

## JOINT WATER DISTRICT CONSOLIDATION AGREEMENT

This Agreement is made and entered this 14 day of Nov, 2019, by and among Town of Dryden Water District Numbers SW1 (Varna), SW2 (Snyder Hill), SW3 (Monkey Run), SW4 (Hall Road), SW5 (Turkey Hill) and SW6 (Royal Road), and the Town Board of the Town of Dryden.

WHEREAS, Town of Dryden Water Districts SW1, SW2, SW3, SW4 SW5 and SW6 are separate and distinct special improvement districts of the Town of Dryden ("Town"), established at different times pursuant to Article 12 and/or Article 12-A of the New York State Town Law (Individually "District" and collectively "Districts"); and

WHEREAS, the Districts currently serve separate areas within the Town but are contiguous, and their systems are interconnected; and

WHEREAS, each of the Districts have separate debt service obligations and separate water rate structures; and

WHEREAS, management of each District has three separate components, to wit: administrative, financial and operational, which are handled respectively by the Town Clerk; Town Supervisor and Town Bookkeeper; and

WHEREAS, due to the interconnection of the water systems the management of the components of the Districts necessarily requires additional work on behalf of staff to break down the management and properly allocate the components between the various Districts; and

WHEREAS, the Town commissioned the firm that serves as Town Engineer, T.G. Miller, P.C. to conduct a Water and Sewer District Consolidation Study (hereafter "Consolidation Study"), into the feasibility of and potential benefits of consolidating the six districts into a single consolidated water district; and

WHEREAS, the Consolidation Study was completed in March, 2017, and the engineers recommended that the Town pursue consolidation of all the water districts that have a Bolton Point Water Source (i.e. all the water districts except for the Yellow Barn Water District SW7), and

WHEREAS, the Consolidation Study further recommended that all sewer districts that are connected to the Ithaca Area Water Treatment Facility (IAWWTP) be consolidated (i.e. all sewer districts except for the Cortland Road Sewer District, SS3 and Sapsucker Woods Sewer District, SS1); and

WHEREAS, the Consolidation Study was approved and adopted by Town Board Resolution Number 51 of 2017; and

WHEREAS, a consolidated water district is one that is of a class authorized to exist under the laws of State of New York.

NOW, THEREFORE, the Town Board of the Town of Dryden acting as Commissioner(s) for each of the individual Districts hereby enters into this Joint Water District Consolidation Agreement on behalf of each of the Districts based upon the Findings and Determinations contained herein, and on behalf of Each of Districts agrees as follows:

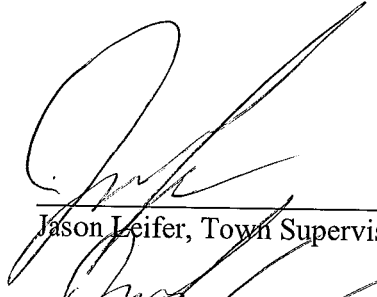
1. The foregoing recitations are incorporated herein and made a part hereof as if fully set forth hereafter.
2. Based upon the Consolidation Study which has been available at the Town Clerk's Office for review during normal business hours, it is hereby determined to be in the best interest of the customers of each of the Water Districts to consolidate the Districts into a single consolidated Water District to be known as the Town of Dryden Consolidated Water District (CWD). A copy of the Consolidation Study is attached as "Schedule A" and made a part hereof.
3. The CWD will provide for system efficiencies and opportunities by reducing administrative and financial responsibilities and redundancies, will provide opportunities for better water system functionalities and operational consistency, and will eliminate system redundancy.
4. The consolidated water district shall furnish water to all the improved properties within the boundaries of the consolidated district which is as described in "Schedule A".
5. The Consolidated Water district shall continue to be a special improvement district of the Town of Dryden established pursuant to Article 12 and/or Article 12-a of the New York Town Law.
6. Schedule A above contains an outline of a fiscal estimate of the cost of the savings which may be realized from consolidation of the Districts.
7. A complete list of the assets of each of the Districts is attached as "Schedule B".
8. A complete list of the liabilities and indebtedness of each of the Districts is attached hereto as "Schedule C".
9. Each Water District shall contribute to the consolidated water district all of its equipment and other assets including all interest of the District in real and personal property such that all property and property rights, real and personal, as listed on "Schedule B" shall become the property of the consolidated district as of the effective date of consolidation.
10. As of the effective date of consolidation, there shall be a single consolidated budget for expenses and revenues of the consolidated district. However, the debt service obligations of the respective Districts shall continue to be charged against the properties within the

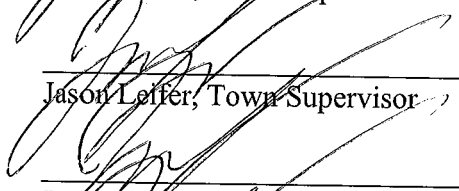
geographic boundaries of each of district following the effective date of consolidation until the same are retired. Notwithstanding the foregoing, any new indebtedness following the effective date of consolidation shall thereafter be considered an obligation of the consolidated district and shall be charged against the properties within the boundaries of the consolidated district as shown in Schedule A.

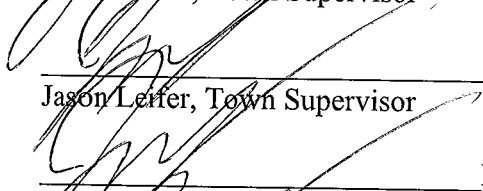
11. The Consolidated District shall be known as the Town of Dryden Consolidated Water District.
12. The Town Board of the Town of Dryden shall conduct a public hearing on this Joint Water District Consolidation Agreement at the Town Offices located at 93 E. Main Street, Dryden, NY 13053 at 6:05 PM on November 21, 2019 to hear all persons interested in the proposed consolidation and this joint Consolidation Agreement.
13. The Town Supervisor for the Town of Dryden is hereby authorized to execute this Agreement on behalf of each of the districts.
14. The effective date of the consolidation shall be January 1, 2020.

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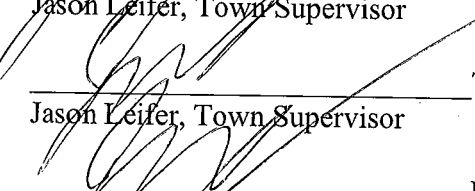
IN WITNESS WHEREOF the undersigned has signed this agreement on behalf of each of the districts on the date and year set forth.

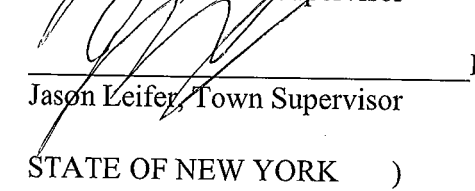
  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Varna (SW1) - Water District No.1

  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Snyder Hill (SW2) - Water District No. 2

  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Monkey Run (SW3) - Water District No. 3

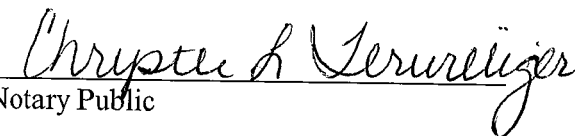
  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Hall Road (SW4) - Water District No. 4

  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Turkey Hill (SW5) - Water District No. 5

  
\_\_\_\_\_  
Jason Leifer, Town Supervisor      Royal Road (SW6) - Water District No. 6

STATE OF NEW YORK      )  
COUNTY OF TOMPKINS      ) ss.:

On the 14<sup>th</sup> day of Nov. in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared Town of Dryden Supervisor, JASON LEIFER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Supervisor of the Town of Dryden.

  
\_\_\_\_\_  
Notary Public

CHRYSTLE L TERWILLIGER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01TE4844594  
Qualified in Tompkins County  
My Commission Expires June 30, 2023

## SCHEDULE B

### Fiscal estimate of cost of and savings which may be realized from consolidation of water districts

All the water districts are providing services at a low cost. Consolidation may have limited cost savings potential but will improve efficiencies with operations and by simplifying record keeping. Some of these efficiencies include:

1. Simplifying district benefit formulas that are currently based on a combination of parcel acreage, frontage, assessed values and dwelling units by having one consolidated district based on dwelling units only. This will streamline coordination with the assessment department and avoid having to update complex benefit formulas for new or existing debt.
2. Simplifying the annual tracking of operation and maintenance expense.

Administrative cost savings has been estimated to be approximately 25% based on prior years budgets as outlined below.

#### 2019 Budgeted Administrative Costs

SW1	\$ 1,000.00	
SW2	\$ 900.00	
SW3	\$ 755.00	
SW4	\$ 300.00	
SW5	\$ 1,150.00	
SW6	\$ 120.00	
Total	\$ 4,225.00	
25%	\$ 1,056.25	Anticipated cost savings

**Anticipated annual cost savings of water consolidation \$1,056.25**

**Cost of water consolidation study \$6,283.88**

No additional annual costs anticipated as part of the consolidation.

**SCHEDULE C****Water District Assets****SW1-Varna Water District No. 1****Apple Orchard PRV Station**

Insured Value \$28,299

**SW2 Snyder Hill Water District No. 2****Booster pump station**

Insured Value \$50,000

(Pump station located on private land with permanent easement)

**SW3 Monkey Run Water District No. 3****Monkey Run water pump station**

(Assume pump station is located on private land with permanent easement)

Insured Value \$176,833

**NYSEG Water Tank 0.2 MGD**

(Tanks located on private land with permanent easement)

Insured Value \$459,056

**NYSEG Water Tank 0.4 MGD**

(Tanks located on private land with permanent easement)

Insured Value \$574,106

**Telemetry Building located next to NYSEG tanks**

(Building located on private land with permanent easement)

Insured Value \$176,833

**SW4 Hall Road Water District No. 4 (Piping only)****SW5 Turkey Hill Water District No. 5 (Piping only)****SW6 Royal Road Water District No. 6 (Piping only)**

## **SCHEDULE D**

### **Liabilities and Indebtedness**

#### **Water System**

No indebtedness for any of the following water districts:

SW1-Varna Water District No. 1

SW2 Snyder Hill Water District No. 2

SW3 Monkey Run Water District No. 3

SW4 Hall Road Water District No. 4

SW5 Turkey Hill Water District No. 5

SW6 Royal Road Water District No. 6

# TOWN OF DRYDEN WATER AND SEWER DISTRICT CONSOLIDATION STUDY

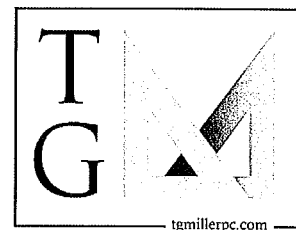
**MARCH 2017**



PREPARED WITH FUNDS PROVIDED BY THE NEW YORK STATE DEPARTMENT OF STATE  
UNDER THE LOCAL GOVERNMENT EFFICIENCY INCENTIVE GRANT PROGRAM

PREPARED FOR:  
TOWN OF DRYDEN  
93 EAST MAIN STREET  
DRYDEN, NY 13053

PREPARED BY:  
T.G. MILLER, P.C.  
ENGINEERS AND SURVEYORS  
203 NORTH AURORA STREET  
ITHACA, NY 14850







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Figure S-1: Sewer Service Areas

Figure S-2: Sewer Transmission Route

Figure CSD-1 through CSD-7: Proposed Consolidated Sewer District

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Appendix 1 – Definition of Units for Purposes of Consolidated Water District Charges

Appendix 2 – Proposed Consolidated Water District Landowner List

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

Appendix 4 – Proposed Consolidated Sewer District Landowner List

## 1 BACKGROUND

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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

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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

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#### 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

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### 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

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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"> <li>• Freese Road bridge crossing</li> <li>• Water main between Apple Orchard PRV and Monkey Run Pump Station</li> <li>• Apple Orchard PRV improvements</li> </ul>	\$2.6-3.3M
SW2	Snyder Hill	<ul style="list-style-type: none"> <li>• Booster Pump Station</li> </ul>	\$250,000
SW3	Monkey Run	<ul style="list-style-type: none"> <li>• Pump Station in Varna</li> <li>• 0.2 MG and 0.4 MG Welded Steel Storage Tanks</li> </ul>	\$720,000
SS2	Varna	<ul style="list-style-type: none"> <li>• Varna Sewage Pump Station</li> <li>• 8-inch force main</li> <li>• 10-inch gravity replacement</li> </ul>	\$1.7M
SS3	Cortland Road	<ul style="list-style-type: none"> <li>• Mott Road Sewage Pump Station</li> </ul>	\$50,000
SS4	Monkey Run	<ul style="list-style-type: none"> <li>• Lower Creek Road Sewage Pump Station</li> </ul>	\$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.

Table 7.1 - Benefit District 2016 Fund Balance				
	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.

Table 7.2 - Current Benefit District Tax Levy Formulas					
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					
		Ithaca(T)	Dryden(T)	IAWTF	VCHWTP	VDWTP	Total Rent
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;

(l) 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

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### 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

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

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

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

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

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 improveme	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



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
<b>NYSEG (lettuce)</b>	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

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

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

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

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

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



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

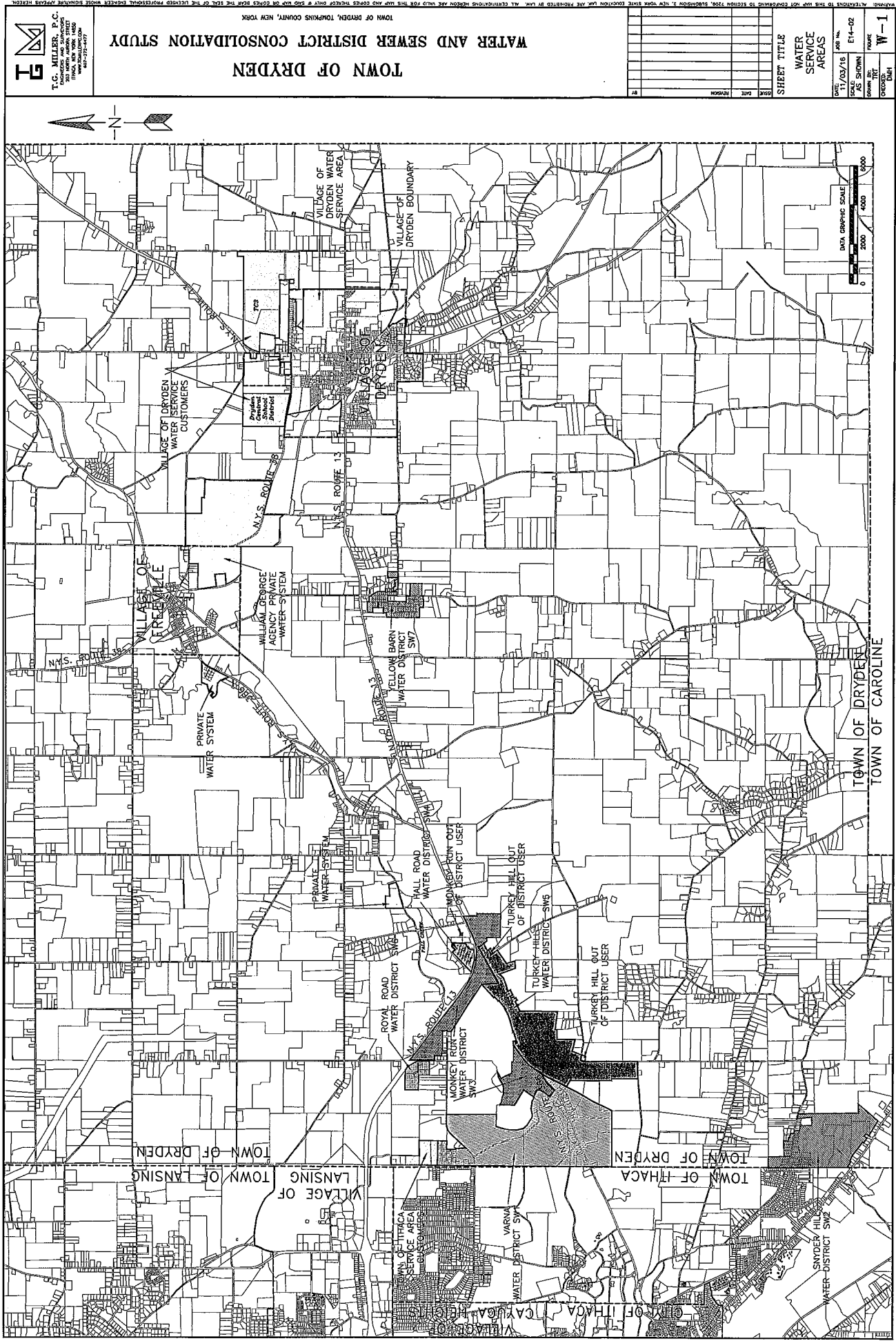
Ray	56-5-4./58	sr cit	1	SS2
Ray	56-5-4./6		1	SS2
Ray	56-5-4./90	sr cit	1	SS2
Ray	56-5-4./91	sr cit	1	SS2
Reed, William	55-1-15.2	Multi-family	4	SS5
Reiff, Meghan	57-1-42	1 Family	1	SS5
Resler Living Trust	56-5-28	Vacant	0	SS5
Resler Living Trust	56-5-29	1 Family	1	SS5
Rev Trust Agm of Bet	55-1-9.1	3 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
Shippos, 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

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

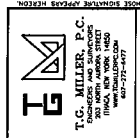
Yuan, Yu	57-1-16	1 Family	1	SS5
Zhang, X	57-1-15	1 Family	1	SS5
Zimmerman	69-2-23.35	1 Family	1	SS6

**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	57-1-11	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

SHEET TITLE		DATE	SCALE	BY
WATER SERVICE AREAS		11/03/16	E14-02	
SHEET NO.		1		
PROJECT NO.				
DRAWN BY				
CHECKED BY				
DATE				
REVISION				
BY				

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# TOWN OF DRYDEN WATER AND SEWER DISTRICT CONSOLIDATION STUDY

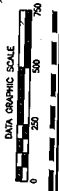
TOWN OF DRYDEN, TOWNKINS COUNTY, NEW YORK

DATE	11/03/16
BY	AS SHOWN
SCALE	ET14-02
PROJECT	NAME
PROJECT	DATE

SHEET TITLE  
PROPOSED  
CONSOLIDATED  
WATER DISTRICT

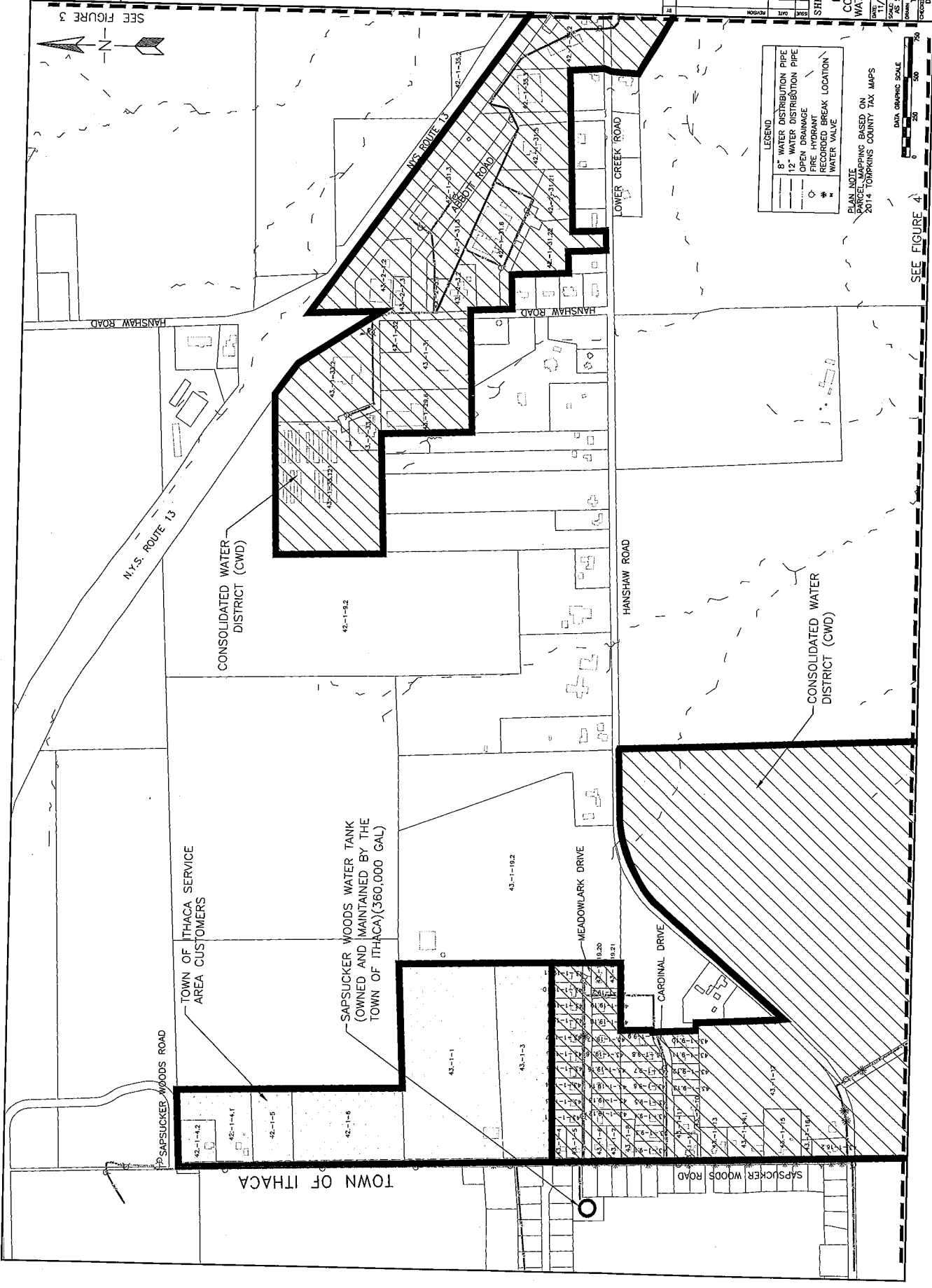
PLAN NOTE  
PARCEL SHADING BASED ON  
2014 TOWNKINS COUNTY TAX MAPS

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



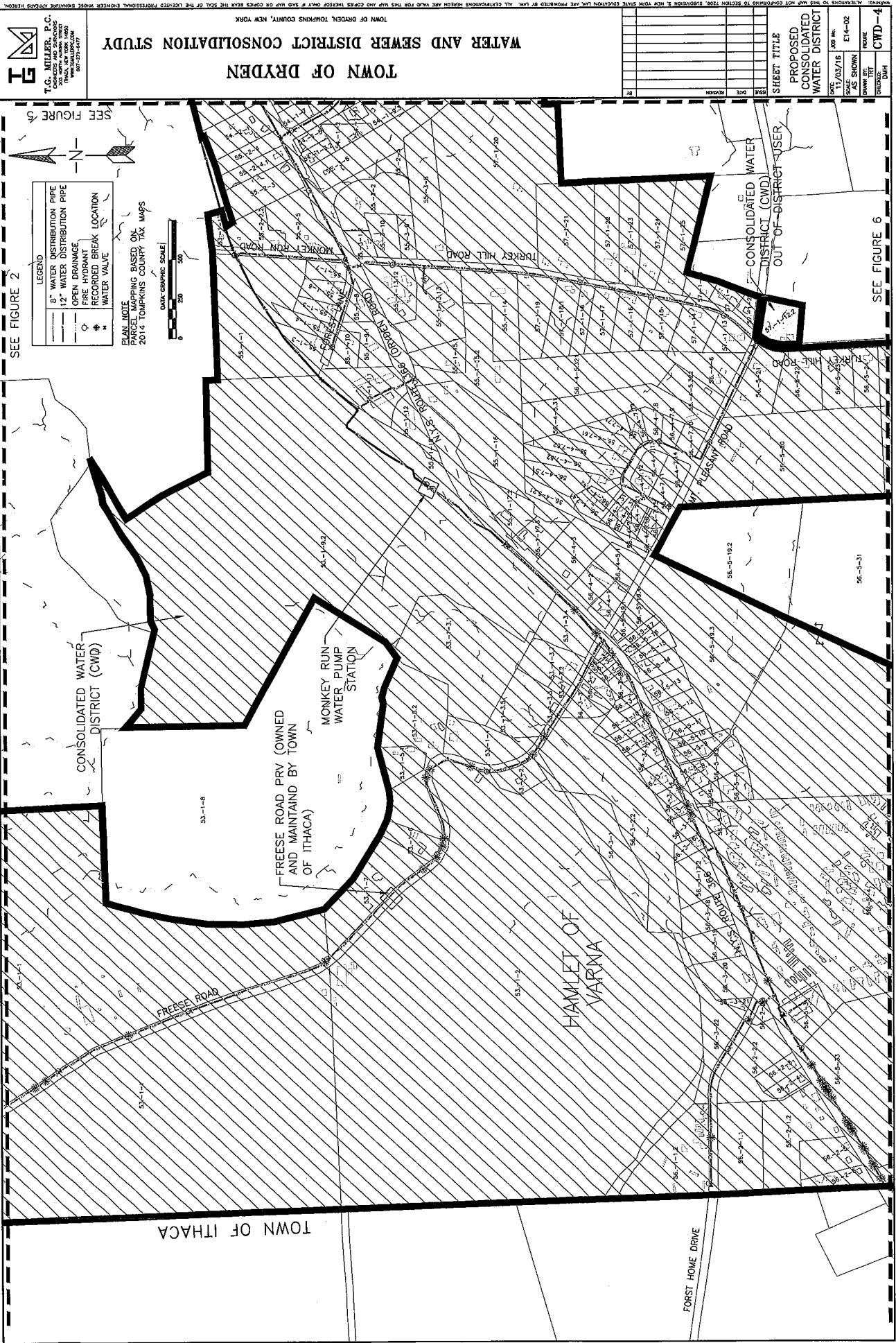
SEE FIGURE 4

CWD-2







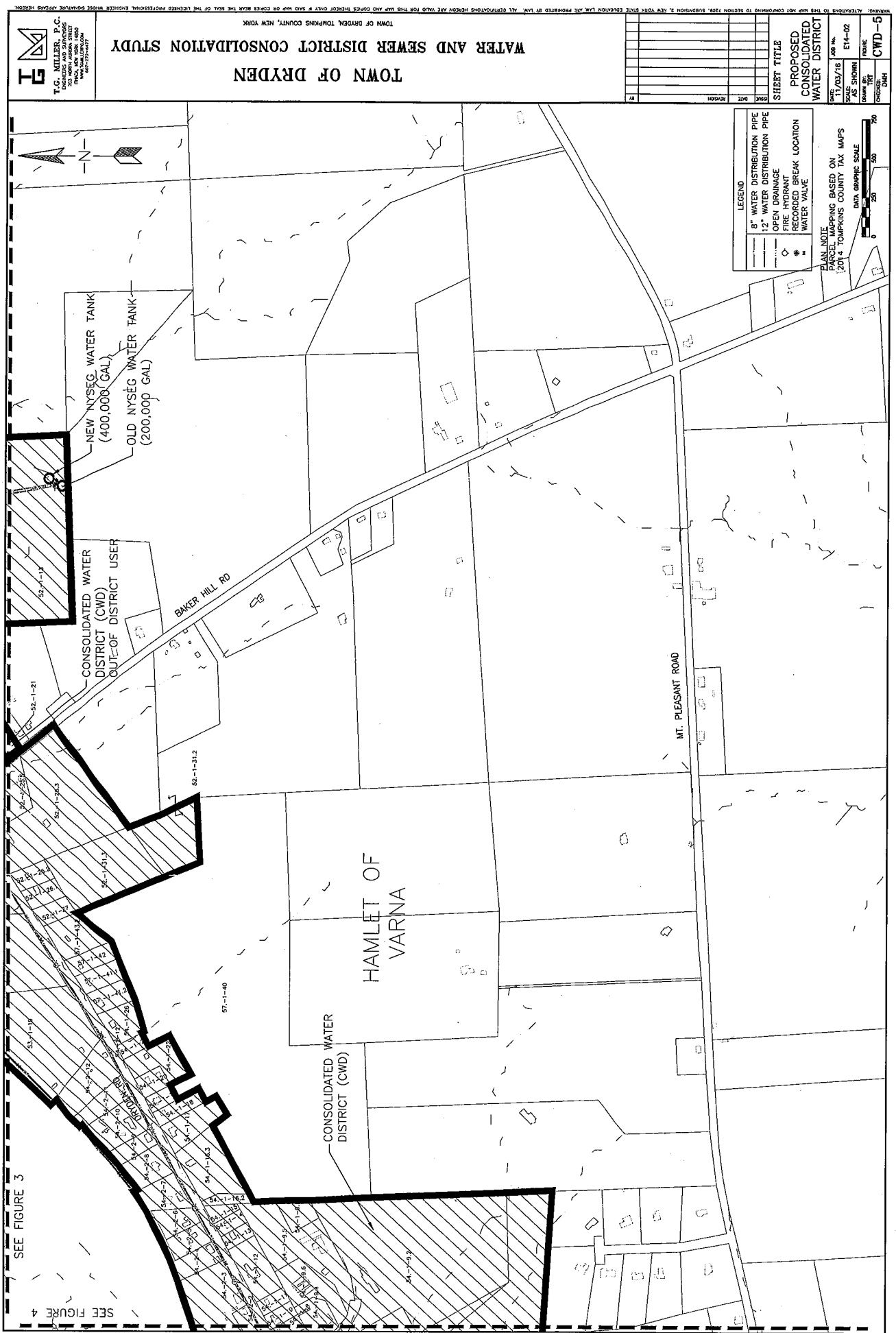



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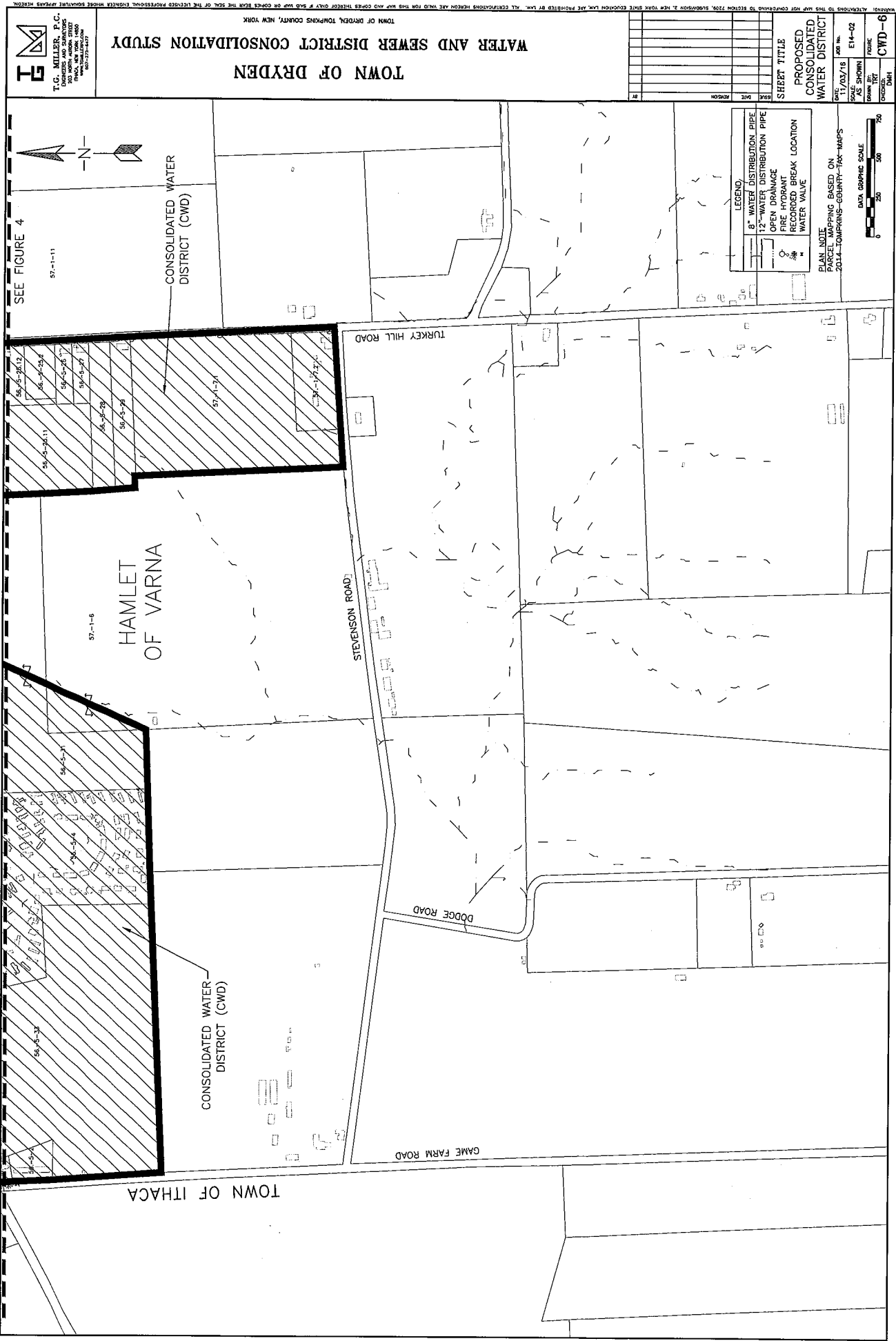
# TOWN OF DRYDEN WATER AND SEWER DISTRICT CONSOLIDATION STUDY

SHEET TITLE		DATE	BY	DATE	BY
PROPOSED CONSOLIDATED WATER DISTRICT		11/03/15	AS SHOWN	E14-02	DMH
DISTRICT (CWD) OUT-OF-DISTRICT USER					
CWD-4					

TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK  
 ALL EXISTING AND PROPOSED LINES ARE SHOWN FOR THE TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK. ALL EXISTING AND PROPOSED LINES ARE SHOWN FOR THE TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK. ALL EXISTING AND PROPOSED LINES ARE SHOWN FOR THE TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK.



SEE FIGURE 3  
SEE FIGURE 4



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TOWN OF DRYDEN  
WATER AND SEWER DISTRICT CONSOLIDATION STUDY

DATE	11/03/16	JOB No.	E14-02
SCALE	AS SHOWN	FIGURE	CWD-7
DRAWN BY:		PROJECT	
CHECKED BY:		DATE	
IN CHARGE			
SHEET TITLE			
PROPOSED			
CONSOLIDATED			
WATER DISTRICT			

PLAN NOTE  
PARCEL MAPPING BASED ON  
2014 TOMPKINS COUNTY TAX MAPS

DATA GRAPHIC SCALE

---

SNYDER HILL WATER PUMP STATION

TURKEY HILL ROAD

SNYDER HILL ROAD

WHITFORD ROAD

PEREGRINE WAY

SETTLEMENT ROAD

SKYRUE ROAD

TUDOR ROAD

N.Y. STATE ROUTE 29

CONSOLIDATED WATER DISTRICT (CWD)

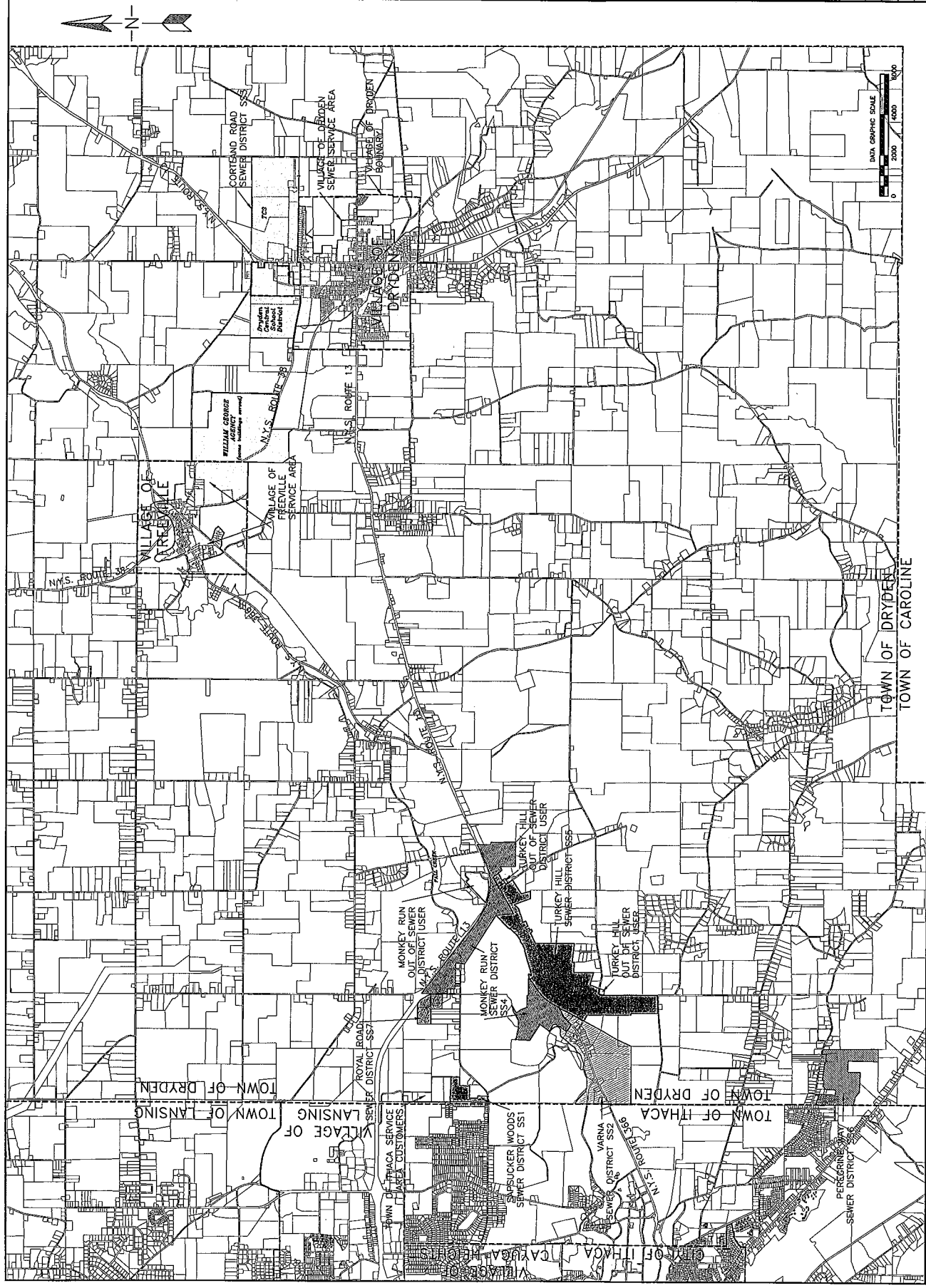
LEGEND

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

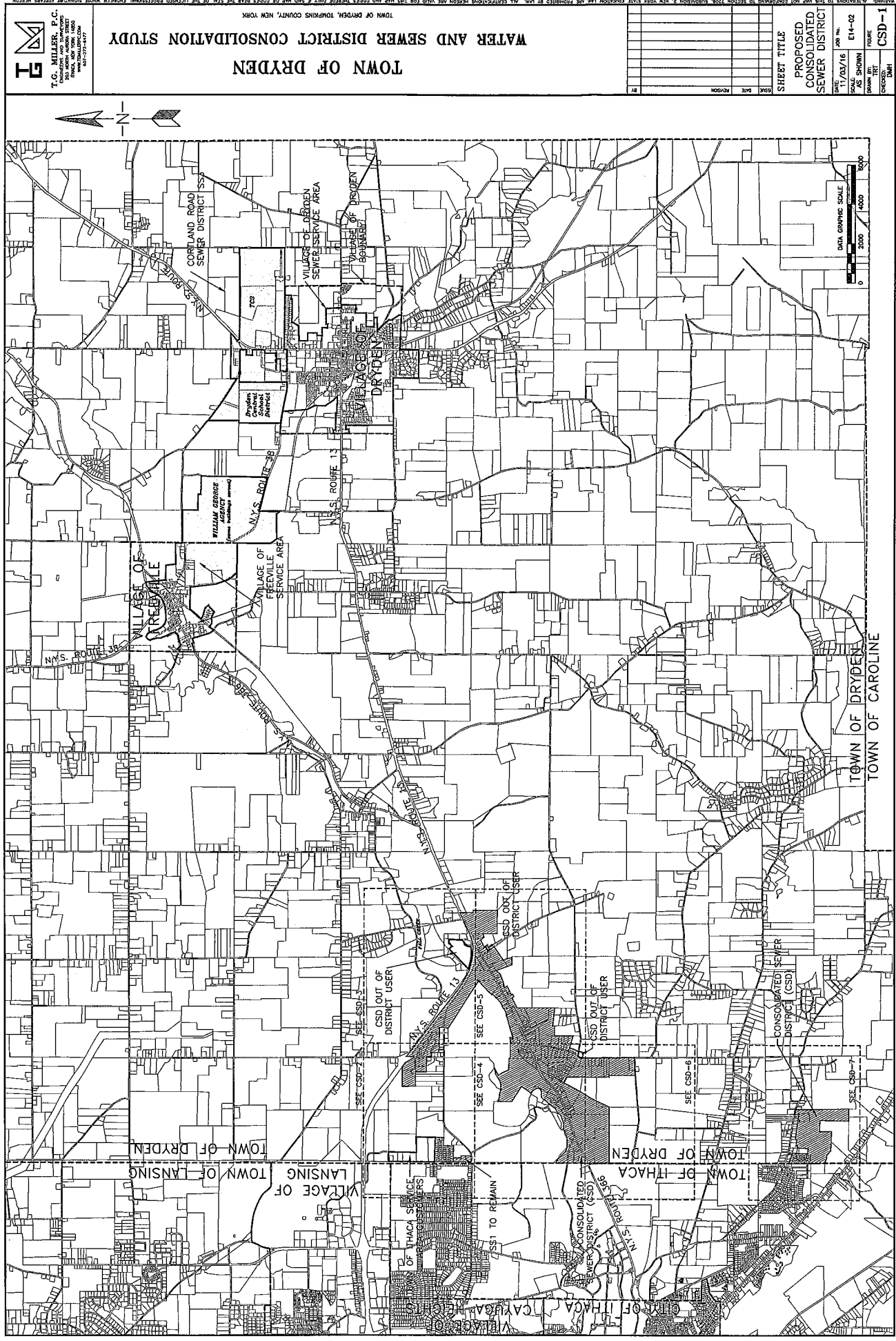
PLAN NOTE  
PARCEL MAPPING BASED ON  
2014 TOMPKINS COUNTY TAX MAPS

GRAPHIC SCALE  
0 250 500 750

TOWN OF ITHACA







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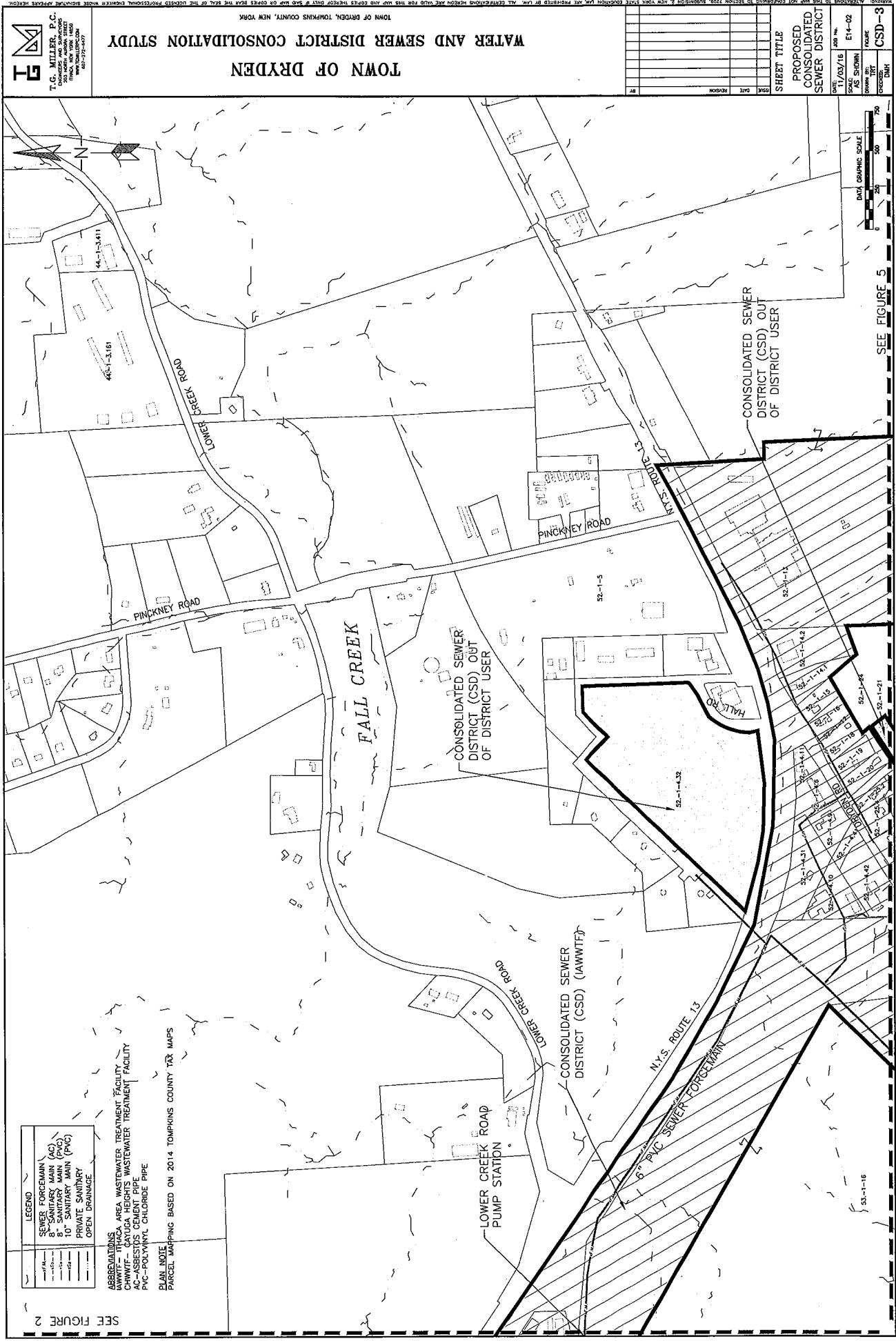
# TOWN OF DRYDEN WATER AND SEWER DISTRICT CONSOLIDATION STUDY

SHEET TITLE		PROPOSED CONSOLIDATED SEWER DISTRICT
DATE	11/03/16	JOB NO.
SCALE	AS SHOWN	ET-02
FROM	BY	DATE
REVISION	DATE	REVISION

CSD-1







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**HI**



**T.G. MILLER, P.C.**

APPEARS HEREON.

TOWN OF DRYDEN  
WATER AND SEWER DISTRICT CONSOLIDATION STUDY

[illegible]

SHEET TITLE	DATE: 11/03/16		JOB No.	E14-02	FIGURE	CSD-6
	SALE	AS SHOWN	RAWN BY:			

