
Proposed Town of Greenwich Water District

Map, Plan and Report

Prepared For

Town of Greenwich

2 Academy Street
Greenwich, New York

March 2025

Barton&Loguidice

Proposed Town of Greenwich Water District
Town of Greenwich, Washington County, New York

Map, Plan and Report

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Prepared For
Town of Greenwich
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Greenwich, New York 12834

Prepared By
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1.0 AUTHORIZATION AND BACKGROUND

Barton & Loguidice, D.P.C. (B&L) has been authorized by the Town Board of the Town of Greenwich to prepare a Map, Plan and Report for the proposed Town of Greenwich Water District in the Town of Greenwich.

This Map, Plan and Report outlines the proposed improvements and associated costs for the proposed Town of Greenwich Water District. It is assumed that formation of this Water District will be in accordance with New York State Town Law Article 12-a.

2.0 EXISTING FACILITIES

2.1. Water Source

2.1.1. Overview

Town of Greenwich currently does not own or maintain a public water system.

Residents and business owners obtain their water from individual groundwater wells.

Water users in the Town have expressed concern over the water quality in their wells in the past.

2.1.2. Source Water Quality and Deficiencies

It has been noted that some of the current business owners in the Town do not drink their well water because of existing aesthetic qualities and hardness. Eliminating private wells will allow businesses and residences in this area to have a reliable and safe drinking water source.

3.0 PROPOSED TOWN OF GREENWICH WATER DISTRICT BOUNDARY AND BENEFITTING USERS

The proposed Town of Greenwich Water District includes 132 properties within the Town of Greenwich. A map of the proposed Town of Greenwich Water District boundary is shown in Figure 1. A written legal description of the proposed Village of Greenwich Water District boundary is included in Appendix A.

3.1. Equivalent Dwelling Units (EDUs)

The proposed Town of Greenwich Water District consists of 280 equivalent dwelling units (EDUs). An EDU is defined as a typical single-family home having an average population of 2.4 persons per household according to the 2023 American Community Survey (ACS) data for the Town of Greenwich. EDUs are estimated based on the tax assessment property classification and are generally defined as follows:

- EDUs for atypical properties are assigned based on water usage equivalent whereas one (1) EDU is equivalent to 200 gallons per day with a minimum of one EDU for a property receiving water service.
- One (1) EDU shall represent a typical single-family household, other residential properties, and small retail or office buildings (210 Single Family Residences; 240 Rural Residential; 242 Rural Residential and Recreation; 260 Seasonal Residence; 270 Mfg. Family Residences, 457 Small Retail; 464 Office Building);
- Two (2) EDUs shall represent a two family or multiple family household (220 Two Family Residence; 281 Multiple Residence);
- Three (3) EDUs shall represent an apartment building (411, Apartment); and
- 0.1 EDUs shall represent a residential vacant lot (311 Residential Vacant Land; 312 Vacant Land with Improvement; 314 Rural Vacant Land)

Refer to Appendix B for the EDU assessment of the proposed Town of Greenwich Water District. Note that the EDU assessment for each property is subject to change based on changes in use or classification(s).

4.0 ESTIMATED WATER USAGE

The estimated water usage for the proposed Town of Greenwich Water District in the Town of Greenwich is summarized in Table 4-1 below.

Table 4-1: Estimated Annual Water Usage

| Water District | EDUs | Average Daily Demand (ADD, gallons) | Maximum Daily Demand (MDD, gallons) | Peak Hourly Demand (PHD, gallons per hour) |
|----------------------------|------|-------------------------------------|-------------------------------------|--|
| Proposed Town of Greenwich | 280 | 46,200 | 92,400 | 7,557 |

*Water demands are theoretical and are based on the EDU assessment of the proposed water district.

5.0 PROPOSED FACILITIES

The proposed Town of Greenwich Water District would provide its district users with water from the existing Village of Greenwich water system. Approximately 12,800 LF of 8-inch ductile iron water main would be installed along NY Route 29, NY Route 40, Galesville Road, and County Route 53. The new water main will be connected to the existing Village of Greenwich water system and will generally be installed within the Town right-of-way. A 125 gpm booster pump station will be near the Village connection to provide water to a 183,000 gallon tank, will be constructed to provide the Town Water District with adequate storage in the event of an emergency. In addition, to ensure peak demands are met with the potential development in this area, the Town intends to develop a new well source for this district.

This proposed project will provide the proposed Town of Greenwich Water District with a reliable and sustainable drinking water source with adequate flow and pressures, fire protection, and cost-effective O&M. The proposed project infrastructure is depicted in Figure 2.

It is anticipated that water would be obtained from the Village of Greenwich water system.

5.1. System Overview

5.1.1. Distribution System

The proposed distribution system will include the following public infrastructure:

- Connection to the existing 8-inch Village water main.
- Approximately 12,800 linear feet of 8-inch diameter DIP water main;
- Twenty-two (22) hydrants spaced no more than 600 feet apart;
- Thirty (30) mainline valves spaced no more than 500 feet apart in commercial areas and no more than 800 feet apart elsewhere;
- 133 long and short side service laterals extended to the highway right-of-way or easement boundary, comprised of 3/4-inch type K copper pipe and curb stop and box;
- 183,000-gallon (178,000 gallon operating capacity) water storage tank and associated valves and piping; and
- 125 gpm booster pump station to fill the storage tank;
- New groundwater wells with pump and pipe connection to the distribution mains

6.0 ESTIMATED PROBABLE PROJECT COSTS

The estimated probable capital cost and maximum amount to be expended by the proposed Town of Greenwich Water District is \$9,500,000 as shown in the detailed project cost estimate in Appendix C.

6.1 Debt Service and Cost to a Typical Property

Estimated debt service and annual cost to a typical property, based on the financing assumptions determined in Table 6-1 below, are summarized in the table below and Appendix C. Additionally, the table below includes the total annual EDU costs without grant funding. It is not anticipated that the Town would pursue the project without grant funding given the extraordinarily high costs as noted below.

Table 6-1: Estimated User Cost for Town of Greenwich Water District

| | 30 Year Financing Plan Without Funding | 30 Year Financing Plan With Funding |
|--|---|--|
| Area | Base District | Base District |
| Net Project Cost to be Financed | \$9,500,000 | \$9,500,000 |
| Grants | \$0 | \$5,000,000 |
| New Project Cost | \$9,500,000 | \$4,500,000 |
| Loan Term | 30 | 30 |
| Interest Rate | 4.48% | 4.48% |
| Annualized Project Cost | \$330,854 | \$132,342 |
| Number of EDUs | 280 | 280 |
| Total First Year User Cost per EDU | \$1,182 | \$473 |
| Quarterly First Year User Cost per EDU | \$296 | \$119 |

6.2 Operations and Maintenance

The Town of Greenwich Water District area has a total of 280 EDUs and serves approximately 132 properties. The operations and maintenance (O&M) of the proposed Town of Greenwich Water District will be owned and maintained by the Town of Greenwich. While the Town of Greenwich will own the water district, it is anticipated that they will have an Inter-Municipal Agreement with the Village of Greenwich for operations and maintenance. The O&M costs presented will also include the power costs for operating the pumps.

- Annual O&M Costs

| | |
|-------------|-----------|
| O&M Costs | \$35,000 |
| Total Costs | \$125/EDU |

6.3. Funding Strategy

Potential “core” funding opportunities for the proposed Town of Greenwich Water District are detailed below.

6.3.1. NYSEFC Drinking Water State Revolving Fund (DWSRF) Program

This proposed project meets the eligibility criteria for the DWSRF program. The DWSRF program provides 30-year, market-rate, subsidized 30-year, market-rate, subsidized, or hardship financing to municipalities depending on project score and median household income as outlined in the IUP. According to the 2023 American Community Survey (ACS) by the U.S. Census Bureau, the Town’s Median Household Income (MHI) is \$74,000. The MHI for New York State is \$84,578, as stated by the U.S. Census Bureau in 2023.

6.3.2. NYS Water Infrastructure Improvement Act (WIIA) Grant:

The Town of Greenwich is eligible to apply for a WIIA grant through EFC. Based on the scope of the project, the Town may be eligible to receive a maximum 60% grant of their respective “EDU equivalent share” or \$5,000,000, whichever is less.

6.3.3. USDA Rural Development Agency Funding

According to the 2023 American Community Survey (ACS) by the U.S. Census Bureau, the Town’s Median Household Income (MHI) is \$74,000. The MHI for New York State is \$84,578, as stated by the U.S. Census Bureau in 2023. The Town of Greenwich meets the population guidelines of being a rural area or Town with a population of less than 10,000 people of the RDA. It may be possible for the Town of Greenwich to qualify for a grant/loan combination.

The Town of Greenwich has not pursued funding from the USDA-RDA for this project. A meeting with the Greenwich USDA-RDA Regional Office needs to be completed to determine eligibility for grant funding and terms of financing. RDA funds are available on a “rolling” basis; there is no deadline for the submission of a Pre-Application, though it is advisable to submit a request in the first quarter of the Federal Fiscal Year (October-December).

6.3.4. Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) funds are administered by the NYS Office of Homes and Community Renewal (NYSHCR). CDBG funds are available for the following categories: public infrastructure, public facilities, microenterprise, and community planning. The proposed improvements to the proposed Town of Greenwich Water District would fall under the public infrastructure category. Projects that fall within the public infrastructure category include water, sanitary sewer, or stormwater projects that have health department violations, NYS DEC Compliance Orders, and other serious health and safety issues. Applications to the CDBG program are submitted through the State’s Consolidated Funding Application portal on an annual basis.

The residents of the service area would have to complete an income survey to be able to qualify for the CDBG grant. Eighty (80%) percent of the residents within the proposed Town of Greenwich Water District are required to respond to the income survey to be able to eligible to receive CDBG funding (up to \$1M grant) for the Town of Greenwich Water District project.

6.3.5. Northern Border Regional Commission (NBRC)

The Northern Border Regional Commission includes Maine, New York, New Hampshire, and Vermont. The proposed improvements to the Town of Greenwich Water District would fall under the State Economic & Infrastructure Development Investment Program (SEID Investment Program) and would potentially be able to receive a maximum grant of \$1,000,000 if the proposed project is deemed an eligible project. Additionally NBRC qualifies Washington County as being a “distressed” county that would allow the Town to be able to qualify for a maximum grant of 80% of the total project cost and the Town would be required to match a minimum of 20% of the total project cost. Preference for this funding typically goes to economic development projects, which this project is not characterized as, so probability of receiving full funding is low.

6.3.6. Co-Funding

Confirmation that a project qualifies for hardship assistance helps facilitate funding coordination with other State and Federal agencies that finance drinking water projects. A Water and Sewer Co-funding Initiative, created in response to the Governor’s Quality Communities Task Force Report, brings together representatives from the DOH, EFC, DEC, Department of State (NYSDOS), Office of Homes and Community Renewal (NYSHCR), and United States Department of Agriculture Rural Development (USDA-RD) to ensure optimum funding potential and assistance for New York’s communities.

Co-funding is anticipated and encouraged by the provision of additional points to a project’s score in the priority system. Effective at the start of the 2025 IUP funding period, a project must receive co-funding assistance of either \$25,000 or 5% of the project costs, whichever is less, to qualify for project co-funding points. Coordination of joint funding of projects will be done on a project by project basis.

The most typical co-funded projects are those which utilize both EFC and RDA financing. These agencies are very open to collaboration.

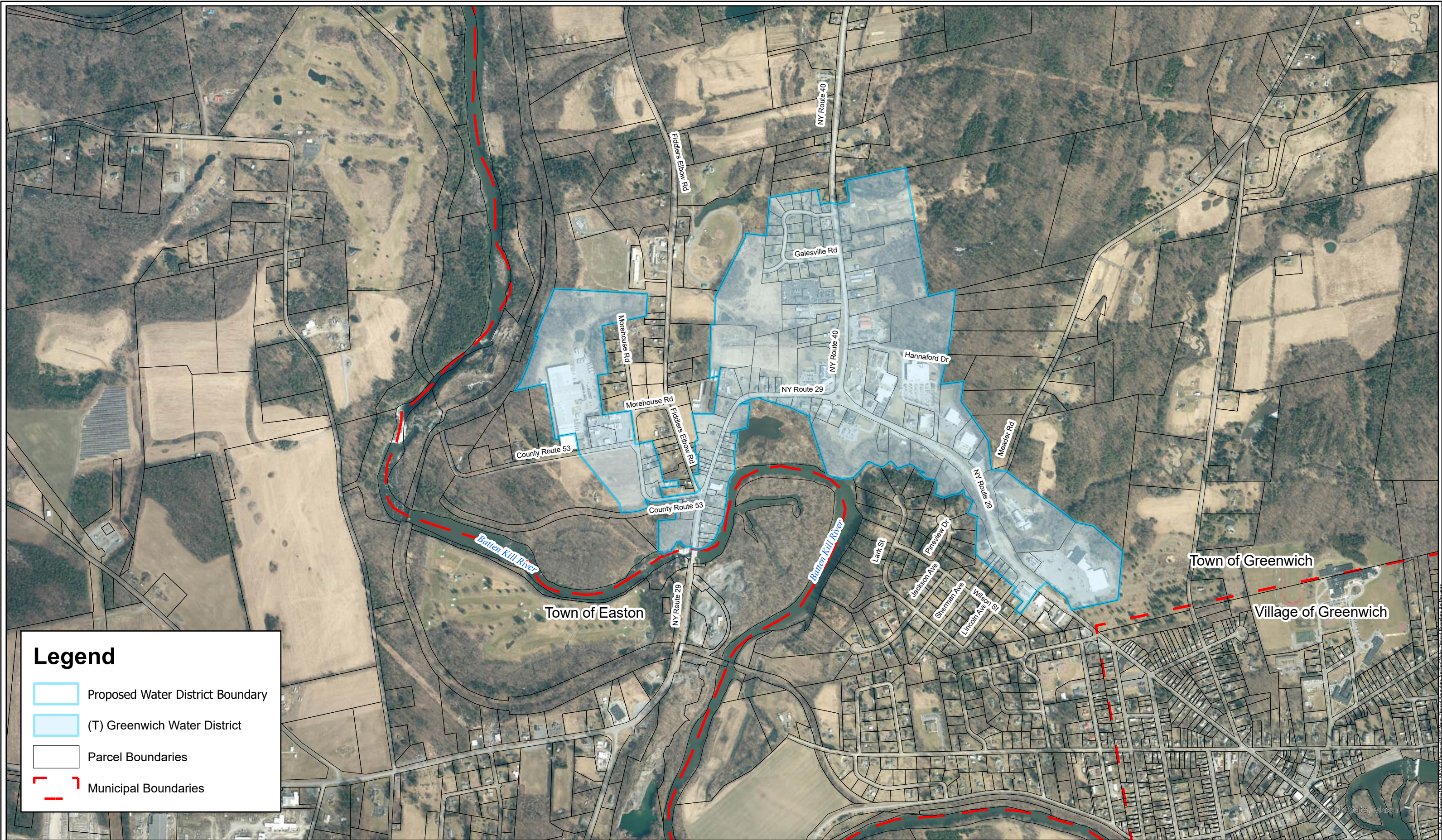
7.0 RECOMMENDED STEPS TO PROCEED

It is recommended that the Town of Greenwich proceed in accordance with New York State (NYS) Town Law Article 12-a, generally to include the following:

- Town Board accepts this Map, Plan and Report by Order pursuant to Town Law Article 12-a and holds a public hearing.
 - Town Board holds public hearing
 - Upon completion of public input period Town Board can proceed with review and approval of district formation
- Pursue all grant and funding options
- Full Application for DWSRF
 - Town of Greenwich Water District Bond Resolution(s)
- Engineering Design and Regulatory Approvals
- Bidding
- Construction

Figures

Figure 1
Proposed Town of Greenwich Water District Boundary



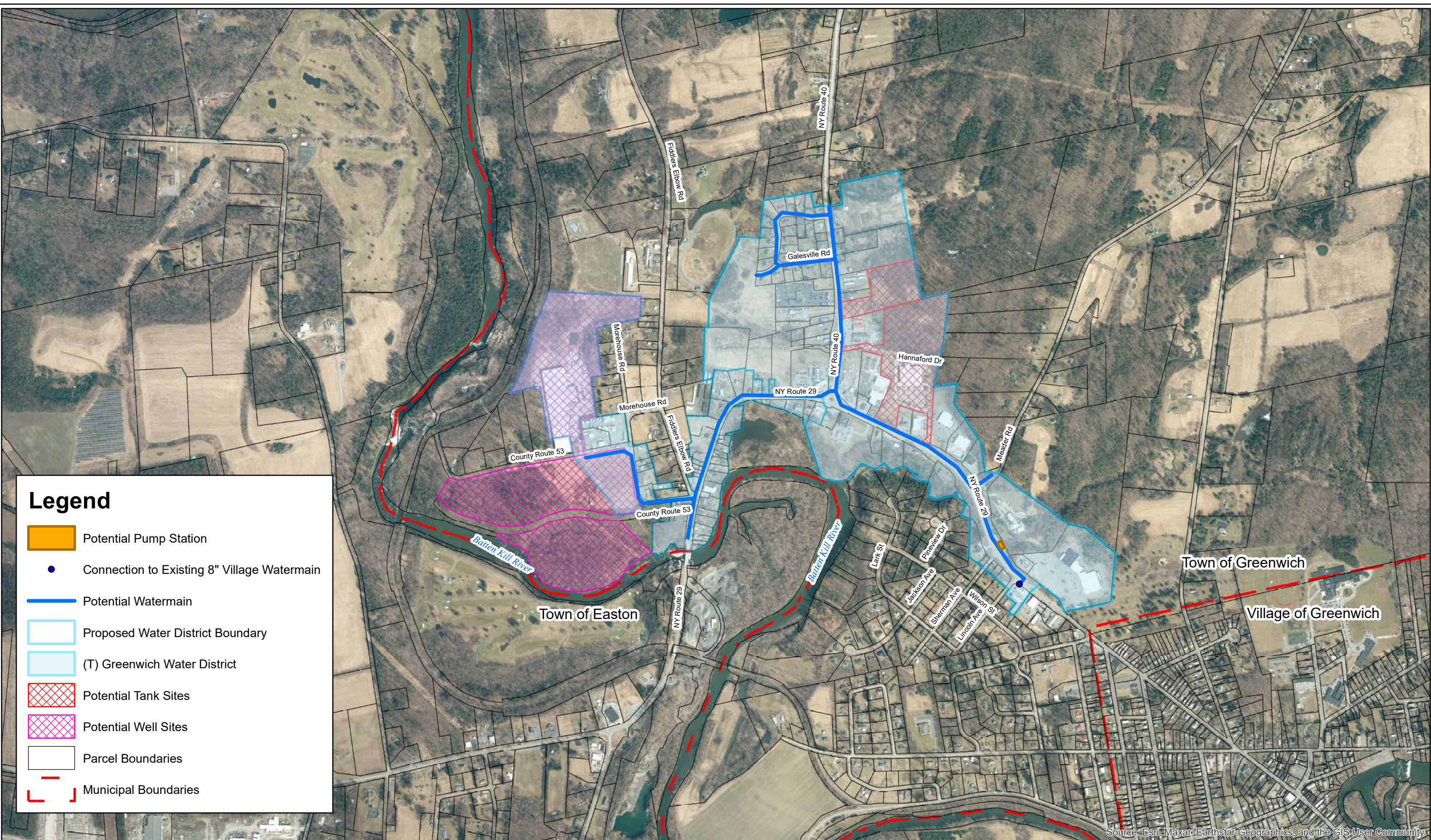
Legend

- Proposed Water District Boundary
- (T) Greenwich Water District
- Parcel Boundaries
- Municipal Boundaries



Figure 2

Proposed Infrastructure: (T) Greenwich Water District Project




Legend

- Potential Pump Station
- Connection to Existing 8" Village Watermain
- Potential Watermain
- Proposed Water District Boundary
- (T) Greenwich Water District
- Potential Tank Sites
- Potential Well Sites
- Parcel Boundaries
- Municipal Boundaries

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community




 1 inch = 1,000 feet

Town of Greenwich
**Proposed Infrastructure: (T) Greenwich
 Water District Project**
 Washington County New York
March 2025

Figure
 2
 Project
 No.
 1587.003.002

Appendices

Appendix A

Water District Written Boundary Description

Boundary Description
Town of Greenwich Water District
Town of Greenwich, Washington County, New York

The Proposed Town of Greenwich Water District, situated in the Town of Greenwich, Washington County and State of New York, being more particularly described as follows:

Commencing at a Point of Beginning, said point being the southeastern most property corner of Parcel 229.-1-27.2; thence proceeding southwesterly along the southeastern boundary of Parcel 229.-1-27.2 to the southwestern most property corner of Parcel 229.-1-27.2 on NY Route 29; thence proceeding northwesterly along the southwestern boundary of Parcel 229.-1-27.2 to the center of the northwestern most point of entry to Parcel 229.-1-27.2 along NY Route 29; thence proceeding 330 feet southwesterly across NY Route 29 and along the southeastern boundary of Parcel 228.20-3-3 to the southernmost property corner of Parcel 228.20-3-3; thence proceeding northwesterly along the northeastern boundary of Parcel 228.20-3-5 to the northwestern most corner of Parcel 228.20-3-5; thence proceeding northeasterly along the boundary between Parcels 228.20-3-3 and 228.20-3-2 to the northeastern most corner of Parcel 228.20-3-2; thence proceeding northwesterly along the northern most boundary of Parcel 228.20-3-2 to the western most property corner of Parcel 228.20-3-3; thence proceeding 75 feet northeasterly along the northwestern boundary of Parcel 228.20-3-3; thence proceeding 55 feet northwesterly across Lincoln Ave to the southeastern corner of Parcel 228.20-2-9; thence proceeding northwesterly along the southwestern boundaries of Parcels 228.20-2-9, 228.20-2-8, 228.20-2-7, 45 feet across Sherman Ave, and the southwestern boundaries of Parcels 228.20-2-6 and 228.-3-24 to the western most corner of Parcel 228.-3-24; thence proceeding northeasterly along the western boundary of Parcel 228.-3-24 to the northwestern most corner of said Parcel, thence proceeding northwesterly along the southern most boundary of Parcel 228.-3-16.1 to the corner where Parcels 228.-3-16.1, 228.16-1-33, and 228.16-1-32 intersect; thence proceeding northeasterly along the eastern boundary of Parcel 228.16-1-32 to the eastern most corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 228.16-1-32 to the northern most corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 228.16-1-32 to the corner where Parcels 228.16-1-32, 228.-3-16.1, and 228.16-1-31 intersect; thence proceeding northwesterly along the southern boundary of Parcel 228.-3-16.1 to the corner where Parcels 228.-3-16.1 and 228.16-1-31 meet; thence proceeding northeasterly along the western boundary of Parcel 228.-3-16.1 for 75 feet; thence proceeding northwesterly along the western boundary of Parcel 228.-3-16.1 to the western most corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 228.-3-16 to the southernmost corner of Parcel 228.-3-16, thence proceeding 95 feet northwesterly along the southern boundary of Parcel 228.-3-16; thence proceeding northeasterly along the southern boundary of Parcel 228.-3-16 to the northeastern most corner of Parcel 228.16-1-24; thence proceeding northwesterly along the southwestern boundary of Parcel 228.-3-16 to the western most corner on the southern boundary of said Parcel; thence proceeding southwesterly along the southern boundary of Parcel 228.-3-16.2 to the southernmost corner of said Parcel; thence proceeding northwesterly along the southern boundary of Parcel 228.-3-16.2 to the northern most corner where Parcels 228.-3-16.2 and 228.16-1-23 intersect; thence proceeding southwesterly along the southern boundaries of Parcels 228.-3-16.2 and

228.-3-14.3 to the corner where Parcels 228.-3-14.3, 228.16-1-23, and 228.16-1-22 intersect; thence proceeding northwesterly along the northern boundary of Parcel 228.16-1-22 to the northern most corner of Parcel 228.16-1-22; thence proceeding southwesterly along the northern boundary of Parcel 228.16-1-22 to the western most corner on the northern boundary of Parcel 228.16-1-22; thence proceeding westerly along the southern boundary of Parcel 228.-3-14.3 for 145 feet; thence proceeding northwesterly along the southern boundary of Parcel 228.-3-14.3 to the southwestern most corner of said Parcel; thence proceeding northwesterly along the western boundary of Parcel 228.-3-14.3 to the northern most corner where Parcels 228.-3-14.2 and 228.-3-13 meet; thence proceeding northeasterly along the western boundary of Parcel 228.-3-14.2 to the corner where parcels 228.-3-14.2, 223.-3-12.1, and 228.-3-13 intersect; thence proceeding northwesterly along the southern boundaries of Parcels 228.-3-12.1, 228.-3-12.2, 228.-3-11 to the northern most corner where Parcels 228.-3-11 and 228.-3-13 intersect; thence proceeding southwesterly along the northwestern boundary of Parcel 228.-3-13 to the northwestern most corner where Parcels 228.-3-13 and 228.15-4-1 intersect; thence proceeding easterly along the northern boundary of Parcel 228.15-4-1 to the northeastern most corner where Parcels 228.-3-13 and 228.15-4-1 intersect; thence proceeding southerly along the eastern boundary of Parcel 228.15-4-1 to the southeastern most corner where Parcels 228.-3-13 and 228.15-4-1 intersect; thence proceeding southwesterly along the southern boundary of Parcel 228.15-4-1 to the southwestern most corner where Parcels 228.-3-13 and 228.15-4-1 intersect; thence proceeding southerly along the eastern boundary of Parcel 228.15-4-1 to the corner where Parcels 228.-3-13, 228.15-4-1, and 228.15-4-3 intersect; thence proceeding easterly along the northern boundary of Parcel 228.15-4-3 to the most northeastern corner where Parcels 228.15-4-3 and 228.-3-13 intersect; thence proceeding southerly along the eastern boundaries of Parcels 228.15-4-3 and 228.15-4-4 to the eastern most corner where Parcels 228.-3-13 and 228.15-4-4 meet; thence proceeding westerly along the southern boundary of Parcel 228.15-4-4 to the western most corner where Parcels 228.-3-13, 228.15-4-4, and 228.15-4-5 meet; thence proceeding southerly along the eastern boundaries of Parcels 228.15-4-5, 228.15-4-6, and 228.15-4-7 to the eastern most corner where Parcels 228.15-4-7 and 228.15-4-8 meet; thence proceeding southwesterly along the eastern boundaries of Parcels 228.15-4-8, 228.15-4-9, 228.15-4-11, 228.15-4-12 to the southeastern most corner of Parcel 228.15-4-12; thence proceeding southwesterly along the eastern boundary of Parcel 228.15-4-13 for 65 feet; thence proceeding southeasterly along the eastern boundary of Parcel 228.15-4-13 for 7 feet; thence proceeding southerly along the eastern boundary of Parcel 228.15-4-13 for 10 feet; thence proceeding southwesterly along the eastern boundary of Parcel 228.15-4-13 for 47 feet to the southernmost corner of said Parcel; thence proceeding southwesterly along the eastern boundaries of Parcels 228.15-4-15, 228.15-4-16, 228.15-4-17, and 228.15-4-18.1 to the southernmost corner of Parcel 228.16-4-18.1, thence proceeding northwesterly for 103 feet across NY Route 29 to the eastern most corner on the southern boundary of Parcel 228.15-4-18; thence proceeding westerly along the northern boundary of the Batten Kill River and the southern boundary of Parcel 228.15-4-18 to the corner where Parcels 228.15-4-18, 228.15-4-23, 228.-1-2.3, and the Batten Kill River intersect, thence proceeding northerly along the western boundary of Parcel 228.15-4-18 to the northwestern most corner where Parcels 228.15-4-18 and 228.15-4-23 intersect; thence proceeding easterly along the northern boundary of Parcel 228.15-4-18 to the southernmost corner where Parcels 228.15-4-18, 228.15-4-22, and 228.15-4-23 intersect; thence proceeding northerly along the western boundary of Parcel 228.15-4-22 to the northeastern most

corner where Parcels 228.15-4-22 and 228.15-4-23 intersect; thence proceeding westerly along the northernmost boundary of Parcel 228.15-4-23 to the northwestern most corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 228.-1-5 to the corner where Parcels 228.-1-5, 228.15-4-23, and 228.-1-4 intersect, thence proceeding westerly along the southern boundary of Parcel 228.-1-5 for 330 feet; thence proceeding northwesterly through Parcel 228.-1-5 for 112 feet at an angle of N9°41'27"W; thence proceeding northwesterly through Parcel 228.-1-5 and County Route 53 for 730 feet at an angle of N39°18'21"W; thence proceeding northwesterly along the southwestern boundary of Parcel 228.-1-3 to the northern most corner where Parcels 228.-1-3 and 228.-1-10 meet; thence proceeding westerly along the southern boundary of Parcel 228.-1-3 to the next corner where Parcels 228.-1-3 and 228.-1-10 meet; thence proceeding southerly along the southern boundary of Parcel 228.-1-3 to the next corner where Parcels 228.-1-3 and 228.-1-10 meet; thence proceeding westerly along the southern boundary of Parcel 228.-1-3 to the southwestern most corner where Parcels 228.-1-3 and 228.-1-10 meet; thence proceeding northerly along the western boundary of Parcel 228.-1-3 to the northeastern most corner where Parcels 228.-1-3 and 228.-1-10 meet; thence proceeding southwestly along the northern boundaries of Parcels 228.-1-10 and 228.-1-15 for 360 feet; thence proceeding northeasterly along the western most boundary of Parcel 228.-1-3 for 680 feet; thence proceeding southwestly along the western most boundary of Parcel 228.-1-3 for 43 feet; thence proceeding northeasterly to the northwestern most corner of said Parcel where it intersects with Parcels 220.-1-24 and 228.-2-2.10; thence proceeding easterly along the northernmost boundary of Parcel 228.-1-3 to the eastern most corner where Parcels 228.-1-3 and 228.-2-2.10 meet; thence proceeding southerly along the eastern boundary of Parcel 228.-1-3 to the corner where Parcels 228.-1-3 and 228.11-1-12 meet; thence proceeding southwestly along the southern boundary of Parcel 228.-1-3 to the western most corner where Parcels 228.-1-3 and 228.11-1-1 meet; thence proceeding southeasterly along the eastern boundary of Parcel 228.-1-3 to the eastern most corner where Parcels 228.-1-3, 228.11-1-3, and 228.11-1-4 meet; thence proceeding westerly along the northern boundary of Parcel 228.11-1-4 to the northwestern most corner where Parcels 228.11-1-4 and 228.-1-3 meet; thence proceeding southerly along the eastern boundary of Parcel 228.-1-3 to the corner where Parcels 228.-1-3, 228.-1-3.1, and 228.11-1-6 intersect; thence proceeding easterly along the northern boundary of Parcel 228.-1-3.1 to the northeastern most corner of said boundary; thence proceeding southerly along the eastern boundary of Parcel 228.-1-3.1 and Morehouse Rd for 390 feet; thence proceeding easterly across Morehouse Rd and along the northern boundary of Parcel 228.15-2-3 for 200 feet to the northeastern most corner of Parcel 228.15-2-3; thence proceeding southeasterly along the eastern boundaries of Parcels 228.15-2-3, 228.15-2-11, 228.15-2-10, and 228.15-2-9 to the corner where Parcels 228.15-2-9, 228.15-2-5, and 228.15-2-6.2 intersect, thence proceeding easterly along the northern boundary of Parcel 228.15-2-6.2 to the northeastern most corner of said Parcel; thence proceeding southeasterly along the eastern boundary of Parcel 228.15-2-6.2 to the southeastern most corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 228.15-2-6.2 to the southwestern most corner of said Parcel; thence proceeding southeasterly along the eastern boundary of Parcel 228.15-2-8 to the southeastern most corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 228.15-2-7 to the southeastern most corner of said Parcel; thence proceeding northeasterly 75 feet across Fiddlers Elbow Rd to the southernmost corner of Parcel 228.15-3-9; thence proceeding northwesterly along the western boundary of Parcel 228.15-3-9 to the

northwestern most corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 228.15-3-9 to the corner where Parcels 228.15-3-9, 228.15-3-8, and 228.15-3-10 meet; thence proceeding northerly along the eastern boundaries of Parcels 228.15-3-10 and 228.15-3-11 to the northeastern most corner of Parcel 228.15-3-11; thence proceeding along the southern boundary of Parcel 228.15-3-3 to the corner where said Parcel intersects with Parcels 228.15-3-11 and 228.15-3-12; thence proceeding northerly along the western boundary of Parcel 228.15-3-3 to the corner where Parcels 228.15-3-3, 228.15-3-2, and 228.15-3-2.1 intersect; thence proceeding northeasterly along the western boundary of Parcel 228.15-3-3 to the eastern most corner on the southern boundary of Parcel 228.15-3-2.1; thence proceeding northeasterly along the western boundaries of Parcels 228.15-3-3 and 228.15-3-3.1 to the northwestern most corner of Parcel 228.15-3-3.1; thence proceeding easterly along the northern boundary of Parcel 228.15-3-3.1 to the corner where Parcels 228.15-3-3.1, 228.15-3-13, and 228.11-1-16 intersect; thence proceeding northerly on the eastern boundary of Parcel 228.15-3-13 to the northeastern most corner of said Parcel; thence proceeding southwesterly along the southern boundary of Parcel 228.11-1-25 to the southwestern most corner of said Parcel; thence proceeding northeasterly following the western boundary of Parcel 228.11-1-25 to the northwestern most corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 228.11-1-25 to the southwestern most corner of Parcel 228.-2-2.15; thence proceeding northerly along the western boundary of Parcel 228.-2-2.15 to the corner where it meets with Parcel 228.-2-2.12 on the eastern boundary; thence proceeding northeasterly along the western boundary of Parcel 228.-2-2.15 to the northwestern most corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 228.-2-2.15 to the northeastern most corner of said Parcel; thence proceeding northerly along the western boundaries of Parcels 228.12-4-30, 228.12-4-31, and 228.12-4-1 to the northwestern most corner of Parcel 228.12-4-1; thence proceeding northeasterly on the northern boundaries of Parcels 228.12-4-1, 228.12-4-2, 228.12-4-3, 228.12-4-4, 228.12-4-5 to the northeastern most corner of Parcel 228.12-4-5; thence proceeding southeasterly along the eastern boundary of Parcel 228.12-4-5 to the corner where Parcels 228.12-4-5, 228.12-4-6, and 228.12-4-7 intersect; thence proceeding northeasterly along the northern boundary of Parcel 228.12-4-7 to the northeastern most boundary of said Parcel; thence proceeding southeasterly across NY Route 40 for 100 feet to the southwestern most corner of Parcel 228.-3-1; thence proceeding northeasterly along the southern boundary of Parcel 228.-3-1 to the southeastern most corner of said Parcel; thence proceeding northwesterly along the western boundary of Parcel 228.3-2 to the northwestern most corner of said Parcel; thence proceeding northeasterly along the northern boundary of Parcel 228.3-2 for 695 feet; thence proceeding southeasterly through Parcel 228.3-2 at an angle of $S10^{\circ}12'42''E$ in line with the eastern boundaries of Parcels 228.-3-6 and 228.-3-8 and proceeding further southeasterly along the eastern boundaries of Parcels 228.-3-6 and 228.-3-8 to the southeastern most corner of Parcel 228.-3-8; thence proceeding northeasterly along the northern boundary of Parcel 228.-3-9.9 to the northeastern most corner of said Parcel; thence proceeding southwesterly along the eastern boundary of Parcel 228.-3-9.9 to the southwestern most corner of Parcel 228.-3-9.21; thence proceeding northeasterly along the southern boundary of Parcel 228.-3-9.21 to the southeastern most corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 228.-3-9.10 to the western most corner of Parcel 228.-3-9.11; thence proceeding southeasterly along the eastern boundaries of Parcels 228.-3-9.10, 228.-3-9.12, 228.-3-9.1 to the northeastern most corner of Parcel 228.-3-9.1; thence proceeding southeasterly along the eastern boundary of Parcel

228.3-9.1 to the southwestern most corner of Parcel 228.-3-9.3; thence proceeding southeasterly 180 feet across Meader Rd to the northern most corner of Parcel 229.-1-27.4; thence proceeding southeasterly along the northeastern boundary of Parcel 229.-1-27.4 to the northeastern most corner of said Parcel; thence proceeding northeasterly along the northern boundary of Parcel 229.-1-27.2 to the point where Parcels 229.-1-27.1 and 229.-1-27.2 meet and the boundary line shifts to run southeasterly; thence proceeding southeasterly along the northeastern boundary of Parcel 229.-1-27.2 to the northeastern most corner of said Parcel; thence proceeding southwesterly along the eastern boundary of Parcel 229.-1-27.2 to the southeastern most corner of Parcel 229.-1-27.2, said point also being the Point of Beginning, encompassing all parcels between said Boundary.

Appendix B
EDU Assessment

| Count | Boundary | FID | Print Key | PRP_CLS_CO | Property Class | EDU |
|-------|----------|-------|-------------|------------|-----------------|-----|
| 1 | | 16900 | 228.-3-9.2 | 455 | Dealer-prod. | 1 |
| 2 | | 16908 | 228.-3-9.9 | 454 | Supermarket | 2 |
| 3 | | 17081 | 228.11-1-21 | 210 | 1 Family Res | 1 |
| 4 | | 17083 | 228.11-1-23 | 210 | 1 Family Res | 1 |
| 5 | | 17164 | 228.-3-16.1 | 484 | 1 use sm bld | 1 |
| 6 | | 17165 | 228.-3-16 | 230 | 3 Family Res | 3 |
| 7 | | 17166 | 228.-3-16.2 | 452 | Nbh shop ctr | 5 |
| 8 | | 17435 | 228.-2-17 | 534 | Social org. | 1 |
| 9 | | 17436 | 228.-2-18 | 210 | 1 Family Res | 1 |
| 10 | | 17437 | 228.-2-19 | 464 | Office bldg. | 1 |
| 11 | | 17441 | 228.-2-2.3 | 330 | Vacant comm | 0 |
| 12 | | 17442 | 228.-2-2.5 | 431 | Auto dealer | 1 |
| 13 | | 17444 | 228.-2-2.7 | 464 | Office bldg. | 1 |
| 14 | | 17447 | 228.-2-20.1 | 431 | Auto dealer | 1 |
| 15 | | 17455 | 228.-3-10.1 | 464 | Office bldg. | 1 |
| 16 | | 17456 | 228.-3-10.2 | 441 | Fuel Store&Dist | 1 |
| 17 | | 17461 | 228.-3-14.3 | 641 | Hospital | 50 |
| 18 | | 17463 | 228.-3-15 | 210 | 1 Family Res | 1 |
| 19 | | 17465 | 228.-3-14 | 425 | Bar | 3 |
| 20 | | 17470 | 228.-3-2 | 242 | Rurl res&rec | 1 |
| 21 | | 17474 | 228.-3-24 | 484 | 1 use sm bld | 1 |
| 22 | | 17477 | 228.-3-3 | 210 | 1 Family Res | 1 |
| 23 | | 17478 | 228.-3-4 | 210 | 1 Family Res | 1 |
| 24 | | 17479 | 228.-3-5 | 270 | Mfg housing | 1 |
| 25 | | 17480 | 228.-3-6 | 484 | 1 use sm bld | 1 |
| 26 | | 17481 | 228.-3-7 | 483 | Converted Res | 1 |
| 27 | | 17482 | 228.-3-8 | 210 | 1 Family Res | 1 |
| 28 | | 17483 | 228.-3-8.1 | 449 | Other Storage | 1 |
| 29 | | 17484 | 228.-3-9.1 | 453 | Large retail | 1 |
| 30 | | 17485 | 228.-3-9.10 | 451 | Reg shop ctr | 5 |
| 31 | | 17487 | 228.-3-9.12 | 453 | Large retail | 1 |
| 32 | | 17488 | 228.-3-9.14 | 421 | Restaurant | 6 |
| 33 | | 17489 | 228.-3-9.15 | 465 | Prof. bldg. | 1 |
| 34 | | 17490 | 228.11-1-25 | 311 | Res vac land | 0 |
| 35 | | 17501 | 228.12-4-1 | 311 | Res vac land | 0 |
| 36 | | 17502 | 228.12-4-10 | 210 | 1 Family Res | 1 |
| 37 | | 17503 | 228.12-4-11 | 210 | 1 Family Res | 1 |
| 38 | | 17504 | 228.12-4-12 | 210 | 1 Family Res | 1 |
| 39 | | 17505 | 228.12-4-13 | 210 | 1 Family Res | 1 |
| 40 | | 17506 | 228.12-4-14 | 210 | 1 Family Res | 1 |
| 41 | | 17507 | 228.12-4-15 | 210 | 1 Family Res | 1 |
| 42 | | 17508 | 228.12-4-16 | 210 | 1 Family Res | 1 |
| 43 | | 17509 | 228.12-4-17 | 210 | 1 Family Res | 1 |
| 44 | | 17510 | 228.12-4-18 | 210 | 1 Family Res | 1 |
| 45 | | 17511 | 228.12-4-19 | 210 | 1 Family Res | 1 |
| 46 | | 17512 | 228.12-4-2 | 210 | 1 Family Res | 1 |
| 47 | | 17513 | 228.12-4-20 | 311 | Res vac land | 0 |
| 48 | | 17514 | 228.12-4-21 | 210 | 1 Family Res | 1 |
| 49 | | 17515 | 228.12-4-22 | 281 | Multiple res | 2 |
| 50 | | 17516 | 228.12-4-23 | 210 | 1 Family Res | 1 |
| 51 | | 17517 | 228.12-4-24 | 210 | 1 Family Res | 1 |
| 52 | | 17518 | 228.12-4-25 | 210 | 1 Family Res | 1 |
| 53 | | 17519 | 228.12-4-26 | 210 | 1 Family Res | 1 |
| 54 | | 17520 | 228.12-4-27 | 220 | 2 Family Res | 2 |
| 55 | | 17521 | 228.12-4-28 | 411 | Apartment | 6 |
| 56 | | 17522 | 228.12-4-29 | 220 | 2 Family Res | 2 |
| 57 | | 17523 | 228.12-4-3 | 210 | 1 Family Res | 1 |
| 58 | | 17524 | 228.12-4-30 | 210 | 1 Family Res | 1 |
| 59 | | 17525 | 228.12-4-31 | 210 | 1 Family Res | 1 |
| 60 | | 17526 | 228.12-4-4 | 210 | 1 Family Res | 1 |
| 61 | | 17527 | 228.12-4-5 | 210 | 1 Family Res | 1 |
| 62 | | 17529 | 228.12-4-7 | 210 | 1 Family Res | 1 |
| 63 | | 17530 | 228.12-4-8 | 210 | 1 Family Res | 1 |
| 64 | | 17531 | 228.12-4-9 | 210 | 1 Family Res | 1 |
| 65 | | 17646 | 228.20-2-6 | 210 | 1 Family Res | 1 |
| 66 | | 17647 | 228.20-2-7 | 484 | 1 use sm bld | 1 |
| 67 | | 17648 | 228.20-2-8 | 210 | 1 Family Res | 1 |
| 68 | | 17649 | 228.20-2-9 | 283 | Res w/Comuse | 2 |
| 69 | | 17656 | 228.20-3-3 | 210 | 1 Family Res | 1 |
| 70 | | 17842 | 229.-1-27.2 | 452 | Nbh shop ctr | 5 |
| 71 | | 17843 | 229.-1-27.3 | 426 | Fast food | 3 |

BASE DISTRICT

| Count | Boundary | FID | Print Key | PRP_CLS_CO | Property Class | EDU |
|------------------|----------|-------|---------------|------------|----------------|------------|
| 72 | | 18679 | 228.-2-2.71 | 312 | Vac w/imprv | 0 |
| 73 | | 18731 | 228.11-1-23.3 | 330 | Vacant comm | 0 |
| 74 | | 18732 | 228.11-1-23.2 | 330 | Vacant comm | 0 |
| 75 | | 18733 | 228.-2-19.1 | 330 | Vacant comm | 0 |
| 76 | | 18734 | 228.-2-20.7 | 330 | Vacant comm | 0 |
| 77 | | 18735 | 228.-2-20.6 | 330 | Vacant comm | 0 |
| 78 | | 18736 | 228.-2-20.4 | 330 | Vacant comm | 0 |
| 79 | | 18737 | 228.-2-20.5 | 330 | Vacant comm | 0 |
| 80 | | 18747 | 228.-3-9.16 | 453 | Large retail | 1 |
| 81 | | 18760 | 228.-2-2.15 | 314 | Rural vac<10 | 0 |
| 82 | | 16918 | 228.11-1-16 | 210 | 1 Family Res | 1 |
| 83 | | 16919 | 228.11-1-17 | 281 | Multiple res | 2 |
| 84 | | 16920 | 228.11-1-18 | 652 | Govt bldgs | 1 |
| 85 | | 17078 | 228.11-1-19 | 210 | 1 Family Res | 1 |
| 86 | | 17080 | 228.11-1-20 | 210 | 1 Family Res | 1 |
| 87 | | 17082 | 228.11-1-22 | 210 | 1 Family Res | 1 |
| 88 | | 17426 | 228.-1-3 | 710 | Manufacture | 77 |
| 89 | | 17427 | 228.-1-3.1 | 449 | Other Storage | 1 |
| 90 | | 17429 | 228.-1-5 | 242 | Rurl res&rec | 1 |
| 91 | | 17433 | 228.-1-9 | 449 | Other Storage | 1 |
| 92 | | 17457 | 228.-3-11 | 283 | Res w/Comuse | 2 |
| 93 | | 17458 | 228.-3-12.1 | 431 | Auto dealer | 1 |
| 94 | | 17459 | 228.-3-12.2 | 330 | Vacant comm | 0 |
| 95 | | 17464 | 228.-3-14.1 | 432 | Gas station | 1 |
| 96 | | 17466 | 228.-3-14.2 | 270 | Mfg housing | 1 |
| 97 | | 17552 | 228.15-3-3 | 281 | Multiple res | 2 |
| 98 | | 17553 | 228.15-3-3.1 | 330 | Vacant comm | 0 |
| 99 | | 17554 | 228.15-3-4 | 210 | 1 Family Res | 1 |
| 100 | | 17555 | 228.15-3-5 | 210 | 1 Family Res | 1 |
| 101 | | 17556 | 228.15-3-6 | 220 | 2 Family Res | 2 |
| 102 | | 17557 | 228.15-3-7 | 210 | 1 Family Res | 1 |
| 103 | | 17558 | 228.15-3-8 | 330 | Vacant comm | 0 |
| 104 | | 17559 | 228.15-3-9 | 331 | Com vac w/imp | 0 |
| 105 | | 17560 | 228.15-4-1 | 314 | Rural vac<10 | 0 |
| 106 | | 17561 | 228.15-4-10 | 314 | Rural vac<10 | 0 |
| 107 | | 17571 | 228.15-4-2 | 210 | 1 Family Res | 1 |
| 108 | | 17576 | 228.15-4-3 | 210 | 1 Family Res | 1 |
| 109 | | 17577 | 228.15-4-4 | 210 | 1 Family Res | 1 |
| 110 | | 17578 | 228.15-4-5 | 220 | 2 Family Res | 2 |
| 111 | | 17579 | 228.15-4-6 | 220 | 2 Family Res | 2 |
| 112 | | 17580 | 228.15-4-7 | 220 | 2 Family Res | 2 |
| 113 | | 17581 | 228.15-4-8 | 210 | 1 Family Res | 1 |
| 114 | | 17582 | 228.15-4-9 | 662 | Police/fire | 1 |
| 115 | | 17562 | 228.15-4-11 | 220 | 2 Family Res | 2 |
| 116 | | 17563 | 228.15-4-12 | 210 | 1 Family Res | 1 |
| 117 | | 17564 | 228.15-4-13 | 210 | 1 Family Res | 1 |
| 118 | | 17565 | 228.15-4-15 | 210 | 1 Family Res | 1 |
| 119 | | 17566 | 228.15-4-16 | 220 | 2 Family Res | 2 |
| 120 | | 17567 | 228.15-4-17 | 210 | 1 Family Res | 1 |
| 121 | | 17568 | 228.15-4-18 | 874 | Elec-hydro | 0.5 |
| 122 | | 17569 | 228.15-4-18.1 | 341 | Ind vac w/imp | 0 |
| 123 | | 17570 | 228.15-4-19 | 311 | Res vac land | 0 |
| 124 | | 17572 | 228.15-4-20 | 283 | Res w/Comuse | 2 |
| 125 | | 17573 | 228.15-4-21 | 210 | 1 Family Res | 1 |
| 126 | | 17574 | 228.15-4-22 | 210 | 1 Family Res | 1 |
| 127 | | 44 | 228.15-2-3 | 210 | 1 Family Res | 1 |
| 128 | | 42 | 228.15-2-11 | 281 | Multiple Res | 2 |
| 129 | | 40 | 228.15-2-10 | 210 | 1 Family Res | 1 |
| 130 | | 34 | 228.15-2-9 | 210 | 1 Family Res | 1 |
| 131 | | 26 | 228.15-2-8 | 210 | 1 Family Res | 1 |
| 132 | | 28 | 228.15-2-6.2 | 210 | 1 Family Res | 1 |
| TOTAL EDU | | | | | | 280 |

BASE DISTRICT

Appendix C
Estimated Probable Project Cost



10 Airline Drive, Suite 200, Albany, NY 12205
Phone 518-218-1801 Fax 518-218-1805

| | | | |
|--|-----|------|-----------|
| (T) Greenwich - Water System Improvements Project | | | |
| Page | 1 | OF | 1 |
| Calc By | MBP | DATE | 3/31/2025 |
| Checked By | ELP | DATE | 3/31/2025 |
| (T) Greenwich Water District Formation Cost Estimate | | | |

| Item | Description | Estimated Quantities | Units | Unit Cost | Total |
|---|--|----------------------|-------|--------------|--------------|
| 1 | Mobilization/Demobilization (shall not exceed 4%) | 1 | LS | \$ 75,000 | \$ 75,000 |
| 2 | Clearing | 1 | LS | \$ 60,000 | \$ 60,000 |
| 3 | Work Zone Traffic Control | 1 | LS | \$ 45,000 | \$ 45,000 |
| 4 | Erosion and Sediment Control | 1 | LS | \$ 30,000 | \$ 30,000 |
| 5 | Furnish and Install 8" Water Main | 12800 | LF | \$ 160 | \$ 2,048,000 |
| 6 | Furnish and Install 8" Gate Valves | 30 | EA | \$ 3,300 | \$ 99,000 |
| 7 | Furnish and Install Hydrant Assembly | 22 | EA | \$ 6,200 | \$ 136,400 |
| 8 | Furnish and Install 3/4-Inch Type K Copper Tubing | 5040 | LF | \$ 15 | \$ 75,600 |
| 9 | Furnish and Install Water Services to Right of Way | 133 | EA | \$ 2,600 | \$ 345,800 |
| 10 | Asphalt Restoration | 1950 | TON | \$ 160 | \$ 312,000 |
| 11 | Restoration | 12800 | LF | \$ 25 | \$ 320,000 |
| 12 | Furnish and Install Connection to Village Water Main | 1 | LS | \$ 10,000 | \$ 10,000 |
| 13 | Tank Land Acquisition | 1 | LS | \$ 130,000 | \$ 130,000 |
| 14 | Tank & Site Work | 1 | LS | \$ 420,000 | \$ 420,000 |
| 15 | Well with Pump & Connection | 1 | LS | \$ 1,100,000 | \$ 1,100,000 |
| 16 | Booster Pump Station | 1 | LS | \$ 360,000 | \$ 360,000 |
| Construction Subtotal: | | | | | \$ 5,566,800 |
| Contingency (30%): | | | | | \$ 1,670,040 |
| Subtotal: | | | | | \$ 7,236,840 |
| Estimated Engineering, Legal, Administration (25%): | | | | | \$ 1,809,210 |
| Total (2025 dollars): | | | | | \$ 9,046,050 |
| Inflation (5%): | | | | | \$ 452,303 |
| Total (2026 Dollars Rounded): | | | | | \$ 9,500,000 |



10 Airline Drive, Suite 200, Albany, NY 12205
 Phone 518-218-1801 · Fax 518-218-1805

| | | | | |
|--|-----|------|-----------|--|
| (T) Greenwich - Water System Improvements Project | | | | |
| Page | 1 | of | 1 | |
| Calc By | MBP | DATE | 3/31/2025 | |
| Checked By | ELP | DATE | 3/31/2025 | |
| (T) Greenwich Water District Formation Funding Cost Estimate | | | | |

| | 30 Year Financing Plan Without Funding | 30 Year Financing Plan With Funding |
|--|---|--|
| Area | Base District | Base District |
| Net Project Cost to be Financed | \$9,500,000 | \$9,500,000 |
| Grants | \$0 | \$5,000,000 |
| New Project Cost | \$9,500,000 | \$4,500,000 |
| Loan Term | 30 | 30 |
| Interest Rate | 4.48% | 4.48% |
| Annualized Project Cost | \$330,853.33 | \$132,341.33 |
| Number of EDUs | 280 | 280 |
| Total First Year User Cost per EDU | \$1,181.62 | \$472.65 |
| Quarterly First Year User Cost per EDU | \$295.40 | \$118.16 |

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