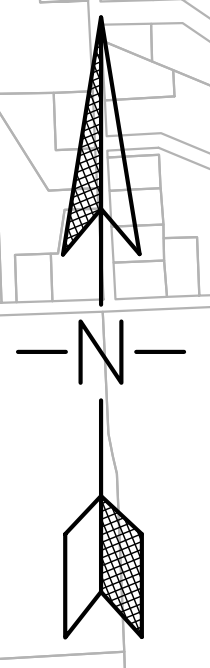
TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

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SHEET TITLE
SEWER TRANSMISSION ROUTE

DATE: 11/03/16
 SCALE: AS SHOWN
 DRAWN BY: TRT
 CHECKED: DMH

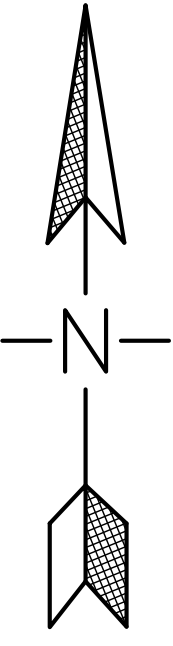
JOB No. E14-02
 FIGURE S-2



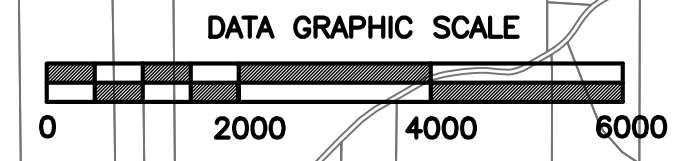
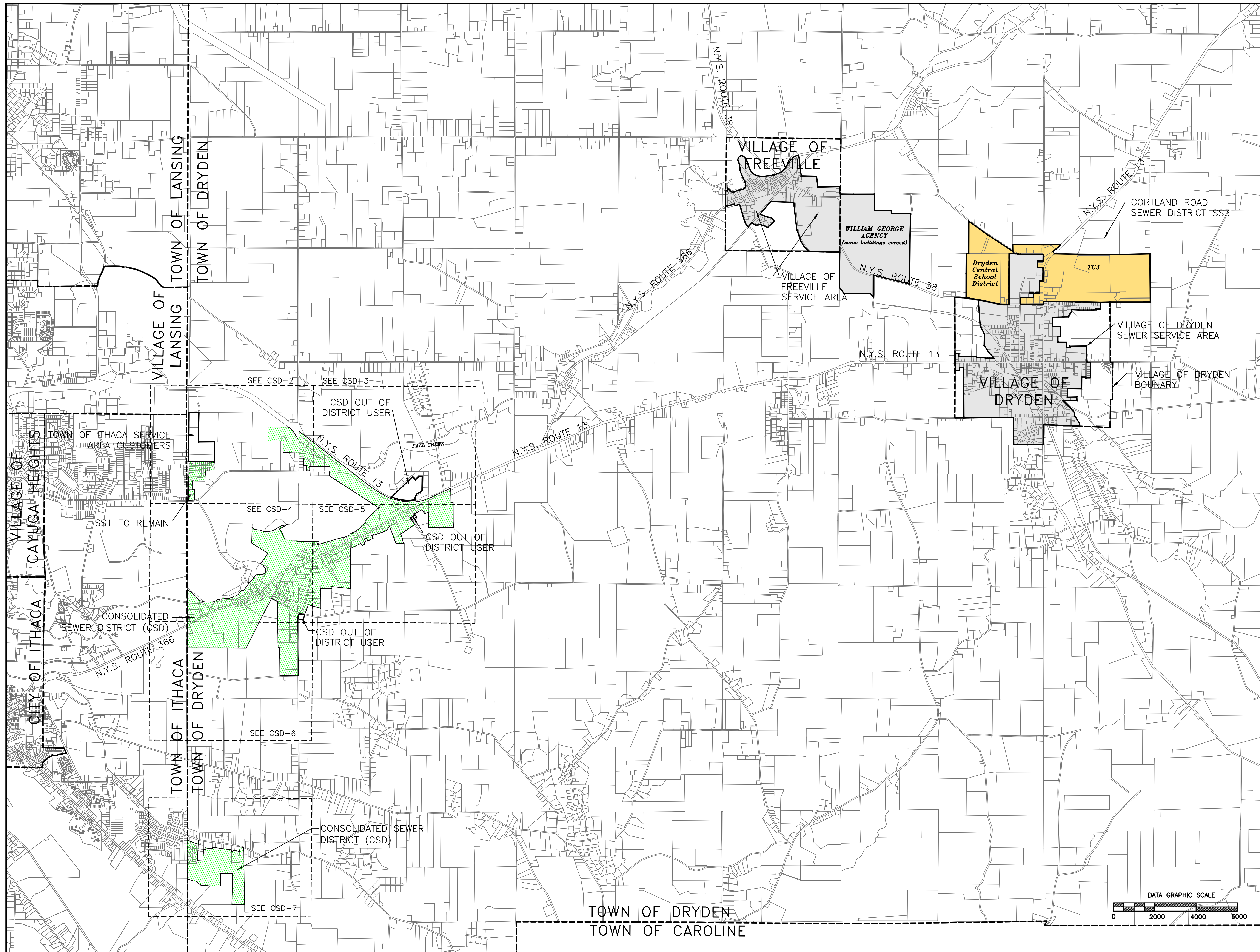
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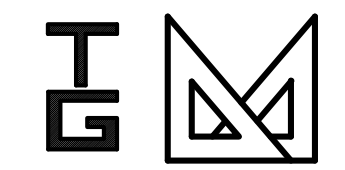
TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



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| SHEET TITLE | |
| PROPOSED CONSOLIDATED SEWER DISTRICT | |
| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | |
| DRAWN BY: TRT | FIGURE |
| CHECKED: DMH | CSD-1 |

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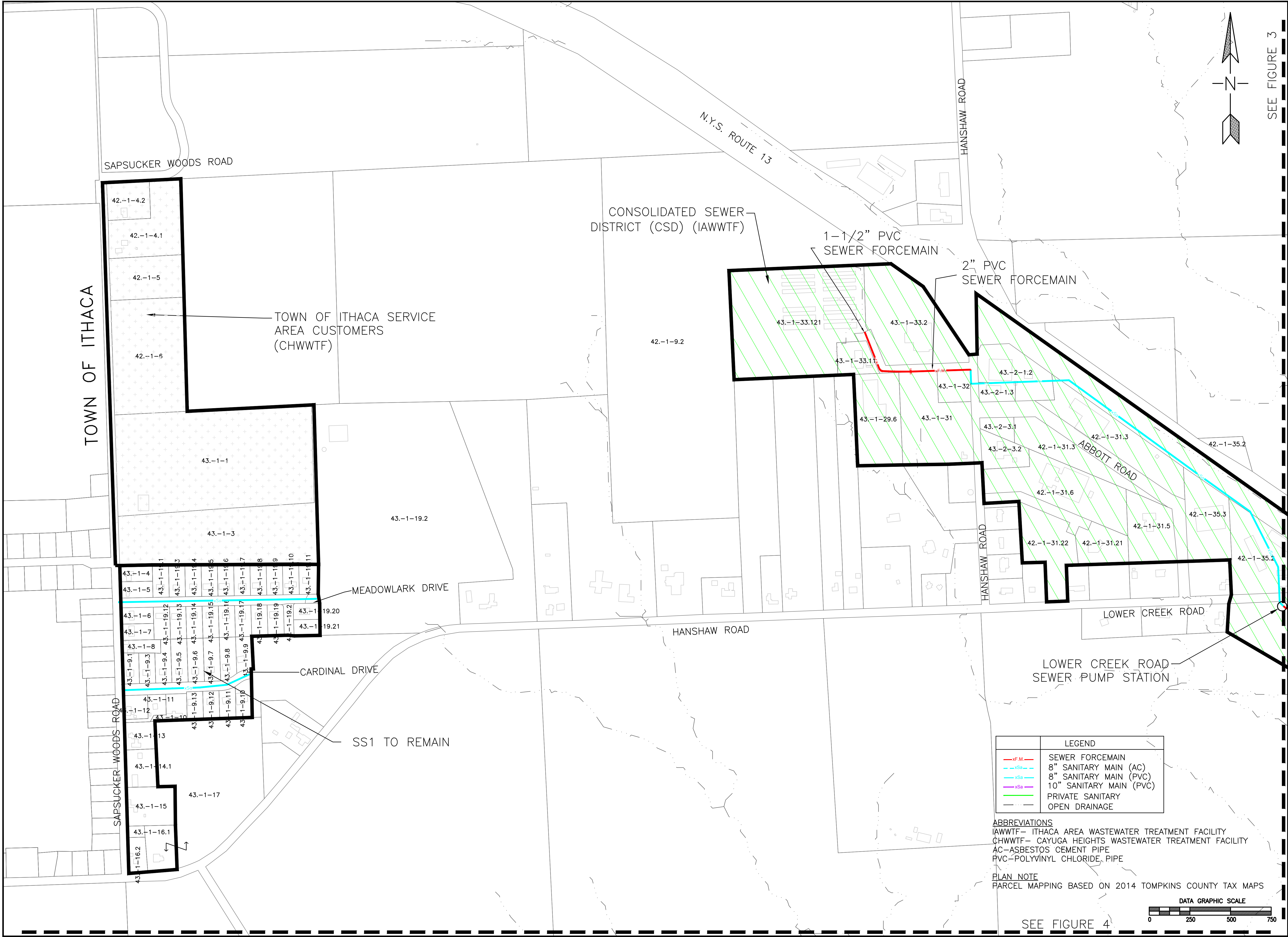
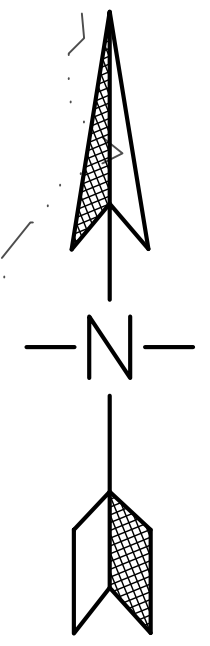


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**TOWN OF DRYDEN
 WATER AND SEWER DISTRICT CONSOLIDATION STUDY**

TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

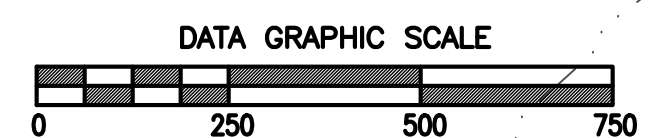
SEE FIGURE 3



| LEGEND | |
|--------|-------------------------|
| | SEWER FORCEMAIN |
| | 8" SANITARY MAIN (AC) |
| | 8" SANITARY MAIN (PVC) |
| | 10" SANITARY MAIN (PVC) |
| | PRIVATE SANITARY |
| | OPEN DRAINAGE |

ABBREVIATIONS
 IAWWTF - ITHACA AREA WASTEWATER TREATMENT FACILITY
 CHWWTF - CAYUGA HEIGHTS WASTEWATER TREATMENT FACILITY
 AC - ASBESTOS CEMENT PIPE
 PVC - POLYVINYL CHLORIDE PIPE

PLAN NOTE
 PARCEL MAPPING BASED ON 2014 TOMPKINS COUNTY TAX MAPS



SEE FIGURE 4

| ISSUE | DATE | REVISION |
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SHEET TITLE
 PROPOSED
 CONSOLIDATED
 SEWER DISTRICT

DATE: 11/03/16
 SCALE: AS SHOWN
 DRAWN BY: TRT
 CHECKED: DMH

JOB No.
 E14-02

FIGURE
 CSD-2

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SEE FIGURE 2

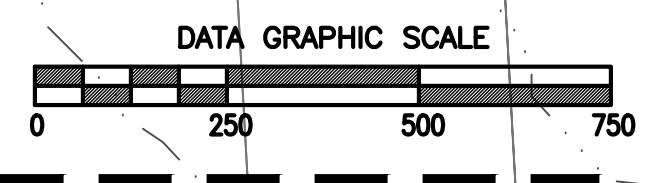
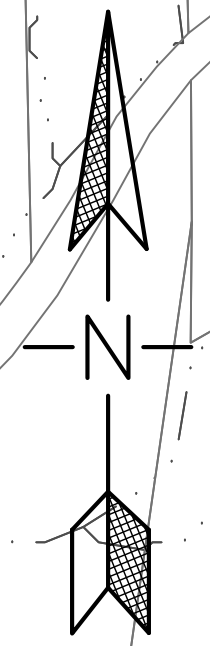
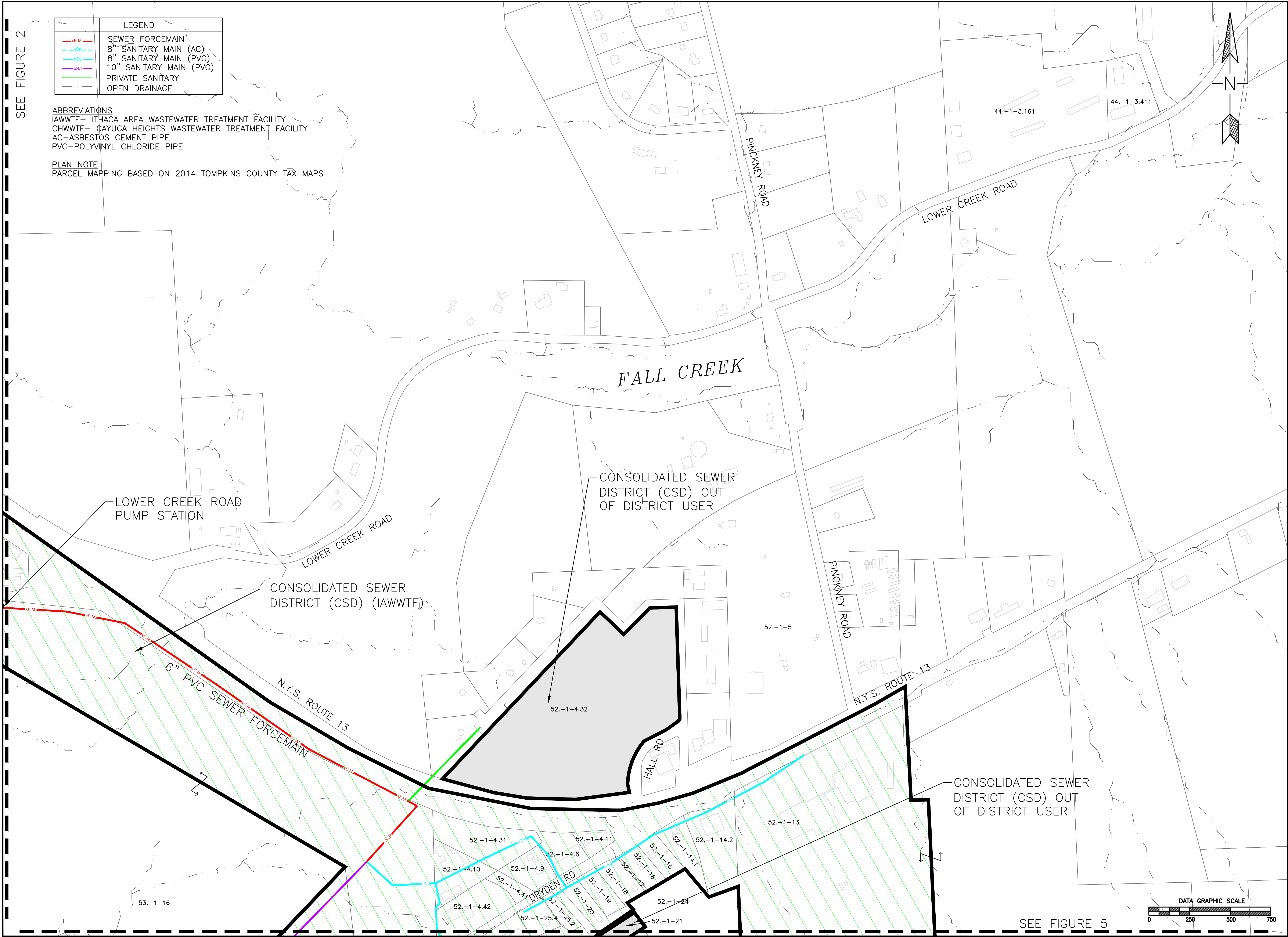
| LEGEND | |
|--------|-------------------------|
| | SEWER FORCEMAIN |
| | 8" SANITARY MAIN (AC) |
| | 8" SANITARY MAIN (PVC) |
| | 10" SANITARY MAIN (PVC) |
| | PRIVATE SANITARY |
| | OPEN DRAINAGE |

ABBREVIATIONS
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PLAN NOTE
 PARCEL MAPPING BASED ON 2014 TOMPKINS COUNTY TAX MAPS

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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



SEE FIGURE 5

| ISSUE | DATE | REVISION |
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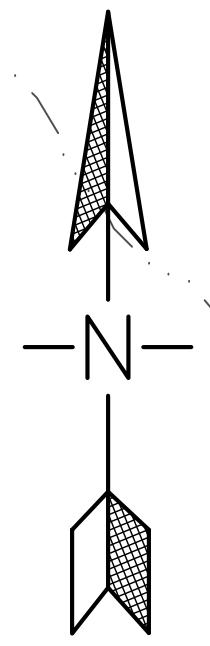
SHEET TITLE
PROPOSED CONSOLIDATED SEWER DISTRICT

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| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | |
| DRAWN BY: TRT | FIGURE CSD-3 |
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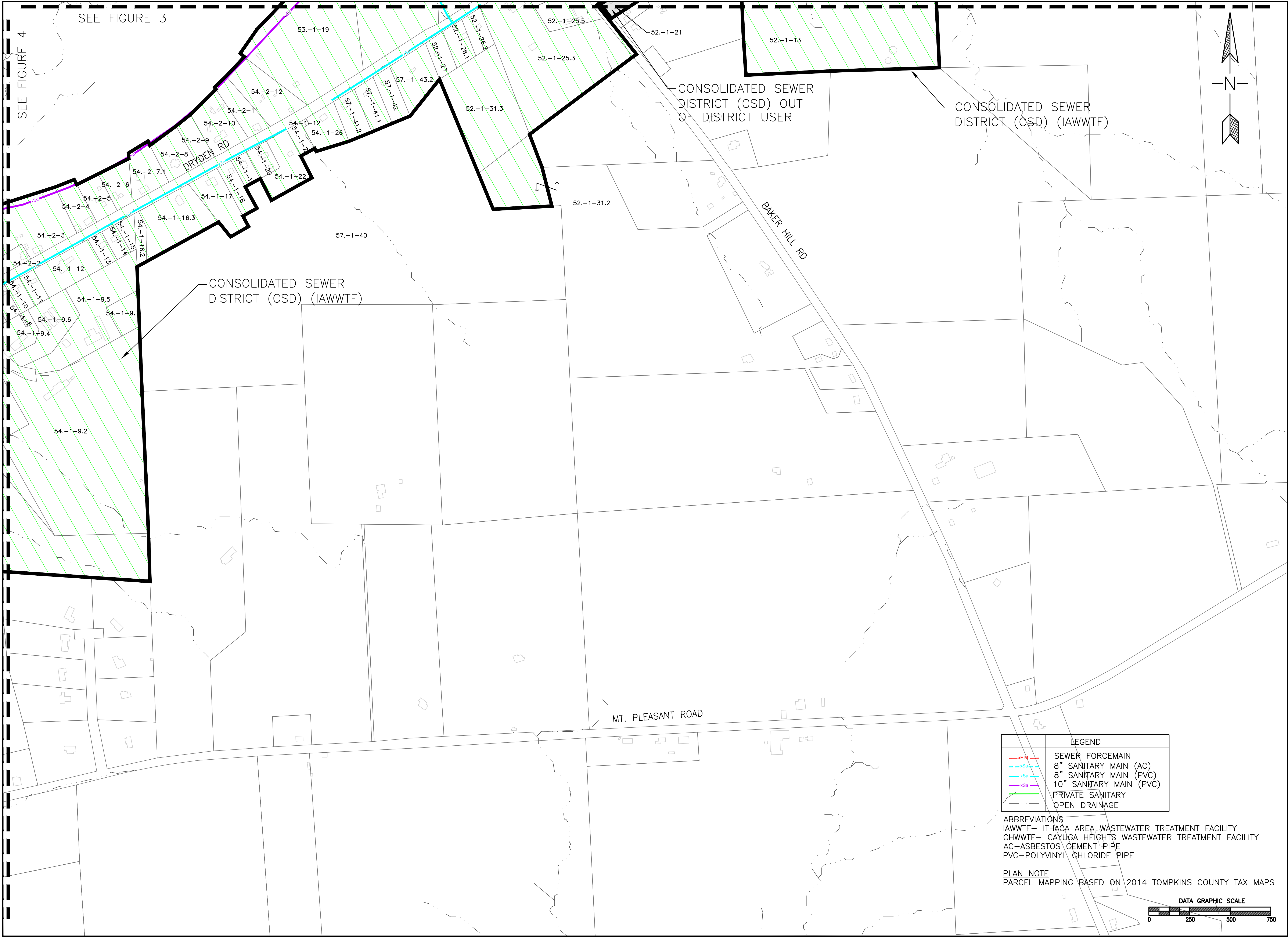


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**TOWN OF DRYDEN
 WATER AND SEWER DISTRICT CONSOLIDATION STUDY**

TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK



SEE FIGURE 4

SEE FIGURE 3

CONSOLIDATED SEWER DISTRICT (CSD) (IAWWTF)

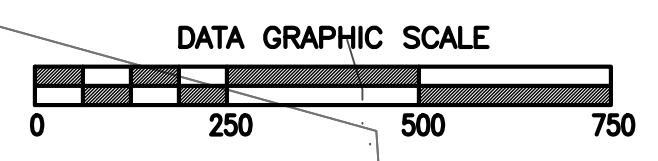
CONSOLIDATED SEWER DISTRICT (CSD) OUT OF DISTRICT USER

CONSOLIDATED SEWER DISTRICT (CSD) (IAWWTF)

| LEGEND | |
|--------|-------------------------|
| | SEWER FORCEMAIN |
| | 8" SANITARY MAIN (AC) |
| | 8" SANITARY MAIN (PVC) |
| | 10" SANITARY MAIN (PVC) |
| | PRIVATE SANITARY |
| | OPEN DRAINAGE |

ABBREVIATIONS
 IAWWTF - ITHACA AREA WASTEWATER TREATMENT FACILITY
 CHWWTF - CAYUGA HEIGHTS WASTEWATER TREATMENT FACILITY
 AC - ASBESTOS CEMENT PIPE
 PVC - POLYVINYL CHLORIDE PIPE

PLAN NOTE
 PARCEL MAPPING BASED ON 2014 TOMPKINS COUNTY TAX MAPS

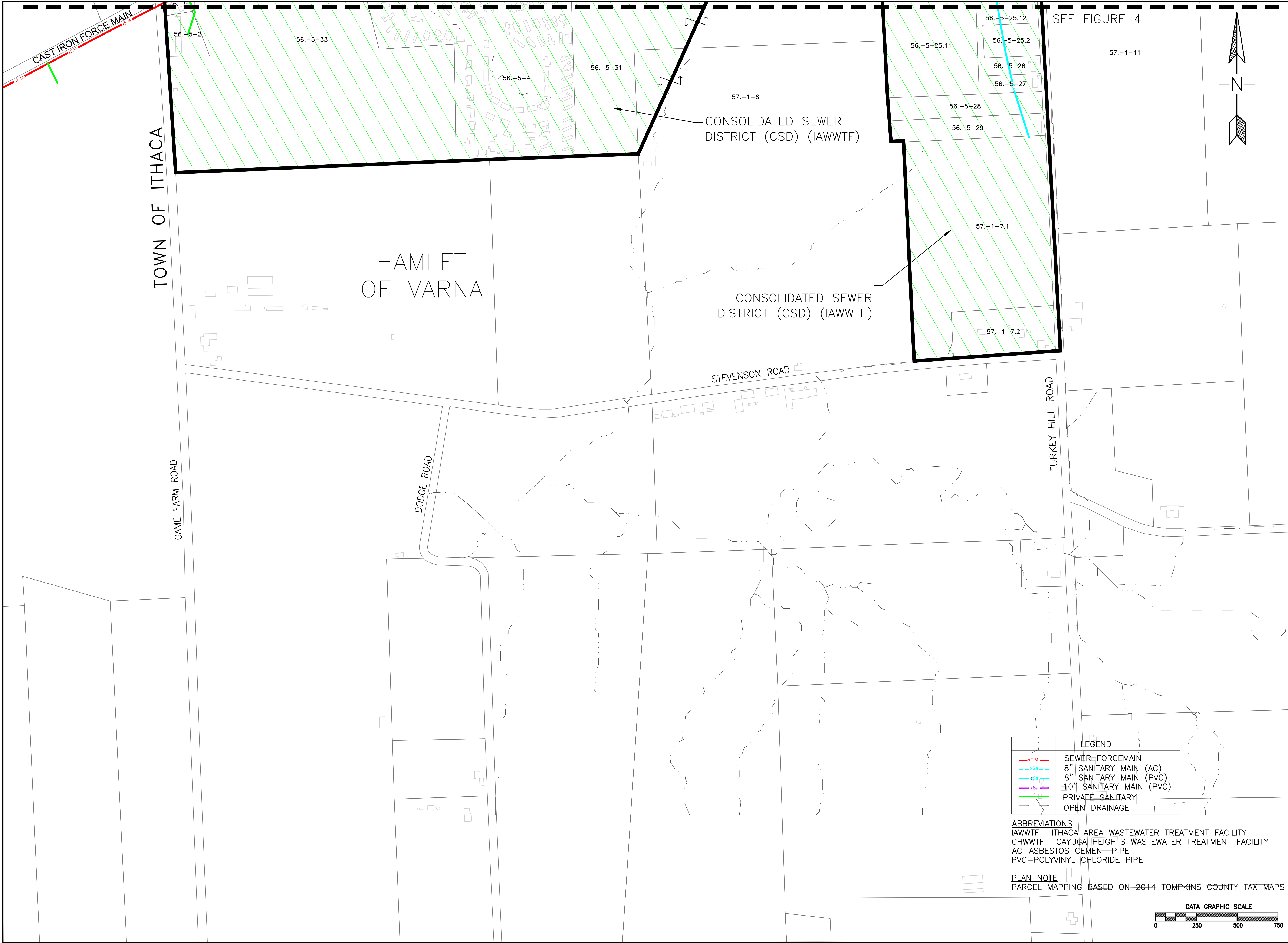


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SHEET TITLE
PROPOSED CONSOLIDATED SEWER DISTRICT

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| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | |
| DRAWN BY: TRT | FIGURE CSD-5 |
| CHECKED: DMH | |

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TOWN OF ITHACA

GAME FARM ROAD

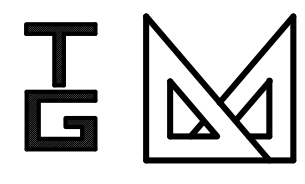
HAMLET OF VARNA

DODGE ROAD

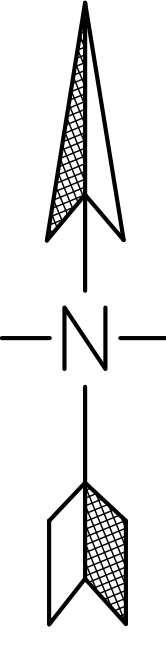
STEVENSON ROAD

TURKEY HILL ROAD

SEE FIGURE 4



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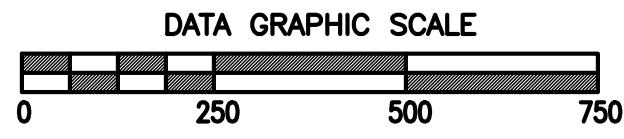


TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

| LEGEND | |
|--------|-------------------------|
| | SEWER-FORCEMAIN |
| | 8" SANITARY MAIN (AC) |
| | 8" SANITARY MAIN (PVC) |
| | 10" SANITARY MAIN (PVC) |
| | PRIVATE SANITARY |
| | OPEN DRAINAGE |

ABBREVIATIONS
IAWWTF- ITHACA AREA WASTEWATER TREATMENT FACILITY
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PVC-POLYVINYL CHLORIDE PIPE

PLAN NOTE
PARCEL MAPPING BASED ON 2014 TOMPKINS COUNTY TAX MAPS



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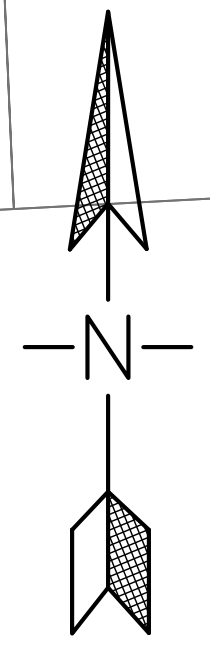
SHEET TITLE
PROPOSED CONSOLIDATED SEWER DISTRICT

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| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: AS SHOWN | |
| DRAWN BY: TRT | FIGURE CSD-6 |
| CHECKED: DMH | |

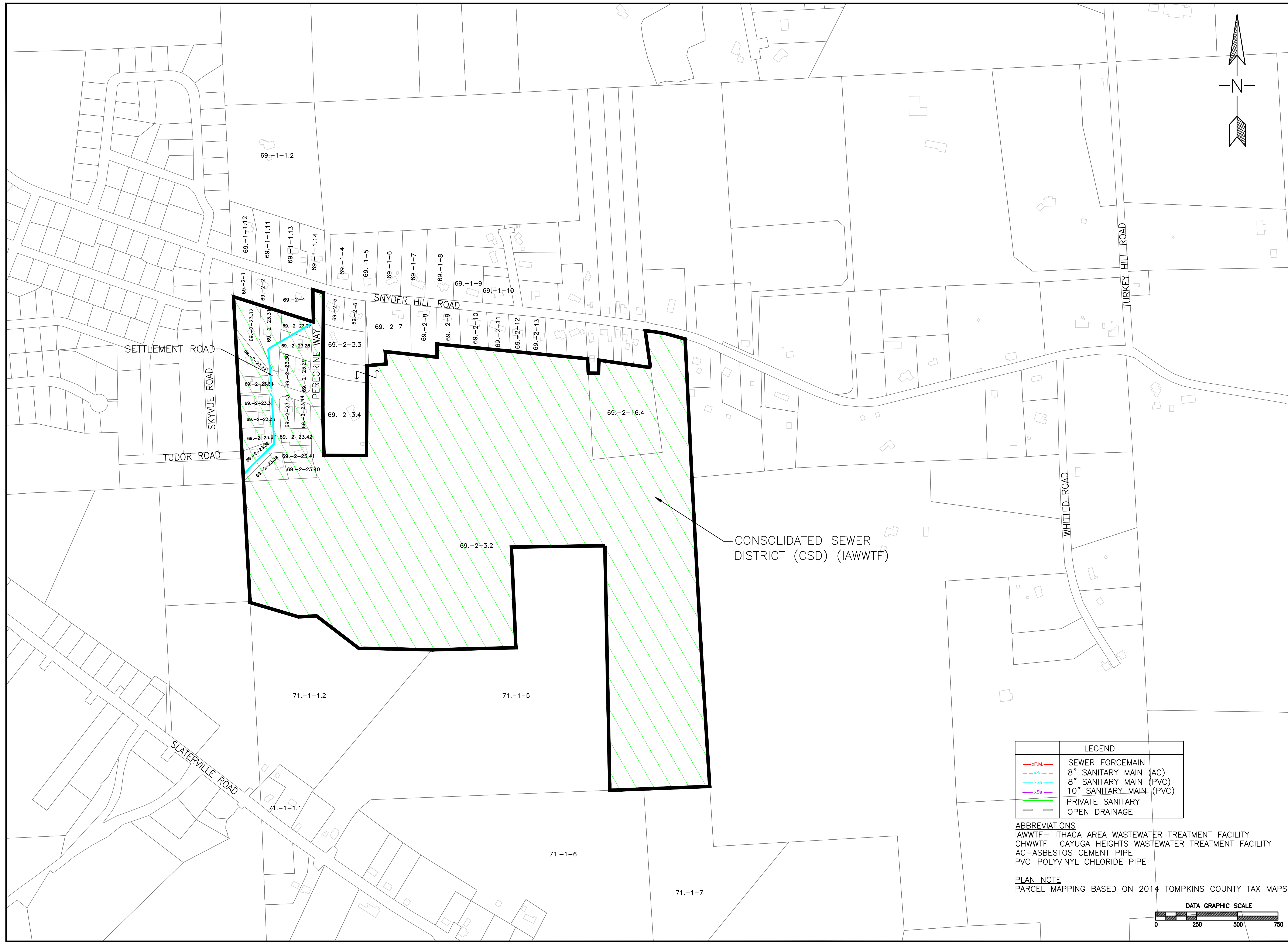
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TOWN OF DRYDEN
WATER AND SEWER DISTRICT CONSOLIDATION STUDY
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

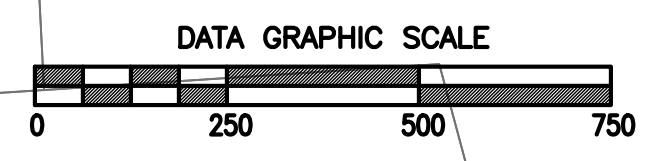


CONSOLIDATED SEWER DISTRICT (CSD) (IAWWTF)

| LEGEND | |
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| | SEWER FORCEMAIN |
| | 8" SANITARY MAIN (AC) |
| | 8" SANITARY MAIN (PVC) |
| | 10" SANITARY MAIN (PVC) |
| | PRIVATE SANITARY |
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PLAN NOTE
 PARCEL MAPPING BASED ON 2014 TOMPKINS COUNTY TAX MAPS



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SHEET TITLE
PROPOSED CONSOLIDATED SEWER DISTRICT

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| DATE: 11/03/16 | JOB No. E14-02 |
| SCALE: SEWER DISTRICT | FIGURE CSD-7 |
| DRAWN BY: TRT | CHECKED: DMH |

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